

MPS Visual Assessment

For the property at:

Westside Academy

1945 N. 31st St. Milwaukee, WI 53208

Conducted on:

3/14/2025



Visual Assessment and Report Completed By:

Milwaukee Health Department

Date of Report **3/14/2025**



City of Milwaukee – Health Department
Zeidler Municipal Building | 841 N. Broadway, 1st floor
Milwaukee, WI 53202
414-286-2186
DHS Lead Company # 20210

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Visual Checklist

Date: 3/14/2025	
School/Address: Westside Academy 1945 N. 31 st St. Milwaukee, WI 53208	
Year Built: 1895/1952	
Time: 3:00PM-4:45PM	
Visual Inspection Checklist	Y/N
Interior Quality: (good, fair, poor)	POOR
<u>Lead dust hazards</u>	
Dust present on floors? Heavy or light (circle)	YES
Dust present on horizontal surfaces within a child's reach?	YES
Dust present on teachers supplies, books, shelving, music equipment, toys, class supplies?	YES
<u>Lead paint hazards</u>	
Chipping/peeling paint present in <6-year-old classrooms and cafeteria areas?	YES
Chipping/peeling paint present in <6-year-old common areas, bathrooms, teachers closets?	YES
Chipping/peeling paint in custodial rooms, fan rooms, kitchens, shipping receiving rooms?	YES
Concrete floors sealed?	NO
Tile floors sealed?	NO
Filtered water fountains present?	YES
Filtered water fountains out of service and number?	N/A
HAZARD LEVEL 1: >50% total surface areas deteriorated and/or uncleaned and/or unsafe renovations observed	YES
HAZARD LEVEL 2: >10% to <50% total areas OR critical hazards and violations	
HAZARD LEVEL 3: < 10% total areas	
Hazard level	L1
Known complaints	
Notes/Recommendation:	
MHD staff members [REDACTED] completed a visual inspection of Westside Academy (1945 N. 31 st St.) on 3/14/25 from 3:00PM to 4:45PM. Significant lead hazards were present throughout the building, with multiple instances of deteriorated sills, baseboard near children's floor play areas, door jamb/slabs, ceilings, walls, and shelving areas. Additionally, visible dust and paint chip debris were observed on surfaces within a child's reach. Other maintenance issues included leaking boiler pipes, escaping steam from radiator/boiler systems, and possible asbestos abatement measure deterioration. Basement areas and maintenance closets made the majority of potential lead hazards, but all floors contained deteriorated painted surfaces.	

No visible lead remediation attempts were noted. See pictures for details.	
HAZARD LEVEL 1 Immediate closure of school and immediate need for closure/stabilization/deep clean	YES
HAZARD LEVEL 2 Recommendation to MPS to hire third party to do RA on school and subsequent clearance (MHD monitors)	
HAZARD LEVEL 3 Recommendation to MPS to stabilize and clean to lead renovator standards	

On-Site Photos



Picture 1: 5E4A49A



Picture 2: 793BB7D3



Picture 3: E6E167B8



Picture 4: A9BD9459



Picture 5: A46CFE86



Picture 6: A20850CF



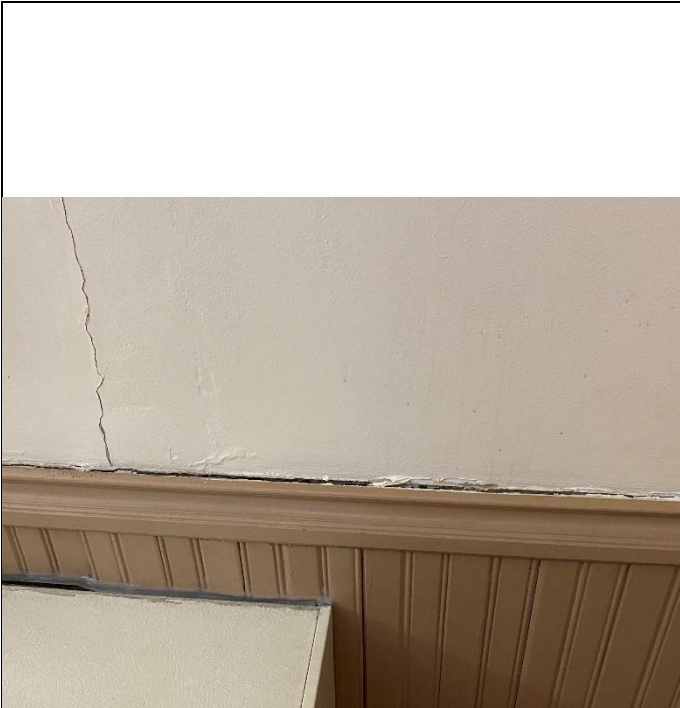
Picture 7: 6ED59484

Picture 8: 3AE922B5



Picture 9: 4557E132

Picture 10: 87125B8B



Picture 11: 1CFB0810



Picture 12: 4785C8D1



Picture 13: 8C37789E



Picture 14: 4E1407



Picture 15: 14A0CE5C



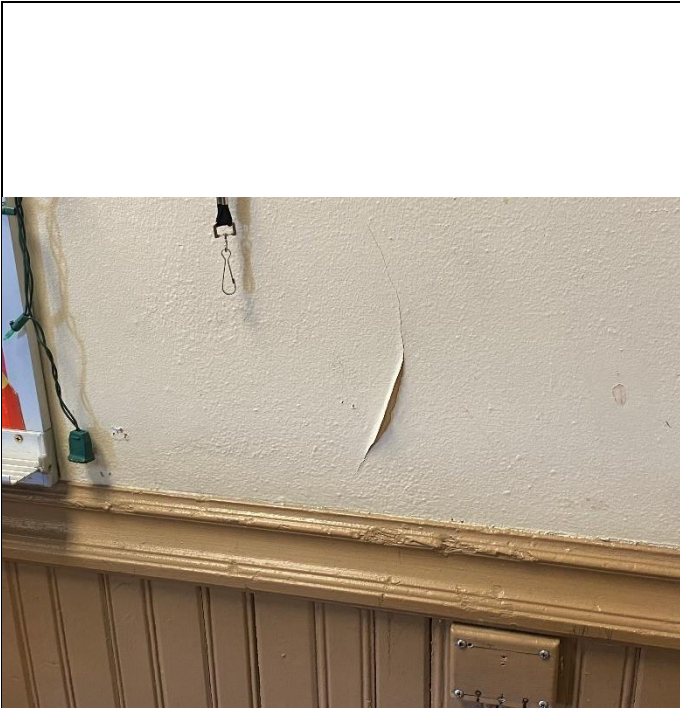
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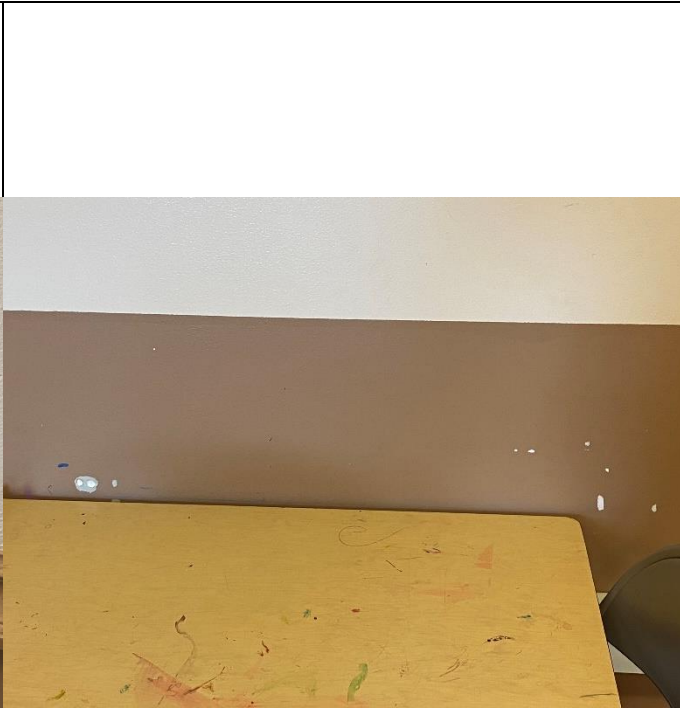
Picture 17: D08AB0CA



