CONFIDENTIAL AND PRIVILEGED

LEAD SURVEY

For the Property located at:

7122 Maple St
Westminster, California 92683

Prepared for:

Westminster School District
14121 Cedarwood Ave
Westminster, CA 92683
Attn: Brad Seaver

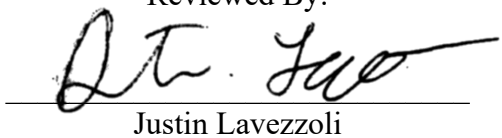
Prepared by:

Ambient Environmental Inc.
8141 East Kaiser Blvd. Suite 110
Anaheim, California 92808

Date: March 30, 2026

Ambient Environmental Inc. Project #26-0254

Reviewed By:



Justin Lavezzoli
California Certified
Sampling Technician #LRC-0009043

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1.0 EXECUTIVE SUMMARY

Ambient Environmental Inc. was retained by Westminster School District to perform a lead survey for the property located at: 3845 East Roberta Drive, Orange, California 92869. The survey was performed on March 25, 2026 by Christian Vargas a California Department of Public Health (CDPH) a Certified Lead Sampling Technician (#LRC-00007852). The property consists of a single-story school property.

The purpose of the survey was to locate and identify interior painted/coated building surface/components in the Building A/B restrooms and janitors closet for lead-based paint prior to any renovation, demolition or any other activity that will involve disturbance to materials. Once a visual inspection was performed, representative lead bulk samples were obtained from each building surface and component.

Once the lead visual inspection was performed, suspect painted/coated building surfaces and components were categorized into homogeneous areas. Homogeneous areas are defined as areas in which suspect painted building surface/components are uniform in color, texture, application date and general appearance. Building surface/components bulk samples were obtained from each homogeneous area. Bulk sample location and condition of painted surface/components was also documented during the survey. All relevant interior areas were visually inspected.

- There was no lead detected above 0.06 mg/cm^2 or 600 ppm in any of the building surface/components sampled during the survey.

Locations and conditions of materials or components assessed and sampled can be found in the Material Inventory (Tables).

2.0 SURVEY PROCEDURES

The purpose of the limited lead survey was to locate and identify interior building surfaces and components for lead. All areas within the scope of work were surveyed for lead. Materials or components not identified in this report may be present within hidden or concealed areas of the building or outside the scope of work.

Painted/coated building surfaces and components were identified by entering each functional space and assessing all structural/mechanical building components and architectural finishes. The physical condition and damage of paint/coating were also assessed and documented. The following procedures were performed during the survey:

- A visual assessment to identify the location and type of materials and components.
- Obtain representative bulk samples from suspected surfaces and components for lead.
- Analyzed bulk samples by an independent accredited laboratory for the presence of asbestos by AIHA-LAP.
- Present all survey results in a written report including locations and laboratory results.

All findings and analytical data presented in this report are based on the information (assessment, sampling data) obtained by our inspector during the survey.

3.0 LEAD ANALYTICAL METHODOLOGY

The purpose of the limited lead-based paint inspection was in accordance with the EPA's Renovation Repair and Painting Rule (RRP) and U.S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," 1997 Revision to Chapter 7: Lead Based Paint Inspections; to locate and identify interior surfaces and/or building components prior to the renovation activities or any other activity that will involve disturbance. Once a visual inspection was performed, representative bulk samples were obtained from each building surface and component.

The California Division of Safety and Health (DOSH) or Cal/OSHA regulates all construction related work where an individual may be exposed to lead, regardless of the lead concentration in paint or other surface coatings. Objective data showing that a specific paint or coating contains less than 0.06 % lead by weight (equivalent to 600 parts per million [ppm]) constitutes a "negative initial determination" whereby that paint/coating may be "installed" or otherwise handled in an intact state by non-protected/trained personnel. However, any other activities such as cutting, sanding, scraping, manual demolition, etcetera, require compliance with Cal/OSHA Title 8 CCR Section 1532.1 irrespective of lead content. All lead laboratory testing was conducted in compliance with US EPA Method SW 846 3050B/7000B flame atomic absorption spectrometry analysis by the laboratory listed above. See attached analytical report for address and phone number as needed.

Lead-Based Paint (LBP): Paint or other surface coating that contains lead in excess of 1.0 milligrams per centimeter squared (mg/cm2) or 5,000 parts per million (0.7 or 600 parts per million for Los Angeles County). LBP removal and disposal must be performed in accordance with CDPH Regulations as well as California OSHA requirements. Lead-Containing Paint (LCP): Painted material or surfaces containing lead levels between 0.1 and 1.0 mg/cm2 or 90 to 5000 ppm of lead. LCP removal and disposal must be performed in accordance with California OSHA regulations and can be handled by a regular contractor who has prepared a California OSHA lead compliance plan/program for the protection of its workers. LCP is not a hazard to occupants per the EPA, HUD, and Cal/DPH and thus not regulated by those agencies.

