

**LIMITED LEAD-
BASED PAINT
INSPECTION
REPORT**



For The

**CENTRAL KITCHEN
HVAC UPGRADE PROJECT
4110 WEST 154TH STREET
LAWNDALE, CALIFORNIA 90260**

Prepared For

**MS. KARLA BERTRAN
DIRECTOR OF FACILITIES
LAWNDALE ELEMENTARY SCHOOL
DISTRICT
4161 WEST 147th STREET
LAWNDALE, CALIFORNIA 90260**

Prepared By

**Y&T CONSULTING GROUP LLC
P.O. BOX 1664
ONTARIO, CALIFORNIA 91762**

NOVEMBER 26, 2024
Y&T PROJECT NO. 24-067 (LESD)

TABLE OF CONTENTS

I. LIMITED LEAD-BASED PAINT INSPECTION REPORT

II. SAMPLE ANALYSIS

III. SITE DRAWING

IV. CERTIFICATIONS

V. LIMITATIONS

I. LIMITED LEAD-BASED PAINT INSPECTION REPORT

LIMITED LEAD-BASED PAINT INSPECTION REPORT

FACILITY: **Central Kitchen**
HVAC Upgrade Project
4110 West 154th Street
Lawndale, California 90260

INSPECTION DATE: March 15, 2025

INTRODUCTION

Lawndale ESD retained **Y&T Consulting** to conduct a Limited Lead-Based Paint Inspection (via paint chip sample analysis) of the Central Kitchen located at 4110 West 154th Street, Lawndale, California. Limited lead-based inspection was conducted by a Certified Lead Professional (Mr. Timothy D. Galeana, LRC No. 00000395). This inspection was conducted as a precursor to the upcoming HVAC Upgrade Project. Mr. Galeana collected five (5) bulk paint chip samples. No Regulatory lead-based paint was detected as a result of the analysis. *The inspection was limited to the surfaces and components anticipated to be impacted by the HVAC upgrade project as directed by the District Representative*

The following table contains the summary of positive materials identified during the inspection dated March 15, 2025:

SUMMARY OF POSITIVE MATERIALS IDENTIFIED
Central Kitchen
<i>No regulated lead-based paint was identified on surfaces or components of the Central Kitchen, Interior & Exterior.</i>

Note: Complete summary of suspect surfaces or components tested follows Inspection Results/Conclusions.

SAMPLING METHODOLOGY

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 the Residential Lead-Based Paint Hazard Reduction Act (Title X), paint found to have a lead concentration of at least 1.0 mg/cm² (milligrams per centimeter squared) by XRF, or 0.5 percent (5000 parts per million) by weight, is regulated as lead-based paint.

Los Angeles County further regulates that paint found to have a lead concentration greater than 0.7 milligrams per centimeter squared (mg/cm²) by x-ray fluorescent (XRF) readings, 600 ppm, or 0.06 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.

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. 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, Bulk paint chip samples were collected during this limited investigation.

Five (5) samples were collected during this inspection and analyzed by the laboratory. The laboratory analysis results are identified in the following table. Upon completion of the bulk sample collection, a chain of custody was prepared and the samples were delivered to the laboratory for analysis. Eurofins EPK Built Environmental Testing located at 931 Corporate Center Drive, Pomona, California 91768 (909-469-0660) analyzed the samples using Polarized Light Microscopy (PLM). Eurofins EPK Built Environmental Testing is accredited by the National Lead Laboratory Accreditation Program (NLLAP). The sample was analyzed using Lead-Flame Atomic Absorption (AA) NIOSH 7082 & EPA 7000B modified.

REGULATORY COMPLIANCE

Several public (government) agencies have a published “regulator action level” to classify Lead Based Paint. To further complicate matters, some of the established “levels” are quantified in different units of measurement. Listed below are the current regulatory agencies that have defined Lead Based Paint, along with the respective action level:

Agency	Ordinance #	Action level (mg/cm ²)	Action level (ppm)	Action Level (% Pb by weight)
HUD/EPA	24 CFR 35.86 & 40 CFR 745.103	1.0 mg/cm ²	5,000 ppm	0.5%
L.A. County	Title 11, 11.28.010	0.7 mg/cm ²	600 ppm	0.06%

In recognition of the various action levels the testing results are classified as followed for this report:

- Painted surfaces with readings at or above 0.06% or 600 ppm are considered Positive
- Painted surfaces with readings below 0.06% or 600 ppm are considered Negative.