Picture 18: 1D357643



Picture 19: 5560B368



Picture 20: 628C8C49



Picture 21: B42935B6



Picture 22: D0443E3F



Picture 23: D86B4334



Picture 24: 4A4D21A5



Picture 25: CA6F7362



Picture 26: F433E7FB



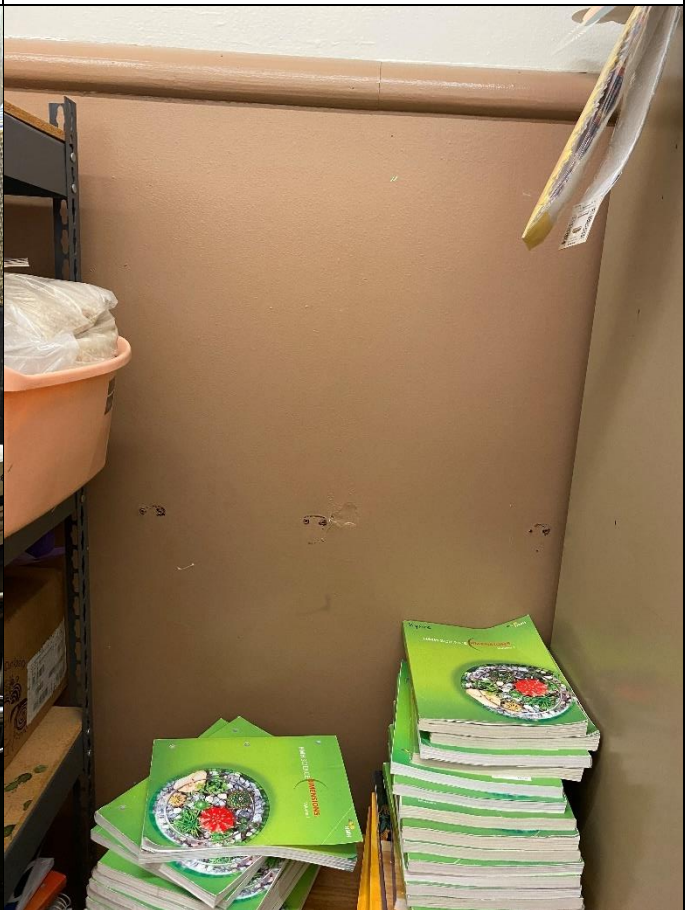
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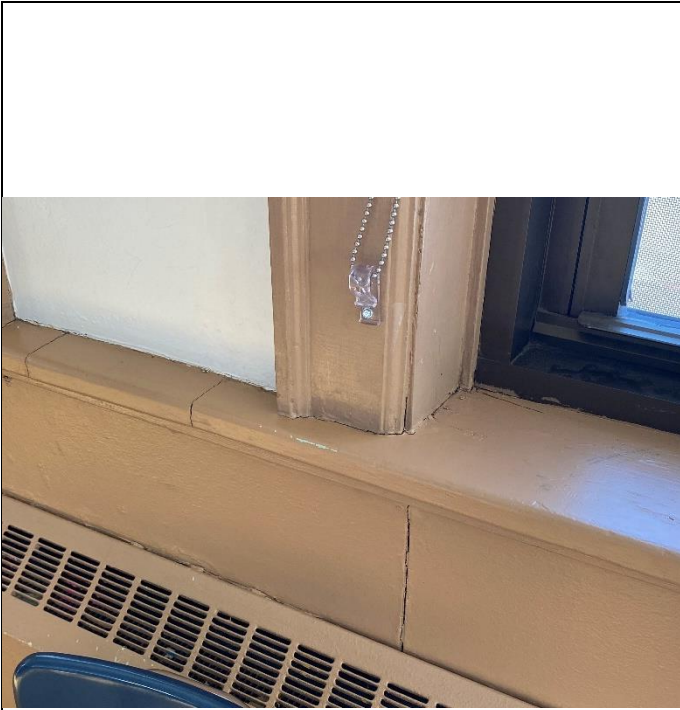
Picture 28: 29A3BEC1



Picture 29: FC2A95CE



Picture 30: 66F7AF77



Picture 31: D1C530C



Picture 32: FB2FF9D



Picture 33: 144488FA



Picture 34: B67890B3



Picture 35: 6F41AB18



Picture 36: 85D94039



Picture 37: A12FF8E6



Picture 38: 9B1147AF



Picture 39: C2875DE4



Picture 40: FB8C9C95



Picture 41: 17145192



Picture 42: 3BCA506B



Picture 43: 7FC3B770



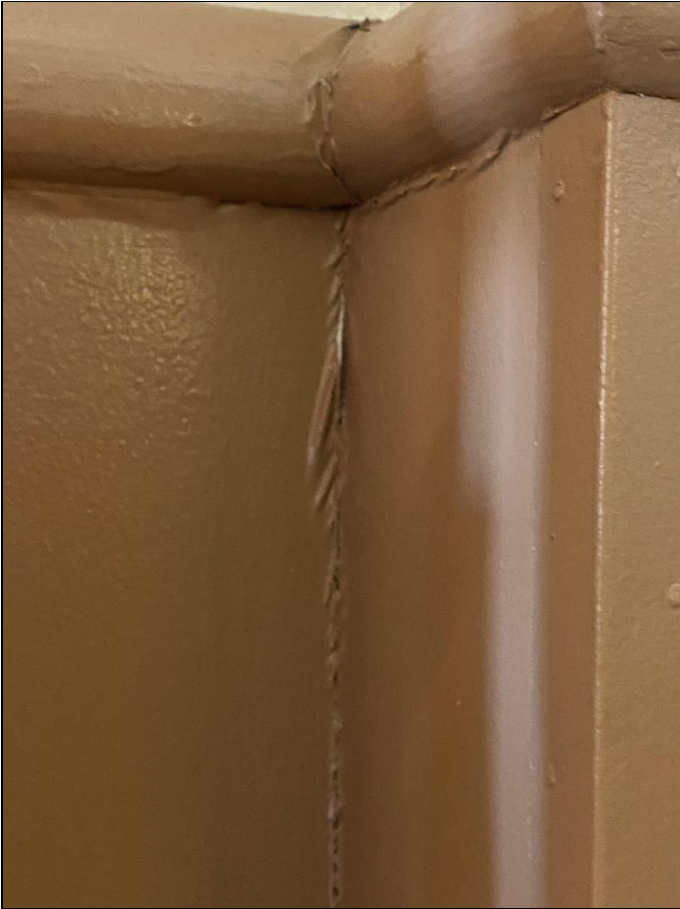
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Picture 45: DEB9BEFE



