NorBay Consulting

LOGICAL ***ENVIRONMENTAL*** ***SOLUTIONS***

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April 12, 2021

Mr. Will McManus
Greystone West Company
621 W. Spain Street
Sonoma, CA 95476

SUBJECT: LEAD INSPECTION RESULTS
REPAINTING PROJECT (EXTERIORS)
TERRA LINDA HIGH SCHOOL

Dear Mr. McManus:

NorBay Consulting is pleased to provide the results from the lead inspection conducted of the exteriors of the majority of buildings located on the campus at Terra Linda High School.

The inspection included the collection of lead in paint readings utilizing a RMD direct reading instrument and generation of a final report.

NorBay Consulting appreciates the opportunity to provide you with these services. If you have any questions regarding this report or if you require additional information please do not hesitate to contact me at (415) 507-9786.

Respectfully,
NORBAY CONSULTING

Bob Gerhold

Bob Gerhold
CDPH Lead Inspector/Assessor LRC-1004

EXECUTIVE SUMMARY

NorBay Consulting conducted a lead inspection of the exteriors of the majority of buildings located on the campus of Terra Linda High School. Mr. Bob Gerhold, CDPH Lead Inspector/Assessor LRC-1004 conducted the inspection on April 10, 2021.

This Executive Summary is provided solely for the purpose of overview. Any party who relies on this report must read the entire report. The Executive Summary may have omitted important details, anyone of which could be crucial to the proper understanding and risk assessment of the subject matter.

A total of two hundred and thirty (230) readings were collected of exterior painted/coated surfaces during the inspection. In addition, six (6) calibration readings were also collected. For this report lead based paint includes readings ≥ 1.0 mg/cm2, lead-containing paint includes readings ≥ 0.1 to ≤ 1.0 mg/cm2 and no lead detected includes readings of 0.0 mg/cm2. It is extremely important to understand that XRF readings, which have a value of 0.0 mg/cm2, do not necessarily mean there is "no lead present" but rather the level is below what the instrument can read.

Lead based paint/glazing was located on the following components/fixtures:

- Blue metal rollup door frames on the south side of Building S.
- Beige metal doors on the west side of Building H.
- Beige metal covered walkway posts at various buildings.
- Beige metal walls on the snack shack located on the south side of Building K.
- Yellow metal fire hydrant on the south side of Building K.
- Blue and beige concrete walls on the north and south sides of Building I.
- Blue concrete columns on the south side of Building E.
- Blue and beige concrete walls on the east and west sides of Building E.
- Blue concrete walkway columns on the north side of Building E.
- Blue and beige concrete walls on the south, west and east sides of Building A.
- Tan stucco walls on the south side of Building A.

In addition, certain exterior components were found to contain detectable levels of lead (lead-containing paint) thus disturbance of these painted components would also be subject to Cal-OSHA Lead in Construction Standards.

A more detailed presentation of procedures and findings is presented in the body of this report. Also included is a discussion of recommendations and regulatory considerations.

LEAD IN PAINT XRF SURVEY PROCEDURES

The sampling strategy employed by NorBay Consulting was performed as outlined in Title 17, California Code of Regulations, Division 1, Chapter 8 and in accordance with those survey procedures listed in the "Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing", June 1995 by the U.S. Department of Housing and Urban Development (HUD). Our investigation included the collection of readings on similar painted surfaces (not every component in every room as dictated by HUD guidelines.)

Prior to data collection, painted/coated surfaces were categorized into distinct area of homogeneity, substrate material, building material and/or distinct paint type. After the items have been identified, a representative reading of the painted/coated surface is collected. Because painted/coated have compositional variability due to one or more paint layers, it is possible to obtain different readings for samples from the same homogeneous area.

Therefore, a homogeneous area with at least one XRF reading of 1.0 mg/cm2 or greater will result in the entire homogeneous material, substrate and/or distinct paint type being designated as lead based paint. Each XRF reading along with the location, component, substrate, color and condition of the painted/coated surface are included in the XRF readings table located at the end of this report.