INSPECTION RESULTS / CONCLUSIONS

The following table contains the summary of five (5) bulk samples analyzed by the laboratory:

SUMMARY OF SUSPECT COMPONENTS TESTED						
Building I						
Sampling Date	Material Description	Location Of Material	Type	Estimated Quantity	Sample ID/ Sample Location	Total Lead Results (ppm¹)
03-15-2025	Plaster	Throughout various walls and ceilings	Paint chip	8,000 Square Feet	1P – Kitchen (101), south wall	<40 ppm
	Drywall	Throughout various walls and ceilings	Paint chip	3,000 Square Feet	2P – Serving line 2 (105), south wall	<39 ppm
	Rough plaster	Throughout various walls and ceilings	Paint chip	2,450 Square Feet	3P – Serving line 2 (105), north wall	<39 ppm
	Window component (metal)	Throughout interior windows	Paint chip	Throughout	4P – Serving line 1 (103), northeast windows	190 ppm
	Conduit (metal)	Throughout conduit	Paint chip	Throughout	5P – Office (102), center	41 ppm

Note The quantities listed are for budgetary purposes only. Contractors completing proposals for the removal of lead-based paints are responsible for verifying the location, quantity, degree of difficulty and necessity for removing the identified component.

XRF ANALYSIS DATA				
Location	Component	Substrate	Estimated Quantity	XRF Result Mg/cm²
Central Kitchen				
<i>No regulated lead-based paint was identified on surfaces or components of Central Kitchen, Exterior. Testing results for exterior surface and/or components refer to EE report 17-0097 Dated May 2017.</i>				

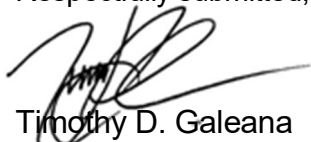
¹ PPM – parts per millions

The paint chip samples identified in the previous table are not considered to be lead-based paint per Los Angeles County regulations. No Regulated lead-based paint was identified during this inspection. Normal construction activities may proceed at this site.

Please contact me at (626) 235-8101 if you have any questions concerning this report.

Thank you.

Respectfully submitted,



Timothy D. Galeana
Certified Lead Inspector LRC#00000395

II. SAMPLE ANALYSIS

Report for:


Yesenia Galeana
Y&T Consulting Group
P.O. Box 1664
Ontario, CA 91762

Regarding: Eurofins Built Environment Testing West, LLC
Project: 25-015 (LESD)
EML ID: 3988702

Approved by:

Dates of Analysis:

Lead - Flame AA: 03-19-2025



Laboratory Manager
Peter Mai

Service SOPs: Lead - Flame AA (EM-BC-S-8443)
AIHA LAP, LLC accredited service, Lab ID #276570

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Sample size, as it relates to Wipe samples only, is supplied by the client.

Eurofins Built Environment Testing West, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Built Environment Testing West, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: Y&T Consulting Group
 C/O: Yesenia Galeana
 Re: 25-015 (LESD)

Date of Sampling: 03-15-2025
 Date of Receipt: 03-17-2025
 Date of Report: 03-19-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

Location:	1P: Kitchen (101), South Wall	2P: Serving Line 2 (105), South Wall	3P: Serving Line 2 (105), North Wall	4P: Serving Line 1 (103), NE Windows	5P: Office (102), Center
Comments (see below)	None	None	None	None	None
Lab ID-Version‡:	19838826-1	19838827-1	19838828-1	19838829-1	19838830-1
Analysis Date:	03/19/2025	03/19/2025	03/19/2025	03/19/2025	03/19/2025
Sample type	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample	Paint Chip sample
Method*	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified	NIOSH 7082 & EPA 7000B modified
† Method Reporting Limit	40 ppm	39 ppm	39 ppm	39 ppm	40 ppm
Sample size	0.2515 grams	0.2580 grams	0.2542 grams	0.2540 grams	0.2505 grams
§Total Lead Result	< 40 ppm	< 39 ppm	< 39 ppm	190 ppm	41 ppm

Comments:

Sample results have not been corrected for blank values.