4.0 LEAD SAMPLE RESULTS AND LOCATIONS

The samples were collected at these locations and yielded the following results:

Sample Number	Color	Location	Substrate	Component	Condition	Results (ppm)
L-1	Off-White	Building A/B Girls Restroom	Ceramic	4” Wall Tile	Intact	29
L-2	Tan	Building A/B Girls Restroom	Ceramic	2” Floor Tile	Intact	<6
L-3	White	Building A/B Janitor Room	Plaster	Wall	Intact	550

The table above indicates that all samples contain lead below the limit of detection.

7.0 DISCLAIMER

Every effort was made to sample every building surface/component within the scope of work. If any building components not identified in this report are discovered, all work should cease and these building components should be sampled prior to any removal activities.

Any professional opinions in this report are based solely on visual observations and analytical analyses, as described in this report. Also, if any changes to any regulation governing or lead occurred after the date of this report, Ambient cannot be responsible for these changes. Opinions or recommendations presented herein apply to site conditions existing at the time of our investigation and cannot necessarily apply to site changes of which this office is not aware of and/or has not had the opportunity to evaluate.

APPENDIX A

LABORATORY ANALYSIS

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101629)

Ambient Environmental Inc.
Robert Valousky
8141 E. Kaiser Blvd.
Suite 110
Anaheim, CA 92808

Client ID: 5697
Report Number: M276995
Date Received: 03/27/26
Date Analyzed: 03/27/26
Date Printed: 03/27/26
First Reported: 03/27/26

Job ID / Site: 26-0254; 7122 Maple St, Westminster
Date(s) Collected: 3/26/26

SGSFL Job ID: 5697
Total Samples Submitted: 1
Total Samples Analyzed: 1

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
L03	LM304641	Pb	550	ppm	60	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Vincent To, Laboratory Supervisor, Carson Laboratory

Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS 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. Any modifications that have been made to referenced test methods are documented in SGS Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.
Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

20535 South Belshaw Avenue, Carson, CA 90746 | phone: 310.763.2374 / 800.813.9417 Fax: 310.763.4450 | https://www.sgs-ehsusa.com/

Metals Analysis of Bulks - TTLC

(AIHA-LAP, LLC Accreditation, Lab ID #101629)

Ambient Environmental Inc.
Robert Valousky
8141 E. Kaiser Blvd.
Suite 110
Anaheim, CA 92808

Client ID: 5697
Report Number: M276994
Date Received: 03/27/26
Date Analyzed: 03/27/26
Date Printed: 03/27/26
First Reported: 03/27/26

Job ID / Site: 26-0254; 7122 Maple St, Westminster
Date(s) Collected: 3/26/26

SGSFL Job ID: 5697
Total Samples Submitted: 2
Total Samples Analyzed: 2

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
L01	LM304639	Pb	29	ppm	6	EPA 3050B/7000B
L02	LM304640	Pb	< 6	ppm	6	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Vincent To, Laboratory Supervisor, Carson Laboratory

Analytical results and reports are generated by SGS at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGS to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGS. The client is solely responsible for the use and interpretation of test results and reports requested from SGS. SGS is not able to assess the degree of hazard resulting from materials analyzed. SGS 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. Any modifications that have been made to referenced test methods are documented in SGS Standard Operating Procedures Manual. Sample results have not been blank corrected. Quality control and sample receipt condition were acceptable unless otherwise noted.
Note* Sampling data used in this report was provided by the client as noted on the associated chain of custody form.