SAMPLE ANALYSIS

The XRF testing was performed in accordance with the aforementioned criteria, using an RMD-LPA-1 XRF Analyzer. Exposure times are internally determined by the instrument and are based-on a number of factors including lead content, substrate and source strength. The instrument is calibrated to the manufacturer's specifications and was periodically verified against known lead standards produced by the National Institute of Standards and Testing. HUD defines action level as the hazard level or which a corrective response action will be required.

Currently, the most widely used levels for determining lead-based paint (LBP) is 1.0 mg/cm2 (as measured by an XRF) established by HUD and adopted by the U.S. Environmental Protection Agency. The action level is 5000 parts per million (ppm) or 0.5% by weight when collected paint chip samples are analyzed using atomic absorption spectroscopy (AAS). HUD guidelines consider XRF findings of 1.0 mg/cm2 or greater, as lead based paint, which may be a potential hazard. It is extremely important to understand that XRF readings, which have a value of 0.0 mg/cm2, do not necessarily mean there is no lead present but are below what the instrument can detect.

RESULTS

During our inspection, a total of two hundred and thirty (230) XRF readings were collected of various exterior components and fixtures. Of these readings, forty-four (44) contained lead-based paint/glazing. Components found to contain lead based paint/glazing included the following:

- Blue metal rollup door frames on the south side of Building S.
- Beige metal doors on the west side of Building H.
- Beige metal covered walkway posts at various buildings.
- Beige metal walls on the snack shack located on the south side of Building K.
- Yellow metal fire hydrant on the south side of Building K.
- Blue and beige concrete walls on the north and south sides of Building I.
- Blue concrete columns on the south side of Building E.
- Blue and beige concrete walls on the east and west sides of Building E.
- Blue concrete walkway columns on the north side of Building E.
- Blue and beige concrete walls on the south, west and east sides of Building A.
- Tan stucco walls on the south side of Building A.

For a complete listing of readings see the attracted XRF Readings sheet.

REGULATORY CONSIDERATION/RECOMMENDATIONS

Current EPA and Hud guidelines recommend that surfaces containing lead based paint in damaged condition to be considered "lead-based paint hazards" and should be addressed through abatement (permanent removal) or interim controls (temporary). Surfaces containing lead based paints in intact condition should be monitored, but are not considered to be "lead based paint hazards".

At the time of our inspection, the following components were found to contain damaged lead based paints/glazing and are considered "lead-based paint hazards".

- Beige metal doors on the west side of Building H.
- Blue concrete columns on the south side of Building E.

Construction Work Standards

At present, there are no state or federal laws dealing with mandatory abatement following the identification of lead containing or lead based paints prior to disturbance. However, in 1993 the Occupational Safety and Health Administration promulgated legislation (29 CFR 1926.62 and 8 CCR 1532.1) entitled "Lead Exposure in the Construction Industry" which deals with worker exposure to lead.

It should be noted that aside from the HUD definition of lead-based paint (1.0 mg/cm2), OSHA regulates worker protection and work practices on building components containing any detectable amounts of lead. Therefore, components determined to contain less than 1.0 mg/cm2 may still be subject to OSHA regulations, if these materials are to be disturbed. This standard essentially states that work, involving components containing any amount of lead must follow certain guidelines. These guidelines include but are not limited to training, personal protective equipment and specific work practices whenever workers disturb lead in any concentration because the disturbance may result in airborne exposures over action or permissible exposure limits.
This legislation requires that any task that may potentially expose workers to any concentration of lead be monitored to determine workers eight-hour time weighted average (TWA) exposure to lead. Prior to conduction of activities that may generate a lead exposure, such workers must be properly fitted with respiratory protection and protective clothing until eight-hour TWA results reveal exposures within acceptable levels.

Any proposed renovation/demolition, which may involve the removal of building materials with lead based paint and/or lead containing painted surfaces, should include provisions to minimize the potential for airborne release of lead contaminated dust. It is recommended, as a minimum, that demolition of building materials which have lead-based and/or lead-containing paints be conducted with he materials kept in a wetted state and removed in sections, as feasible, to reduce the potential for airborne lead emissions.