Bulk samples are not covered under the AIHA LAP, LLC service accreditation.

Wipe samples must meet ASTM E1792 criteria. Method Reporting Limits may not be valid for non-ASTM E1792 wipe samples.

*Sample preparation and analytical methods are based upon NIOSH 7082 and EPA 7000B.

† The Method Reporting Limit is the minimum concentration of Lead that the laboratory can confidently detect in the sample.

§ Total Lead Result has been rounded to two significant figures to reflect analytical precision.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Built Environment Testing West, LLC
931 Corporate Center Drive, Pomona, CA 91768
(833) 465-5857 www.eurofinsus.com/Built

Client: Y&T Consulting Group
C/O: Yesenia Galeana
Re: 25-015 (LESD)

Date of Sampling: 03-15-2025
Date of Receipt: 03-17-2025
Date of Report: 03-19-2025

LEAD: FLAME ATOMIC ABSORPTION SPECTROMETRY

PROJECT ANALYST AND SIGNATORY REPORT

Project Analyst



Analyst: Alijah Navalta

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

PLM - CHAIN OF CUSTODY	
Y&T Consulting P.O. Box 1664, Ontario, CA 91762 Phone: 626.235.8101	<input checked="" type="checkbox"/> EMLab P&K <input type="checkbox"/> AmeriSci <input type="checkbox"/> LA Testing



003988702


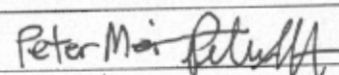
<input type="checkbox"/> (RUSH) Circle One 6 hours 24 hours 48 hours 5 Days	Project #: 25-015 (LESD)	Sampled by: Tim Galeana, LCR#00000395	Site Zip Code: 90260	Sample Date: 3-15-25	Page 1 of 2
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Paint Chip Sampling Form - Chain of Custody

Reports & Invoices to be emailed to: ygaleana@ytconsulting.org

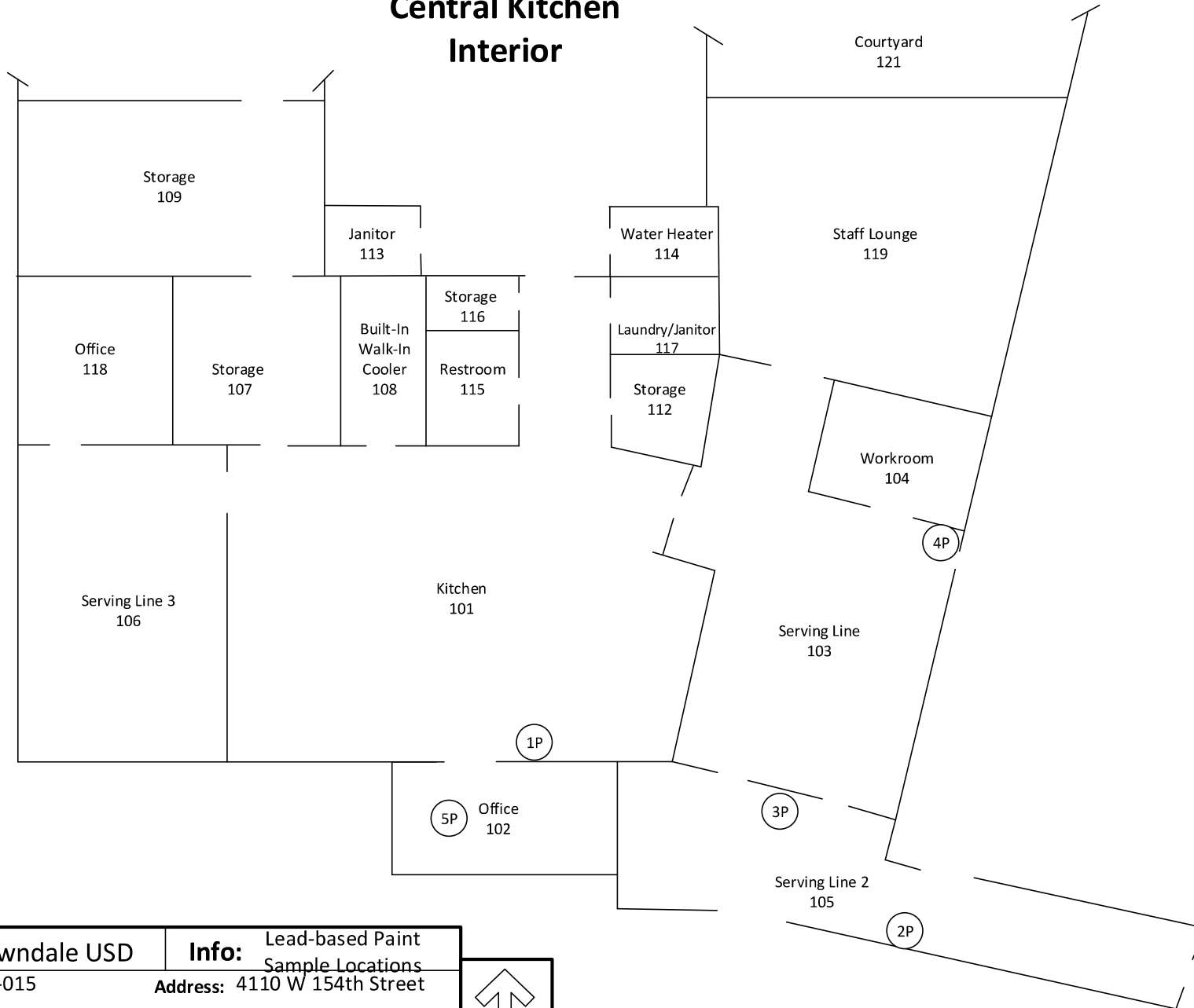
Sample Number	Room	Location	Building Component	Size of Sample (in x in)	Substrate	Color	Notes
1P	Kitchen (101)	South wall	Interior walls + Ceilings	2x2	Plaster	off-white	Throughout various walls + ceilings
2P	Serving line 2 (105)	South wall	Interior walls + Ceilings	2x2	Drywall	off-white	T/O various walls + ceiling
3P	Serving line 2 (105)	North wall	Interior walls + Ceilings	2x2	Rough Plaster	off-white	T/O various walls + ceiling
4P	Serving line 1 (103)	NE windows	Interior Window component	2x2	Metal	off-white	T/O Interior windows