Picture 46: F855E6E7



Picture 47: 62EBC3BC



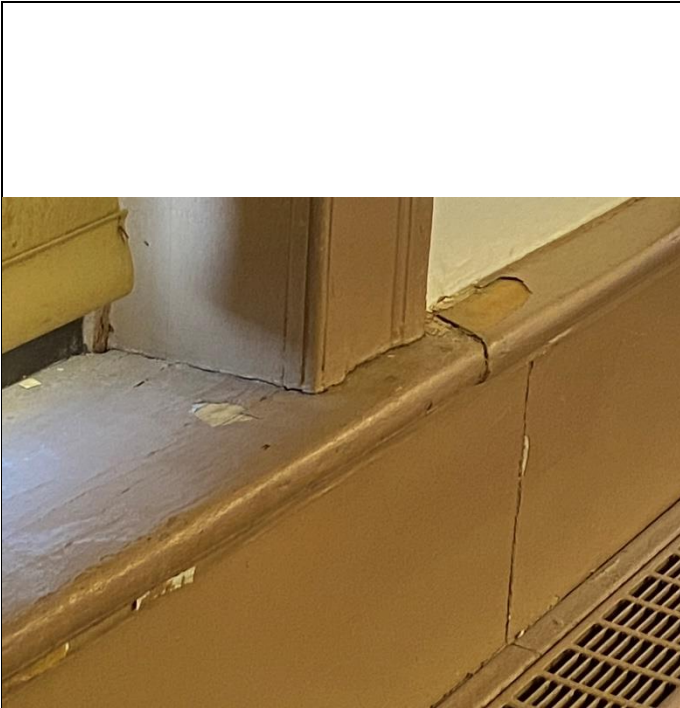
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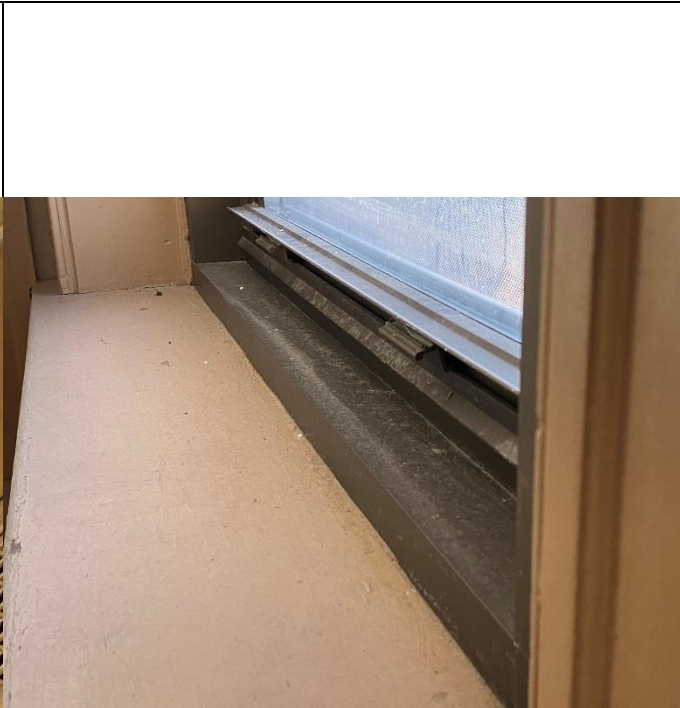
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Picture 50: 34CC0723



Picture 51: AB9F4EC8



Picture 52: E202B029



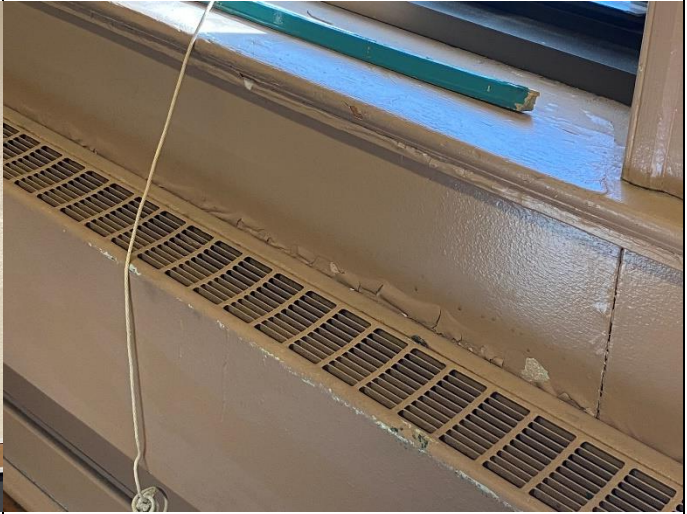
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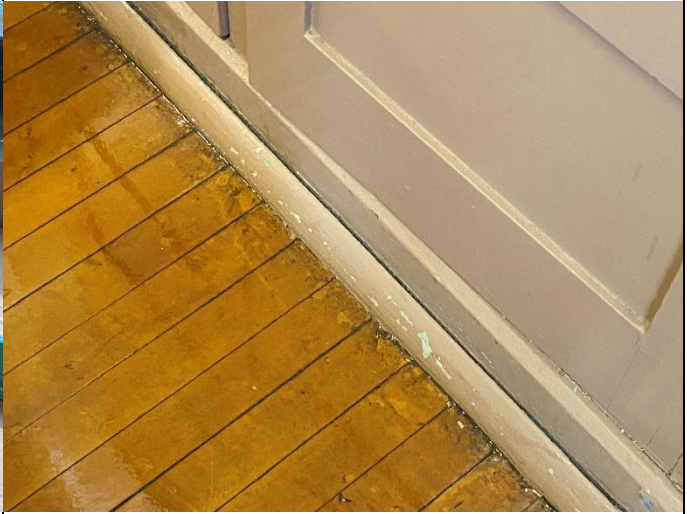
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Picture 57: 9BC97BC2



Picture 58: 467C94DB



Picture 59: C105D120



Picture 60: 8ABE5EA1



Picture 61: 2317F42E



Picture 62: 2BFFBA57



Picture 63: 52BA206C



Picture 64: 86EAAD7D



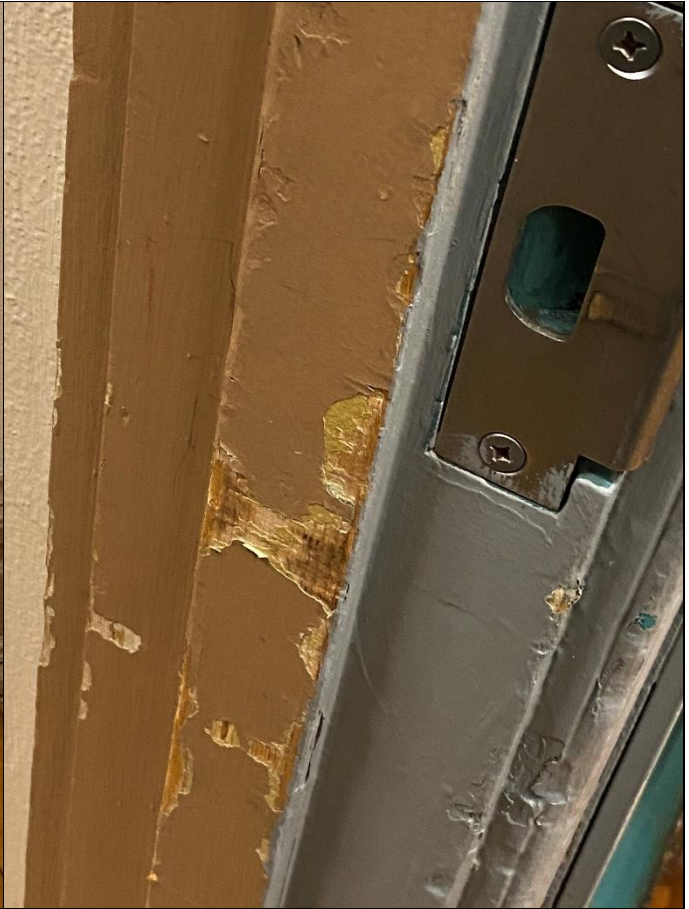
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Picture 68: 5927DC19