The Federal EPA Renovation, Repair and Painting Rule 40 CFR 745, which became effective April 22, 2010 covers all non-abatement renovation, repair or painting work in pre-1978 child occupied facilities and housing. Work which disturbs more than 6 square feet per room, or 20

square feet per exterior of paint or other surface coatings that contain lead in concentrations equal to or in excess of 1.0 mg/cm2 by XRF are covered by this rule.

LIMITATIONS

NorBay Consulting conducted this inspection and prepared this report for the sole and exclusive use of Greystone West/San Rafael City Schools., the only intended beneficiaries of our work. NorBay Consulting has performed this inspection in a substantial and workmanlike manner, in accordance with generally accepted methods and practices of the profession, and consistent with that level of care and skill ordinarily exercised by reputable environmental consultants under similar conditions and circumstances.

Enclosed you will find a spread sheet of all lead readings collected during the inspection. If you have any questions regarding this report or if you require additional information, please do not hesitate to contact me at (415) 507-9786.

Sincerely,
NORBAY CONSULTING

Bob Gerhold

Bob Gerhold
CDPH Lead Inspector/Assessor LRC-1004

XRF READINGS

Readings shaded in gray indicate lead based paint

Readings shaded in green indicate lead containing paint

Non-destructive Screening of Exterior Painted Surfaces

XRF Readings

Site Location: Terra Linda High School, San Rafael, California
Building: Various Locations
Inspector: Bob Gerhold Date: April 10, 2021

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm2)
Calibration 1						1.1
Calibration 2						1.0
Calibration 3						1.0
Building S	Siding	North	Wood	Beige	Intact	0.0
	Siding	North	Wood	Beige	Intact	0.0
	Corner trim	North	Wood	Blue	Intact	0.0
	Fascia	North	Wood	Blue	Intact	0.0
	Downspout	North	Metal	Blue	Intact	0.0
	Roll-up door frame	North	Metal	Blue	Intact	0.0
	Overhang post	North	Metal	Blue	Intact	0.0
	Siding	West	Wood	Beige	Intact	0.0
	Siding	West	Wood	Beige	Intact	0.0
	Fascia	West	Wood	Blue	Intact	0.0
	Siding	South	Wood	Beige	Intact	0.2
	Siding	South	Wood	Beige	Intact	0.2
	Corner trim	South	Wood	Blue	Intact	0.0
	Downspout	South	Metal	Blue	Intact	0.0
	Fascia	South	Wood	Blue	Intact	0.0
	Roll-up door frame	South	Metal	Blue	Intact	> 9.9
	Roll-up door frame	South	Metal	Blue	Intact	> 9.9
	Siding	East	Wood	Beige	Intact	0.0
	Siding	East	Wood	Beige	Intact	0.0
	Corner trim	East	Wood	Blue	Intact	0.0
Building D	Wall (lower)	South	Concrete	Beige	Intact	0.0
	Wall (lower)	South	Concrete	Beige	Intact	0.0
	Downspout	South	Metal	Blue	Intact	0.0
	Column	South	Concrete	Blue	Intact	0.4
	Column	South	Concrete	Blue	Intact	0.3
	Wall (upper)	South	Concrete	Blue	Intact	0.3
	Wall (upper)	South	Concrete	Blue	Intact	0.3
	Door frame	South	Metal	Beige	Intact	0.0
	Door	South	Metal	Beige	Intact	0.0
	Fascia	South	Wood	Blue	Intact	0.2
	Wall	East	Concrete	Blue	Intact	0.0
	Wall	East	Concrete	Blue	Intact	0.0
	Wall	East	Concrete	Beige	Intact	0.0
	Wall	East	Concrete	Beige	Intact	0.0
	Downspout	East	Metal	Beige	Intact	0.0
	Wall	North	Concrete	Beige	Intact	0.0
	Wall	North	Concrete	Beige	Intact	0.0
	Wall	North	Concrete	Mural	Intact	0.0
	Wall	North	Concrete	Mural	Intact	0.0
	Overhang post	North	Metal	Beige	Intact	0.3
	Door	North	Metal	Beige	Intact	0.0
	Door frame	North	Metal	Beige	Intact	0.0
	Bench wall	North	Wood	Blue	Damaged	0.0
	Bench wall	North	Wood	Blue	Damaged	0.0
	Wall	West	Concrete	Blue	Intact	0.2