Comments

Released By, Date, & Time:	Tim Galeana  3/17/25 12:15	Received By, Date, & Time:	Peter Mai  3/17/25 12:15 pm
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III. SITE DRAWING

Central Kitchen Interior



Client: Lawndale USD

Info: Lead-based Paint
Sample Locations

Job Number: 25-015

Address: 4110 W 154th Street

Location: Will Rogers ES

City: Lawndale, CA, 90260



IV. CERTIFICATIONS



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Timothy Galeana

CERTIFICATE TYPE:

Lead Inspector/Assessor
Lead Project Designer
Lead Supervisor

NUMBER:

LRC-00000395
LRC-00000396
LRC-00000394

EXPIRATION DATE:

7/6/2025
7/6/2025
7/6/2025

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

V. LIMITATIONS

LIMITATIONS

Conditions described in this report are as found at the time of investigation, unless otherwise stated.

Y&T Consulting analyzed only the substances, conditions, and locations described in this report at the time indicated. No inferences regarding other substances, conditions, location or time can be made unless specifically stated in this report.

Y&T Consulting did not use destructive sampling techniques to determine if any suspect materials were located within inaccessible areas. Inaccessible areas include wall cavities and interstitials of the building. If during any planned renovation, demolition or modification of the property additional suspect materials are observed in areas not previously open for inspection, they should be sampled and their asbestos fiber content determined prior to being impacted.

This report is intended for the use listed in the section of this report titled "INTRODUCTION". The use of this report in any manner other than that listed in the Introduction requires the written consent of Y&T Consulting. This report must be presented in its entirety.

The conclusions and recommendations presented are based on the agreed upon scope of work outlined in this report. Y&T Consulting makes no warranties or guarantees as to the accuracy or completeness of information obtained from information provided or compiled by others. Note that information exists beyond the scope of this investigation. Additional information, which was outside this scope of work, not found, or available to Y&T Consulting at the time of writing this report, may result in a modification of the conclusions and recommendations presented. This report is not a legal opinion. No other warranty, expressed or implied, is made.