APPENDIX B

CHAIN OF CUSTODY
AND BULK SAMPLE LOG

AMBIENTENVIRONMENTAL, INC.
Consulting/ Engineering/Remediation

8141 E Kaiser Blvd., Suite 110
Anaheim, California 92808
Phone: (951) 272-4730

LEAD BULK SAMPLE LOG

Per Jasmine 3/27/26

Client Name: Westminster School District Willmore Elementary School

Project Location: 7127 Maple St, Westminster

Date: 03/26/26 **Field Technician:** Christian Vargas

Project Number: 26-0254 **Priority:** 3 Hour____ 24 HR ✓ 3 Days____ 5 Days: ____

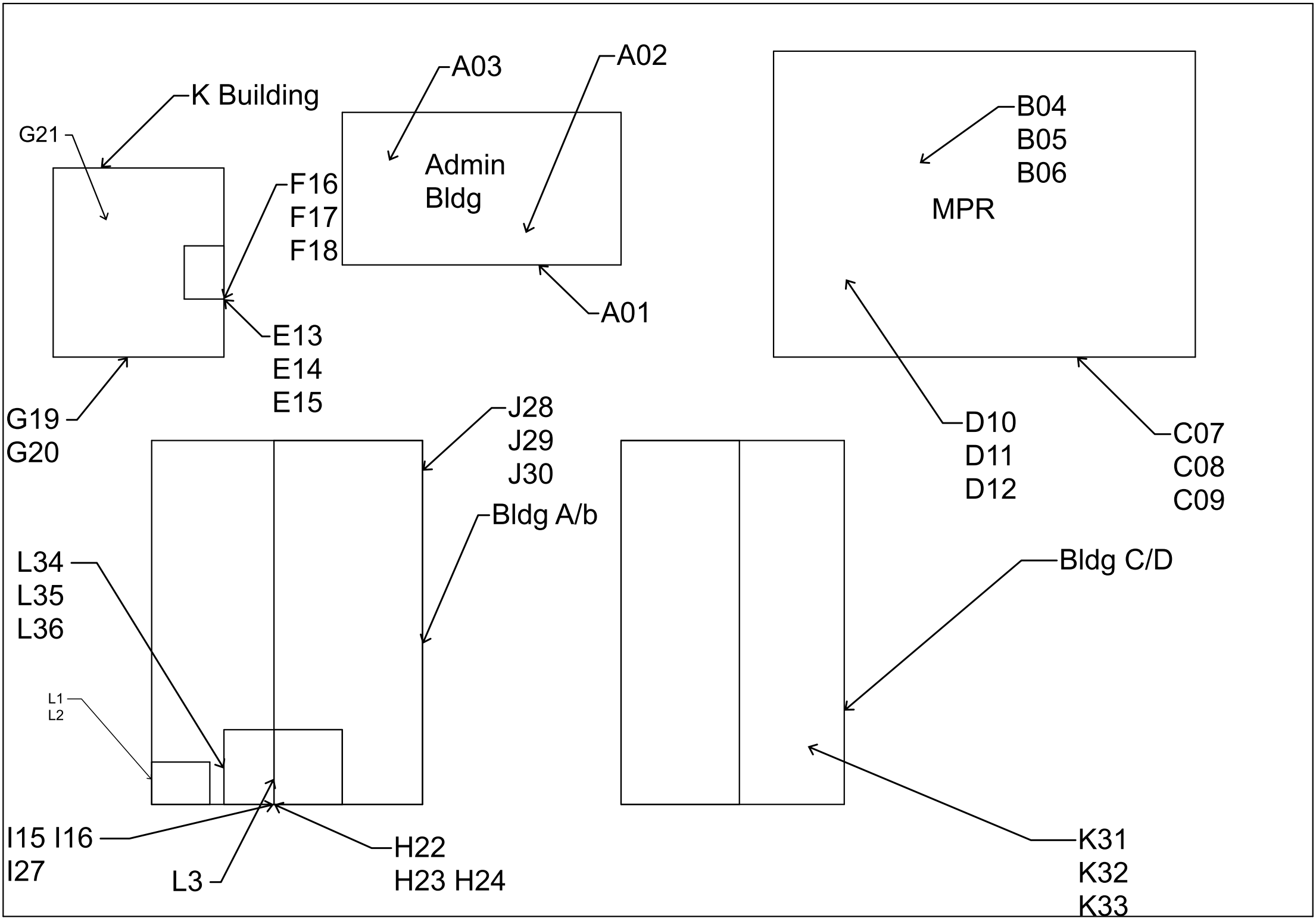
Sample Number	Sample Description	Location/Surface	Condition/Area Wiped	Substrate
L01	Color: off-white ( ) Paint Chip (✓) Ceramic Tile ( ) Soil ( ) Lead Wipe ( ) Waste Characterization	4" tile (wall) Bldg A/B girls restroom	(✓) Intact ( ) Fair ( ) Poor ( ) 1 SF Area	(ceramic) ( ) Drywall ( ) Plaster ( ) Wood
L02	Color: tan ( ) Paint Chip (✓) Ceramic Tile ( ) Soil ( ) Lead Wipe ( ) Waste Characterization	2" tile (floor) Bldg A/B girls restroom	(✓) Intact ( ) Fair ( ) Poor ( ) 1 SF Area	(ceramic) ( ) Drywall ( ) Plaster ( ) Wood
L03 ~~L02~~	Color: white (✓) Paint Chip ( ) Ceramic Tile ( ) Soil ( ) Lead Wipe ( ) Waste Characterization	White wall Bldg A/B janitor room	(✓) Intact ( ) Fair ( ) Poor ( ) 1 SF Area	( ) Drywall (✓) Plaster ( ) Wood
per sample ST 3/27/26	Color: ____ ( ) Paint Chip ( ) Ceramic Tile ( ) Soil ( ) Lead Wipe ( ) Waste Characterization		( ) Intact ( ) Fair ( ) Poor ( ) 1 SF Area	( ) Drywall ( ) Plaster ( ) Wood
	Color: ____ ( ) Paint Chip ( ) Ceramic Tile ( ) Soil ( ) Lead Wipe ( ) Waste Characterization		( ) Intact ( ) Fair ( ) Poor ( ) 1 SF Area	( ) Drywall ( ) Plaster ( ) Wood
	Color: ____ ( ) Paint Chip ( ) Ceramic Tile ( ) Soil ( ) Lead Wipe ( ) Waste Characterization		( ) Intact ( ) Fair ( ) Poor ( ) 1 SF Area	( ) Drywall ( ) Plaster ( ) Wood