Non-destructive Screening of Exterior Painted Surfaces

XRF Readings

Site Location: Terra Linda High School, San Rafael, California
Building: Various Locations
Inspector: Bob Gerhold Date: April 10, 2021

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm2)
Building D (con't)	Wall	West	Concrete	Blue	Intact	0.1
	Wall	West	Concrete	Beige	Intact	0.0
	Wall	West	Concrete	Beige	Intact	0.0
	Door	West	Metal	Beige	Intact	0.0
	Door frame	West	Metal	Beige	Intact	0.0
Building P	Wall	West	Stucco	Beige	Intact	0.4
	Wall	West	Stucco	Beige	Intact	0.5
	Downspout	West	Metal	Beige	Intact	0.0
	Door	West	Metal	Beige	Intact	0.0
	Door frame	West	Metal	Beige	Intact	0.0
	Wall	West	Stucco	Blue	Intact	0.4
	Wall	West	Stucco	Blue	Intact	0.4
	Wall	South	Stucco	Blue	Intact	0.6
	Wall	South	Stucco	Blue	Intact	0.4
	Downspout	South	Metal	Beige	Intact	0.0
	Piping	South	Metal	Beige	Intact	0.0
	Door	South	Metal	Beige	Intact	0.0
	Door frame	South	Metal	Beige	Intact	0.0
	Wall	East	Stucco	Blue	Intact	0.5
	Wall	East	Stucco	Blue	Intact	0.4
	Wall	East	Stucco	Beige	Intact	0.6
	Wall	East	Stucco	Beige	Intact	0.6
	Door	East	Metal	Beige	Intact	0.0
	Door frame	East	Metal	Beige	Intact	0.0
	Wall	North	Stucco	Blue	Intact	0.3
	Wall	North	Stucco	Blue	Intact	0.2
	Overhang column	North	Metal	Beige	Intact	0.0
	Downspout	North	Metal	Beige	Intact	0.0
Building H	Wall	West	Concrete	Beige	Intact	0.0
	Wall	West	Concrete	Beige	Intact	0.0
	Door	West	Metal	Beige	Damaged	1.2
	Door	West	Metal	Beige	Damaged	1.4
	Door	West	Metal	Beige	Damaged	1.2
	Door frame	West	Metal	Beige	Intact	0.0
	Fence	West	Metal	Beige	Intact	0.0
	Pool equipment wall	West	CMU	Beige	Intact	0.0
	Eaves	West	Wood	Beige	Damaged	0.0
	Gutters	West	Metal	Blue	Intact	0.0
	Door	West	Metal	Blue	Intact	0.0
	Door frame	West	Metal	Blue	Intact	0.0
	Traffic bollards	West	Metal	Yellow	Damaged	0.0
	Wall	West	Metal	Beige	Intact	0.0
	Wall	West	Metal	Beige	Intact	0.0
	Tables	West	Metal	Blue	Intact	0.0
	Covered walkway post	North	Metal	Beige	Intact	1.4
	Covered walkway post	North	Metal	Beige	Intact	2.3
	Wall	North	Concrete	Blue	Intact	0.0
	Wall	North	Concrete	Blue	Intact	0.0
	Wall	North	Concrete	Beige	Intact	0.2

Non-destructive Screening of Exterior Painted Surfaces

XRF Readings

Site Location: Terra Linda High School, San Rafael, California
Building: Various Locations
Inspector: Bob Gerhold Date: April 10, 2021