Picture 69: E7292346



Picture 70: 92FAAE8F



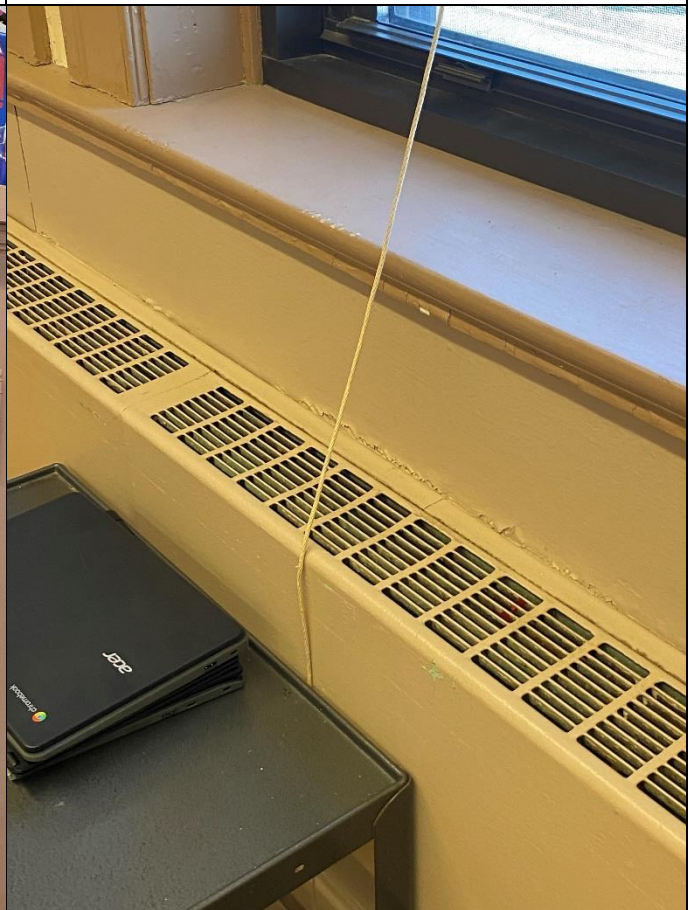
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Picture 72: 269A0675



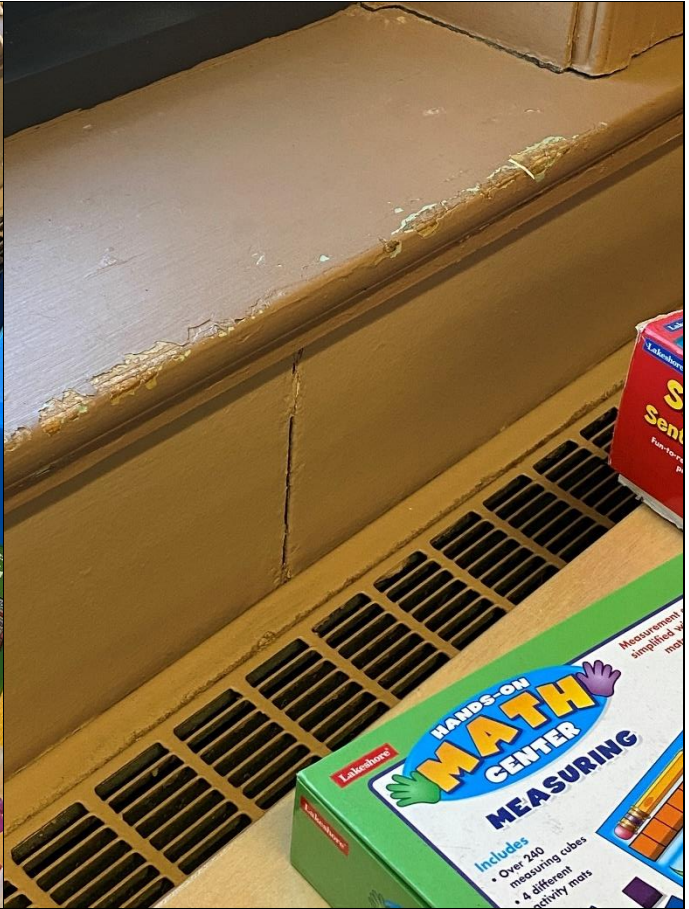
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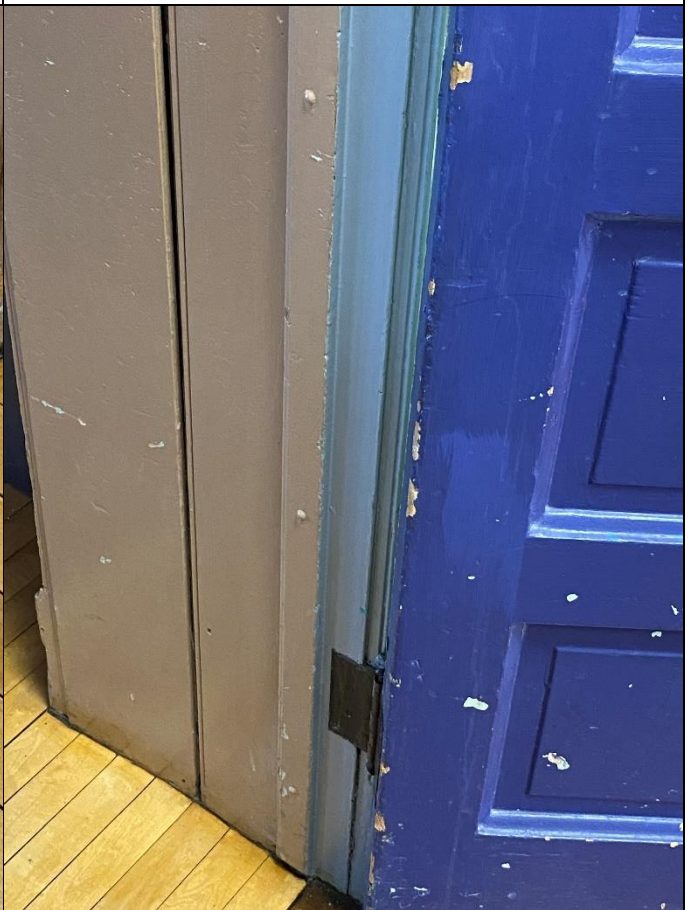
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Picture 78: BB4C29C7



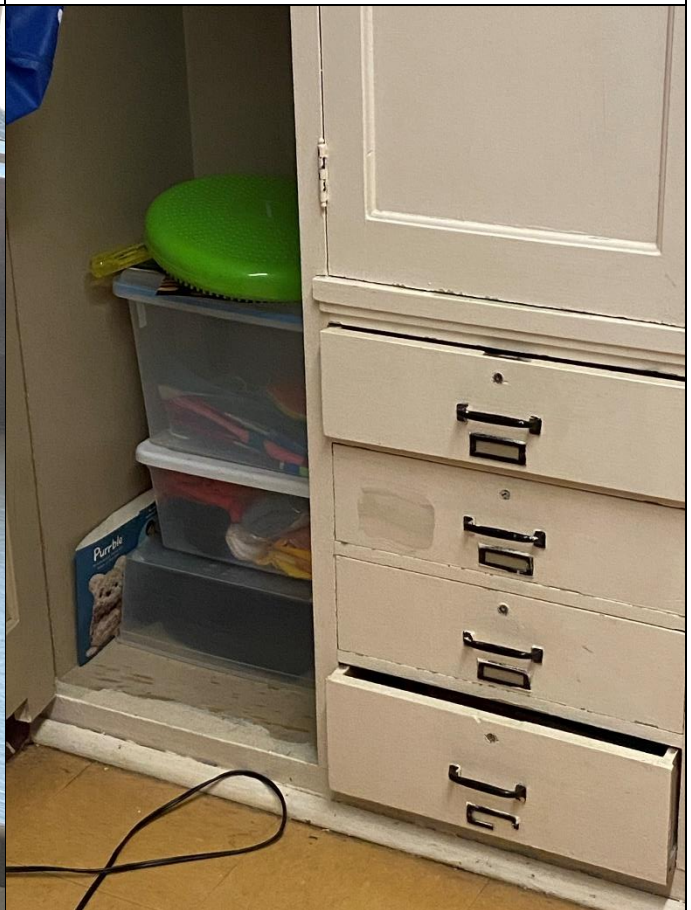
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Picture 81: 706D98A