Chain of Custody **Analytical Method:** PLM: EPA ____ TEM: ____ Point Count: ____
Samples Relinquished: **Hand Delivered:**____ **Shipped:**____ **Secured Lox Box:** ✓

	Signature	Print	Date	Time
Sampled By		Christian Vargas	03/26	3:00pm
Relinquished By		↓	03/27	7:00am
Received By		Shirlysa Tieng	3/27/26	800 D/O
Relinquished By				
Received By				

APPENDIX C

SITE DRAWING WITH SAMPLE LOCATION


K Building
G21
A03
A02
Admin
Bldg
F16
F17
F18
A01
E13
E14
E15
G19
G20
B04
B05
B06
MPR
D10
D11
D12
C07
C08
C09
J28
J29
J30
Bldg A/b
L34
L35
L36
L1
L2
Bldg C/D
I15 I16
I27
L3
H22
H23 H24
K31
K32
K33

APPENDIX D

CERTIFICATION

Dean Mochrie, CAC
Senior Safety Engineer

Attachment: Certification Card

cc: File

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician
Christian Vargas



Certification No. **16-5681**
Expires on **05/16/2026**
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.

CDPH
California Department of Public Health

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 **Christian Vargas**	Lead Sampling Technician	LRC-00007852	3/10/2027

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



Asbestos Training Program

This is to certify

Justin Lavezzoli
4633

Has successfully completed 4 hours of formal training required by section 206 of TSCA II entitled

Building Inspector
Refresher

Presented By
Environmental Compliance Training
PO BOX 16555
San Diego, CA 92176-6555
(858) 558-7465

Director:
Walter T. Amenta, CIH, Approval Number CA-029-06

Class Dates: 07-08-2025
Exam Date: n/a
Expiration Date: 07-08-2026
Certification Number: 0725ABCA192304

Asbestos Training Program

This is to certify

Justin Lavezzoli
4633

Has successfully completed 8 hours of formal training required by section 206 of TSCA II entitled

Project Designer
Refresher

Presented By
Environmental Compliance Training
PO BOX 16555
San Diego, CA 92176-6555
(858) 558-7465

Director:
Walter T. Amenta, CIH, Approval Number CA-029-10

Class Dates: 07-09-2025
Exam Date: n/a
Expiration Date: 07-09-2026
Certification Number: 0725ABCA192504

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant
Justin C Lavezzoli

Certification No. 24-7772
Expires on 10/18/2026

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.

Asbestos Training Program

This is to certify

Justin Lavezzoli
4633

Has successfully completed 4 hours of formal training required by section 206 of TSCA II entitled

Management Planner
Refresher

Presented By
Environmental Compliance Training
PO BOX 16555
San Diego, CA 92176-6555
(858) 558-7465

Director:
Walter T. Amenta, CIH, Approval Number CA-029-08

Class Dates: 07-08-2025
Exam Date: n/a
Expiration Date: 07-08-2026
Certification Number: 0725ABCA192404

Asbestos Training Program

This is to certify

Justin Lavezzoli
4633

Has successfully completed 8 hours of formal training required by section 206 of TSCA II entitled

Contractor/Supervisor
Refresher

Presented By
Environmental Compliance Training
PO BOX 16555
San Diego, CA. 92176-6555
(858) 558-7465

Director:
Walter T. Amenta, CIH, Approval Number CA-029-04

Class Dates: 07-07-2025
Exam Date: n/a
Expiration Date: 07-07-2026
Certification Number: 0725ABCA192204

Asbestos Training Program

This is to certify

Justin Lavezzoli
4633

Has successfully completed 40 hours of formal training entitled

NIOSH 582
Equivalency

Presented By
Environmental Compliance Training
PO BOX 16555
San Diego, CA. 92176
(858) 558-7465

Director:
Walter T. Amenta, CIH

Class Dates: 04/18-22/2022
Expiration Date: N/A
Certification Number: 0422N582E-01

CDPH
California Department of Public Health

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
	Lead Project Monitor	LRC-00013824	2/26/2027
	Lead Sampling Technician	LRC-00009043	7/27/2026

Justin Lavezzoli

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