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm2)
Building H (con't)	Wall	North	Concrete	Beige	Intact	0.2
	Door	North	Metal	Beige	Intact	0.0
	Door frame	North	Metal	Beige	Intact	0.0
	Wall	East	Concrete	Blue	Intact	0.0
	Wall	East	Concrete	Blue	Intact	0.0
	Wall	East	Concrete	Beige	Intact	0.0
	Wall	East	Concrete	Beige	Intact	0.0
	Covered walkway post	East	Metal	Beige	Intact	0.0
	Covered walkway post	East	Metal	Beige	Intact	1.3
	Covered walkway framing	East	Metal	Beige	Intact	0.0
	Covered walkway framing	East	Metal	Beige	Intact	0.0
	Wall	South	Concrete	Beige	Intact	0.1
	Wall	South	Concrete	Beige	Intact	0.1
	Door	South	Metal	Beige	Intact	0.0
	Door frame	South	Metal	Beige	Intact	0.0
Building K	Wall	West	Concrete	Beige	Intact	0.0
	Wall	West	Concrete	Beige	Intact	0.0
	Door	West	Metal	Beige	Intact	0.0
	Door frame	West	Metal	Beige	Intact	0.0
	Column	West	Concrete	Blue	Intact	0.0
	Door	West	Wood	Beige	Damaged	0.0
	Downspout	West	Metal	Beige	Intact	0.0
	Wall	North	Concrete	Beige	Intact	1.2
	Wall	North	Concrete	Beige	Intact	0.6
	Wall	North	Concrete	Blue	Intact	0.2
	Wall	North	Concrete	Blue	Intact	0.0
	Column	North	Metal	Blue	Intact	0.0
	Window frame	North	Wood	Blue	Intact	0.0
	Covered walkway post	North	Metal	Beige	Intact	1.3
	Wall	East	Concrete	Beige	Intact	0.2
	Wall	East	Concrete	Beige	Intact	0.1
	Wall	East	Concrete	Blue	Intact	0.0
	Wall	East	Concrete	Blue	Intact	0.0
	Column	East	Concrete	Blue	Intact	0.0
	Door frame	East	Metal	Beige	Intact	0.0
	Door	East	Metal	Beige	Intact	0.0
	Wall	South	Concrete	Beige	Intact	0.3
	Wall	South	Concrete	Beige	Intact	0.2
	Downspout	South	Metal	Beige	Intact	0.0
	Snack shack	South	Metal	Beige	Intact	1.8
	Snack shack	South	Metal	Beige	Intact	1.6
	Fire hydrant	South	Metal	Yellow	Intact	6.7
Building I	Wall	South	Concrete	Blue	Intact	1.1
	Wall	South	Concrete	Blue	Intact	1.0
	Wall	South	Concrete	Beige	Intact	1.0
	Wall	South	Concrete	Beige	Intact	1.0
	Fascia	South	Wood	Blue	Intact	0.0
	Wall	North	Concrete	Blue	Intact	1.0
	Wall	North	Concrete	Blue	Intact	1.0

Non-destructive Screening of Exterior Painted Surfaces

XRF Readings

Site Location: Terra Linda High School, San Rafael, California
Building: Various Locations
Inspector: Bob Gerhold Date: April 10, 2021

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm2)
Building I (con't)	Wall	North	Concrete	Blue	Intact	1.1
	Wall	North	Concrete	Beige	Intact	1.1
	Wall	North	Concrete	Beige	Intact	1.1
	Wall	East	Concrete	Mural	Intact	0.0
	Wall	East	Concrete	Mural	Intact	0.0
Building E	Column	South	Concrete	Blue	Intact	1.3
	Column	South	Concrete	Blue	Damaged	1.1
	Wall	South	Concrete	Blue	Intact	0.0
	Wall	South	Concrete	Blue	Intact	0.2
	Piping	South	Metal	Blue	Intact	0.0
	Piping	South	Metal	Blue	Intact	0.0
	Wall	South	Concrete	Beige	Intact	0.0
	Wall	South	Concrete	Beige	Intact	0.0
	Wall	West	Concrete	Blue	Intact	1.1
	Wall	West	Concrete	Blue	Intact	1.0
	Wall	West	Concrete	Beige	Intact	1.3
	Wall	West	Concrete	Beige	Intact	1.1
	Wall frame	West	Concrete	Blue	Intact	0.0
	Wall frame	West	Concrete	Blue	Intact	0.1
	Parking stripes	West	Asphalt	White	Intact	0.0
	Parking stripes	West	Asphalt	White	Intact	0.0
	Curbing	West	Concrete	Red	Damaged	0.0
	Curbing	West	Concrete	Red	Damaged	0.0
	Wall	North	Concrete	Blue	Intact	0.0
	Wall	North	Concrete	Blue	Intact	0.0
	Column	North	Concrete	Blue	Intact	0.0
	Column	North	Concrete	Blue	Intact	0.0
	Walkway deck	North	Concrete	Beige	Damaged	0.2
	Walkway column	North	Concrete	Blue	Intact	1.1
	Wall	East	Concrete	Blue	Intact	1.1
	Wall	East	Concrete	Beige	Intact	1.1
	Wall	East	Concrete	Beige	Intact	1.2
	Window frame	East	Concrete	Blue	Intact	0.0
	Window frame	East	Concrete	Blue	Intact	0.0
Building A	Wall	South	Concrete	Blue	Intact	1.3
	Wall	South	Concrete	Blue	Intact	1.1
	Wall	South	Concrete	Beige	Intact	1.4
	Wall	South	Concrete	Beige	Intact	1.2
	Equipment fencing	South	Metal	Blue	Intact	0.5
	Window trim	South	Concrete	Blue	Intact	0.4
	Wall	South	Stucco	Tan	Intact	1.3
	Wall	South	Stucco	Tan	Intact	1.1
	Wall	West	Concrete	Blue	Intact	0.2
	Wall	West	Concrete	Blue	Intact	0.2
	Wall	West	Concrete	Beige	Intact	1.2
	Wall	West	Concrete	Beige	Intact	1.1
	Overhang column	West	Concrete	Blue	Intact	0.3
	Window trim	West	Concrete	Blue	Intact	0.1
	Curbing	West	Concrete	Red	Intact	0.0