Picture 82: 54800803



Picture 83: 15FC9A28



Picture 84: D127C409



Picture 85: 9C018A76



Picture 86: EC50BFF



Picture 87: 6EB035F4



Picture 88: 1945F565



Picture 89: 1F30B422



Picture 90: 9490B1BB



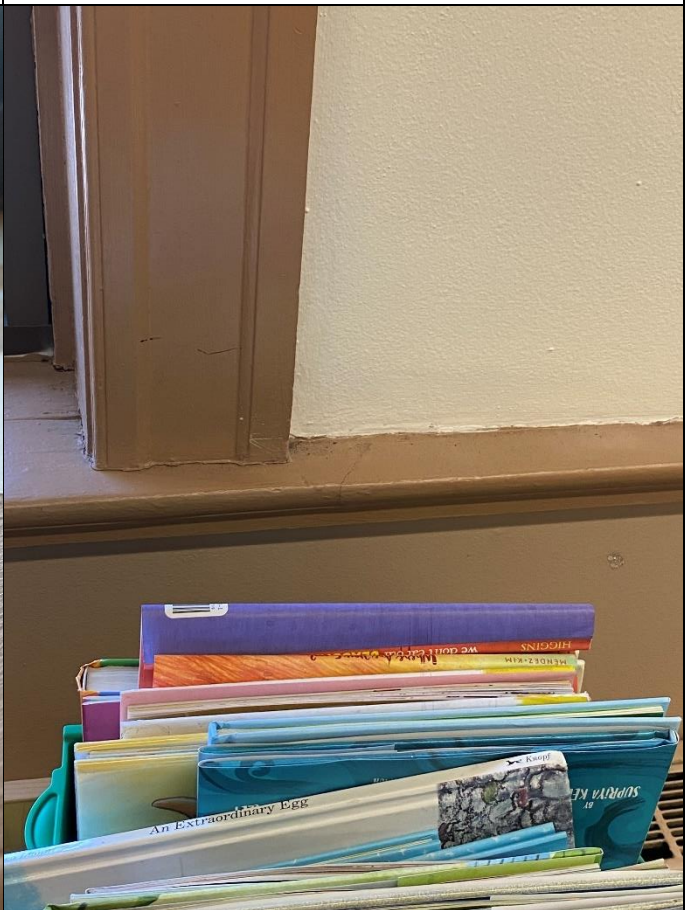
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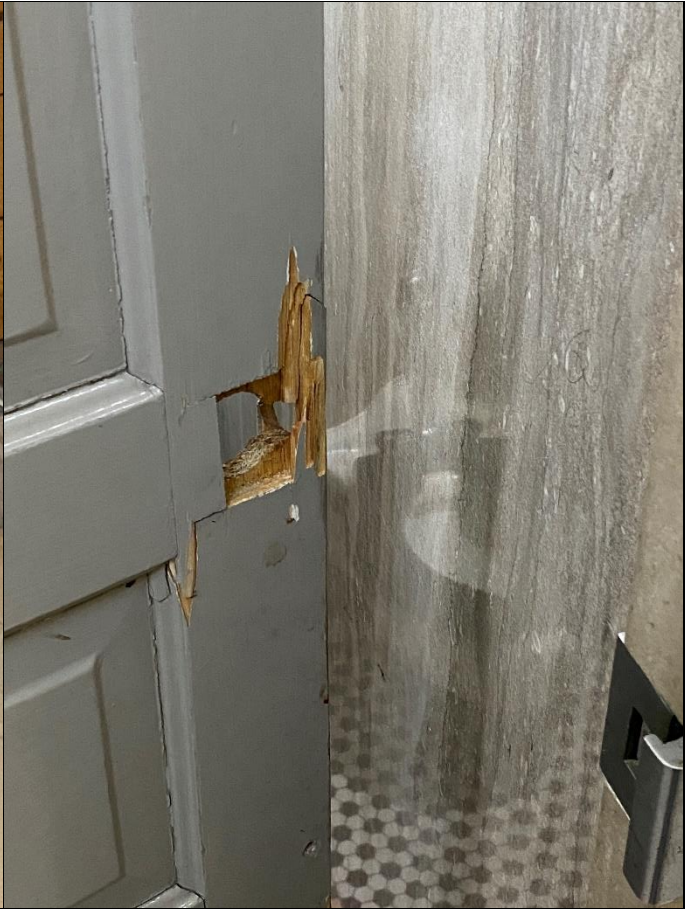
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Picture 99: EFF241D8



Picture 100: 23A167F9



Picture 101: 45F07DA6



Picture 102: A47C856F



Picture 103: FF5400A4



Picture 104: 7F896055



Picture 105: 9EA8C252



Picture 106: 46008A2B



Picture 107: 43472630



Picture 108: 7E841071



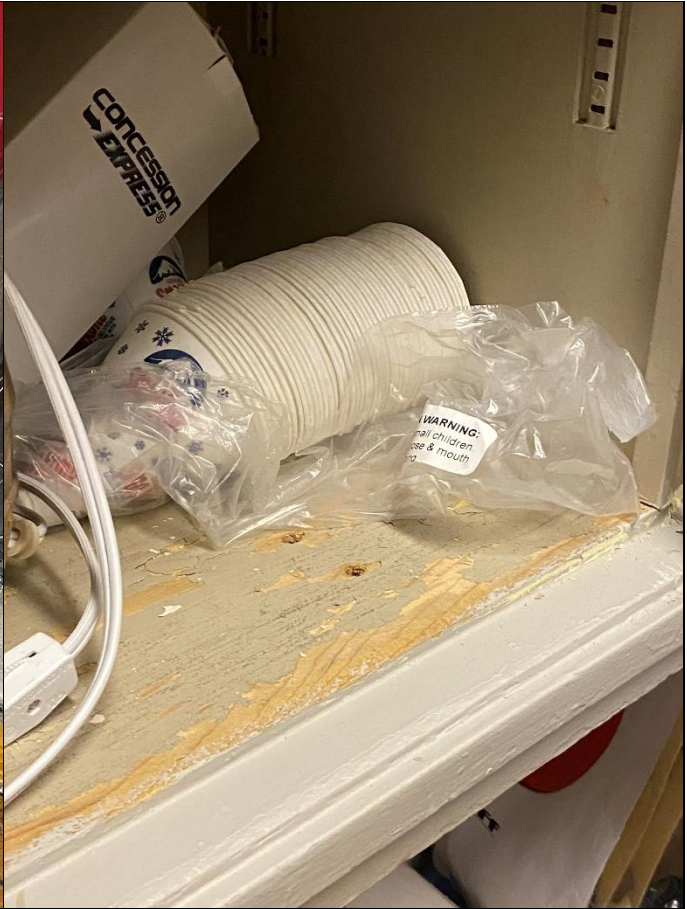
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Picture 112: 58A7144D



Picture 113: E17B5EA



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Picture 115: A4509588



Picture 116: DF3C7E9



Picture 117: 5CC8FCD6



Picture 118: 7BD81ADF



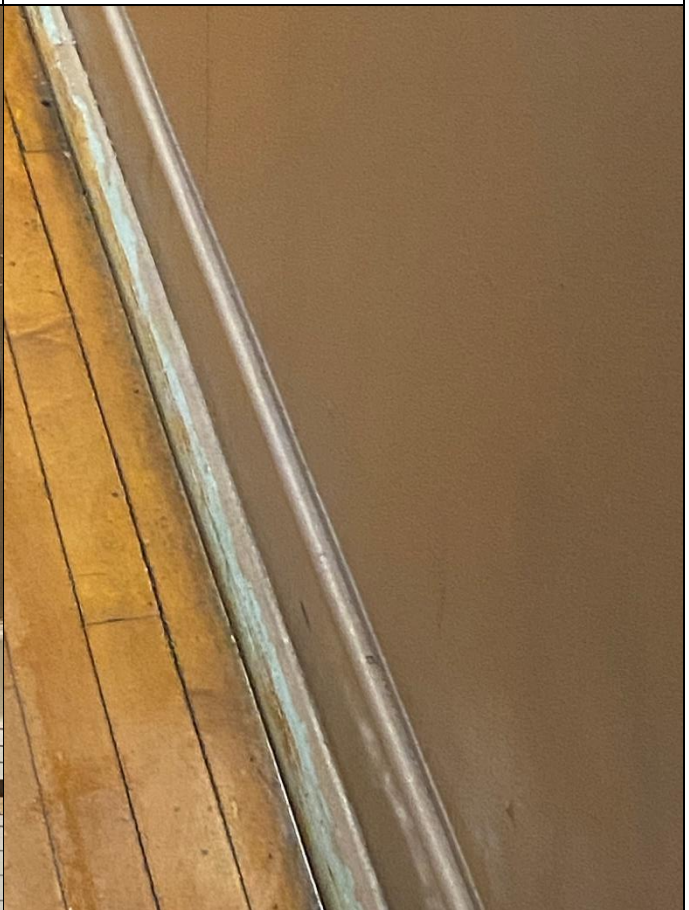
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Picture 122: 76A83E9B



Picture 123: 2C9FEFE0



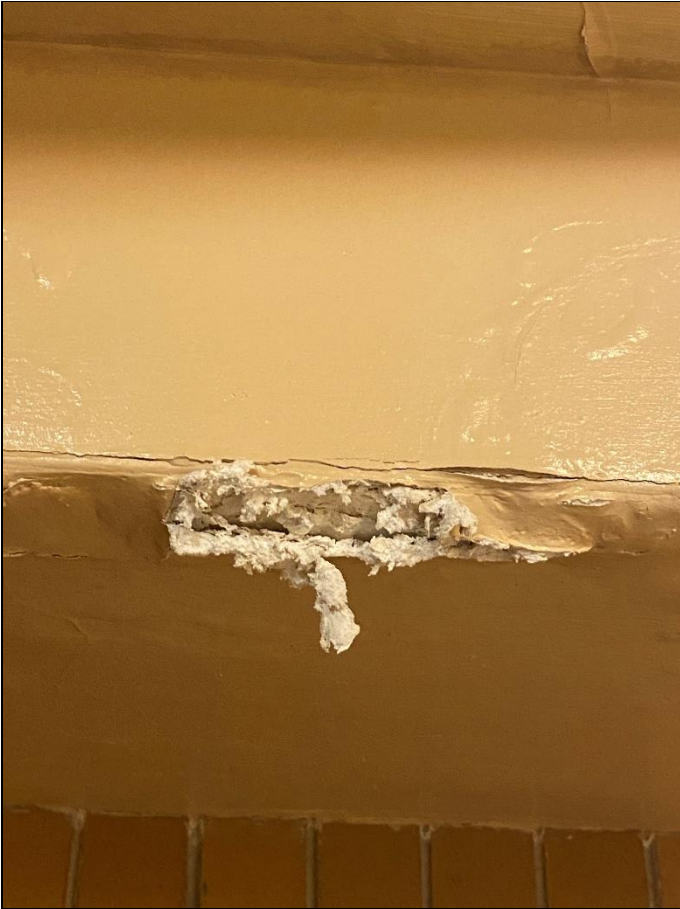
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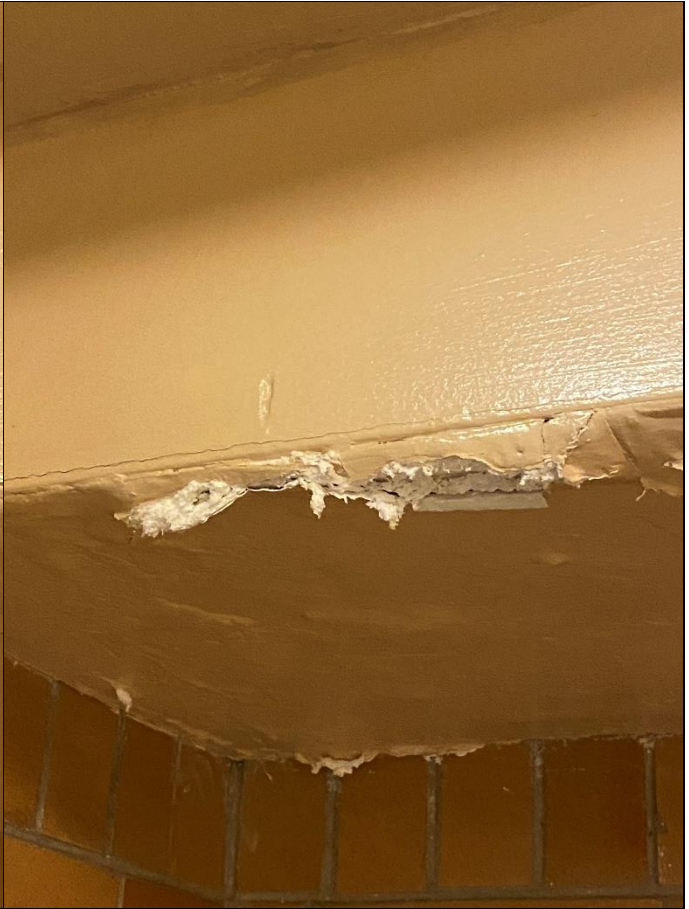
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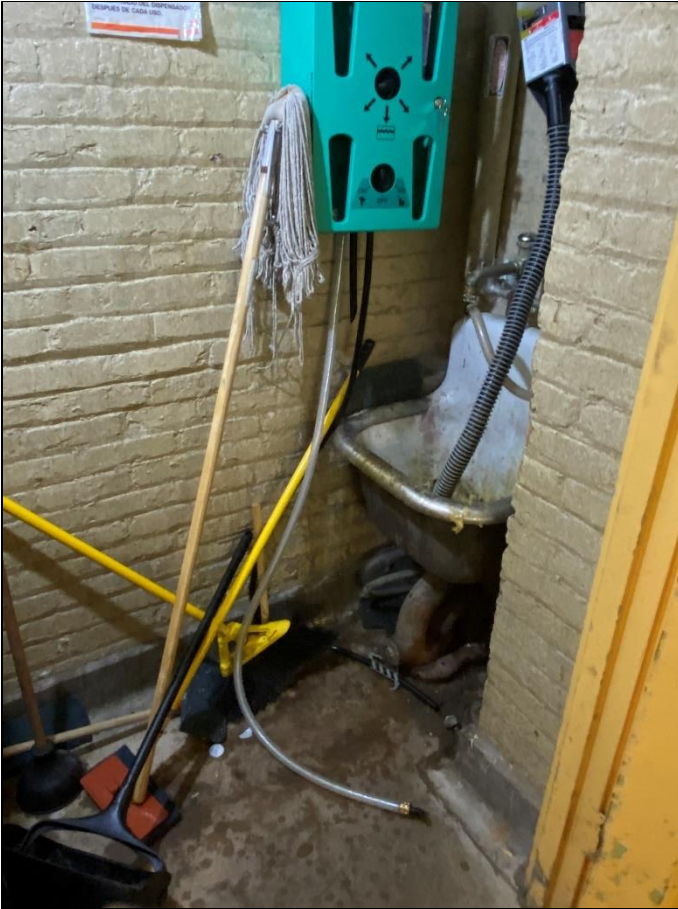
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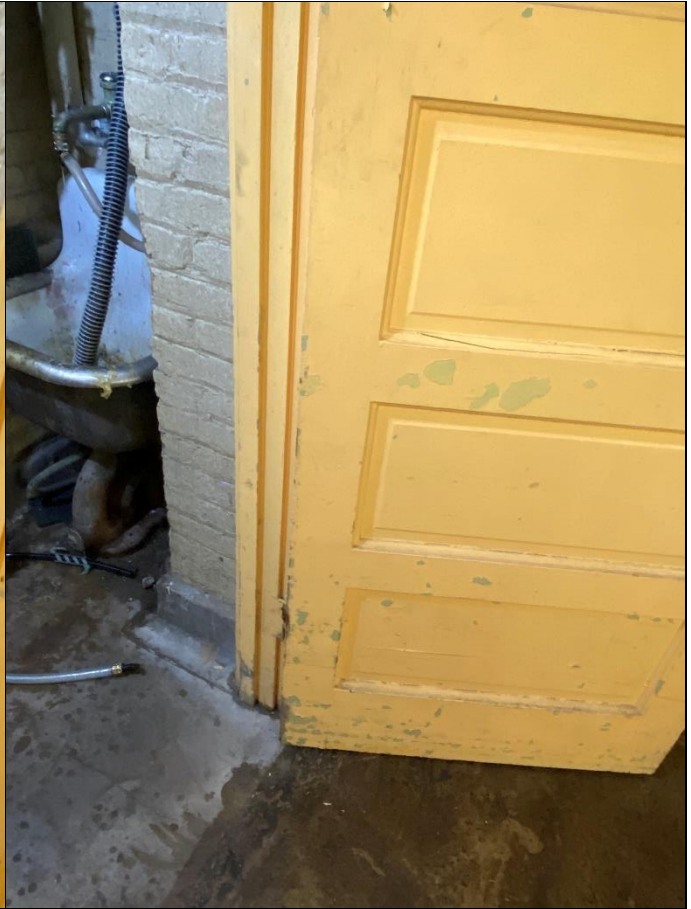
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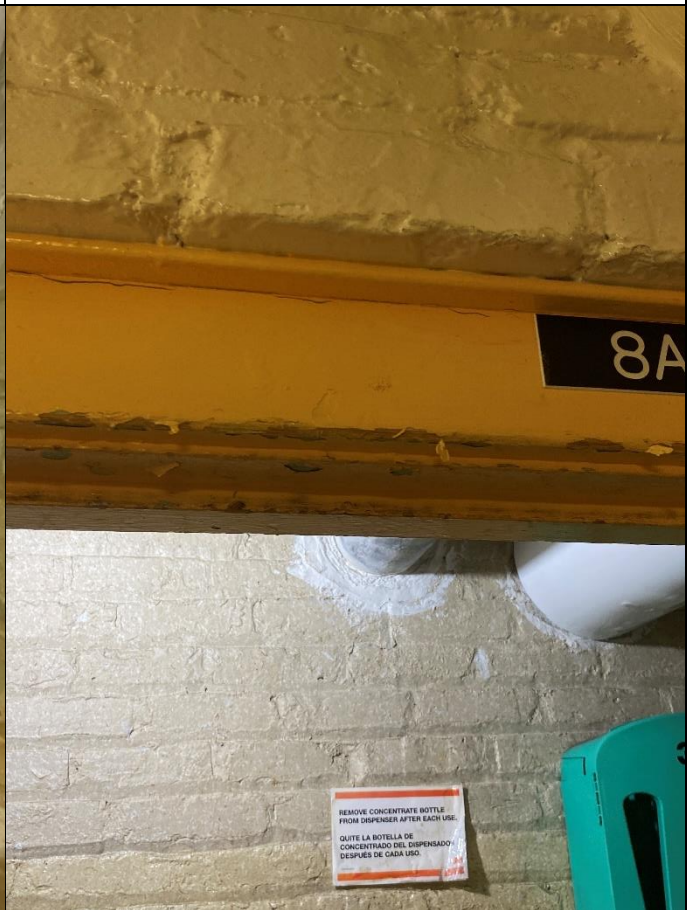
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Picture 133: 991E0806