Non-destructive Screening of Exterior Painted Surfaces

XRF Readings

Site Location: Terra Linda High School, San Rafael, California
Building: Various Locations
Inspector: Bob Gerhold Date: April 10, 2021

Location	Component	Wall	Substrate	Color	Paint Condition	Reading (mg/cm2)
Building A (con't)	Wall	North	Concrete	Blue	Intact	0.1
	Wall	North	Concrete	Blue	Intact	0.1
	Wall	North	Concrete	Beige	Intact	0.1
	Wall	North	Concrete	Beige	Intact	0.1
	Curbing	North	Concrete	Blue	Intact	0.0
	Wall	East	Concrete	Blue	Intact	1.2
	Wall	East	Concrete	Blue	Intact	1.1
	Wall	East	Concrete	Beige	Intact	1.1
	Wall	East	Concrete	Beige	Intact	1.1
Building R	Siding	South	Wood	Beige	Intact	0.0
	Siding	South	Wood	Beige	Intact	0.0
	Curbing	South	Concrete	Yellow	Intact	0.0
	Fascia	South	Wood	Blue	Intact	0.0
	Siding	West	Wood	Beige	Intact	0.0
	Siding	West	Wood	Beige	Intact	0.0
	Window trim	West	Wood	Blue	Intact	0.0
	Door	West	Metal	Beige	Intact	0.0
	Window frame	West	Metal	Beige	Intact	0.0
	Siding	East	Wood	Beige	Damaged	0.0
	Siding	East	Wood	Beige	Damaged	0.0
	Gutters	East	Metal	Blue	Intact	0.0
	Window trim	East	Wood	Blue	Damaged	0.0
	Window trim	East	Wood	Blue	Damaged	0.0
	Downspout	East	Metal	Beige	Intact	0.0
	HVAC box	East	Metal	Beige	Intact	0.0
Building Q	Siding	West	Wood	Beige	Intact	0.0
	Siding	West	Wood	Beige	Intact	0.0
	Framing	West	Wood	Blue	Intact	0.0
	Window trim	West	Wood	Blue	Intact	0.0
	Door	West	Metal	Beige	Intact	0.0
	Door frame	West	Metal	Beige	Intact	0.0
	Siding	North	Wood	Beige	Intact	0.0
	Siding	North	Wood	Beige	Intact	0.0
	Fascia	North	Wood	Blue	Intact	0.0
	Siding	East	Wood	Beige	Damaged	0.0
	Siding	East	Wood	Beige	Damaged	0.0
	Window frame	East	Wood	Beige	Intact	0.0
	Gutters	East	Metal	Blue	Intact	0.0
Calibration 4						1.0
Calibration 5						1.0
Calibration 6						1.1