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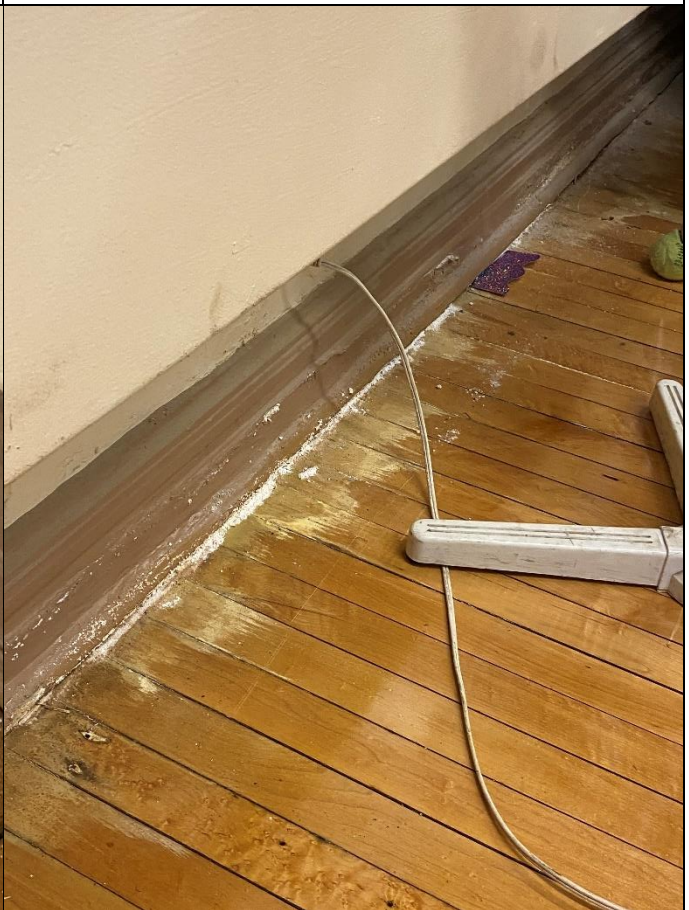
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Picture 138: 4BEECF0B



Picture 139: 39B1E590



Picture 140: 3A900851



Picture 141: 2C89B21E



Picture 142: 84E3FF87



Picture 143: 8B92C3DC



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Picture 146: 4D2059C3



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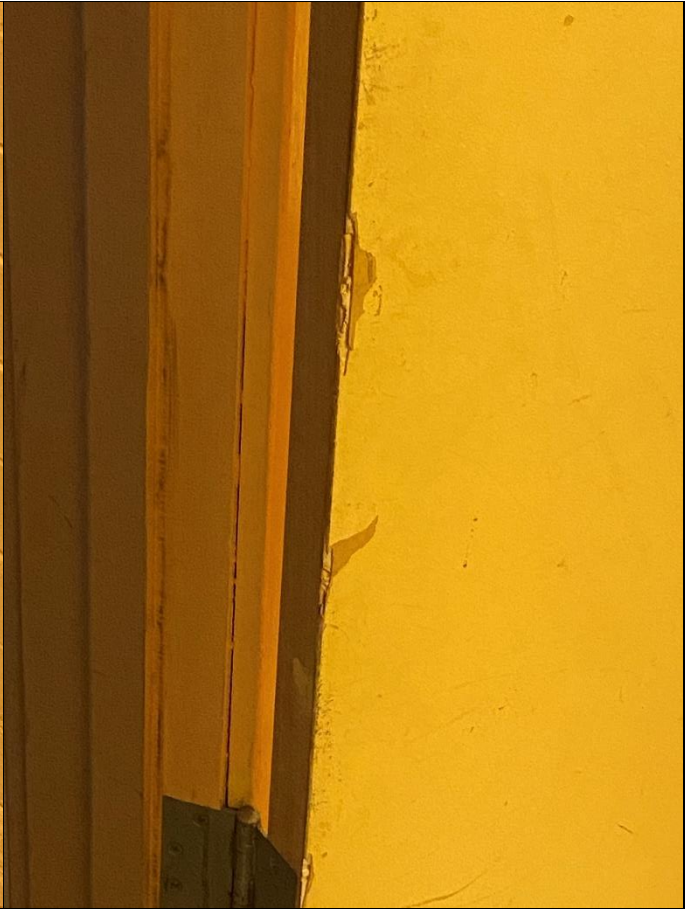
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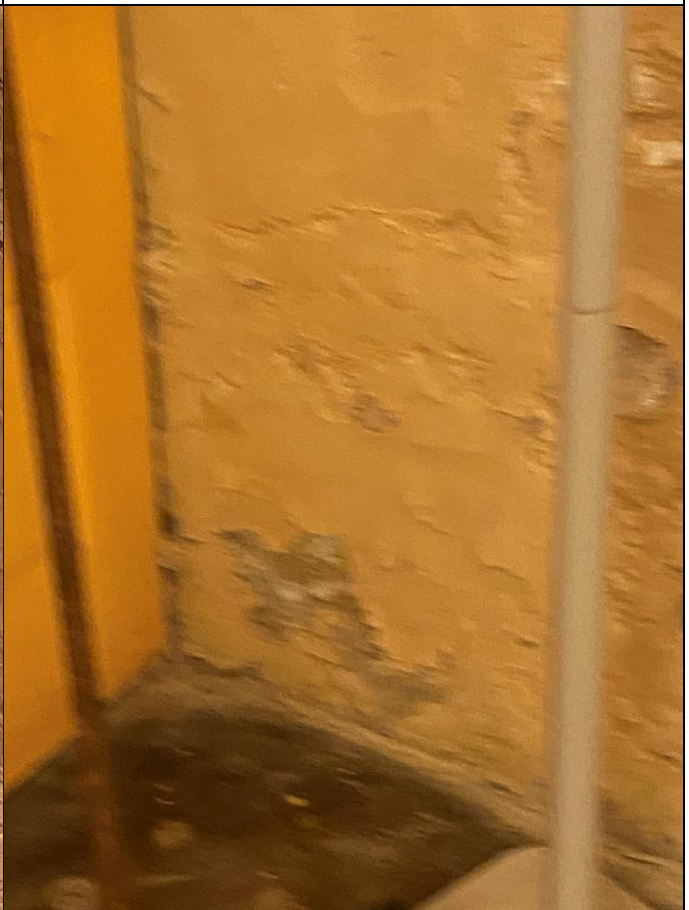
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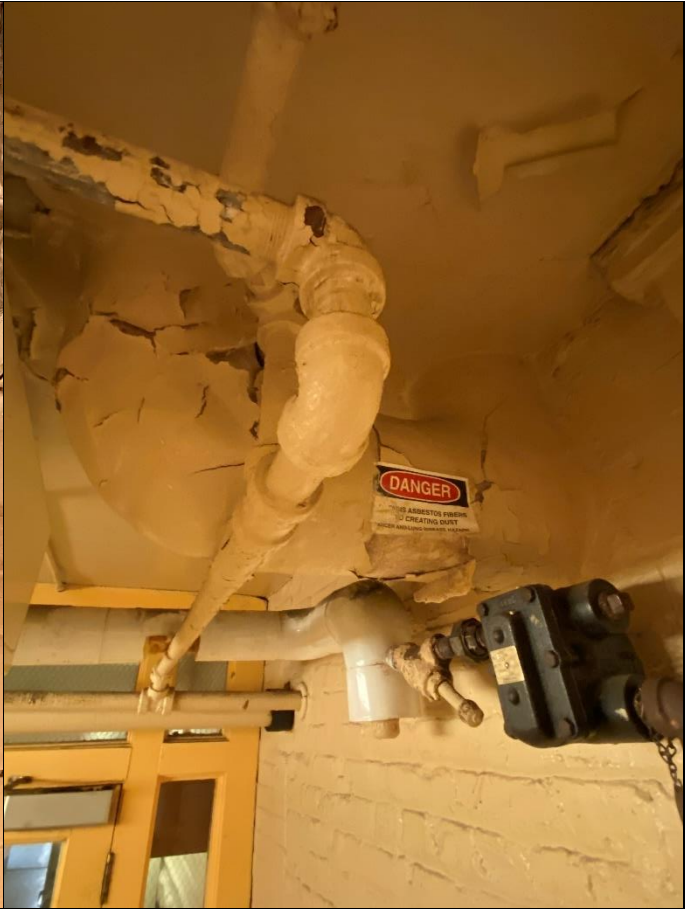
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Picture 155: 55780740



Picture 156: DF3BDE41



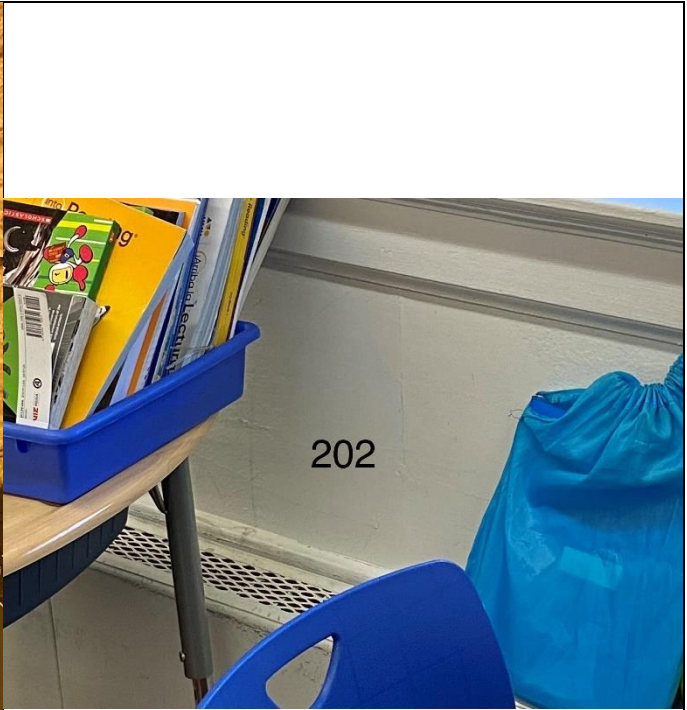
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Picture 158: 57B67AF7



Picture 159: 2B61A88C



Picture 160: 92C9571D



Picture 161: 2EC3FA7A



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Picture 163: E2D9898



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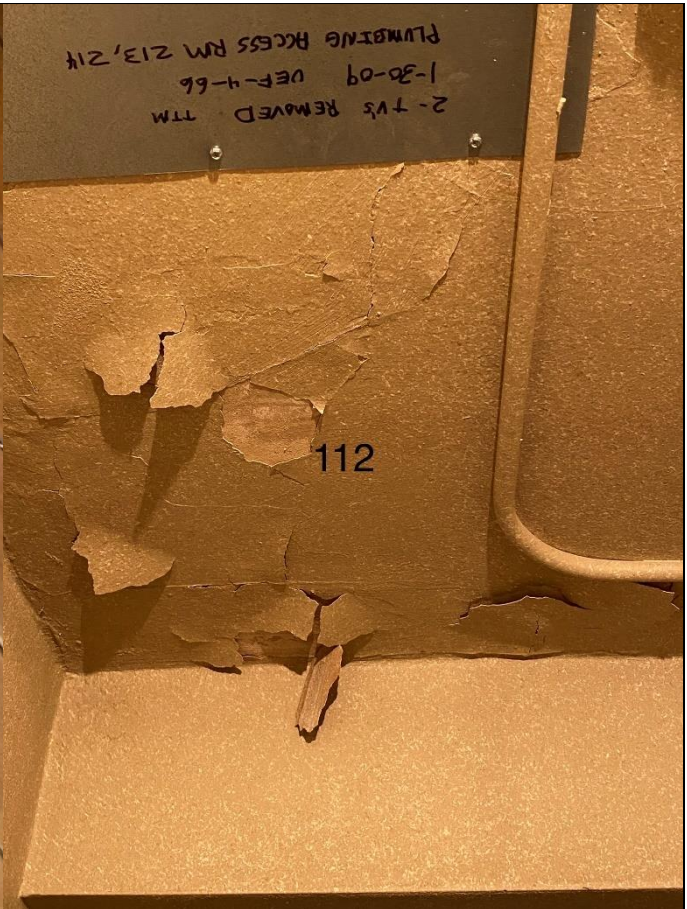
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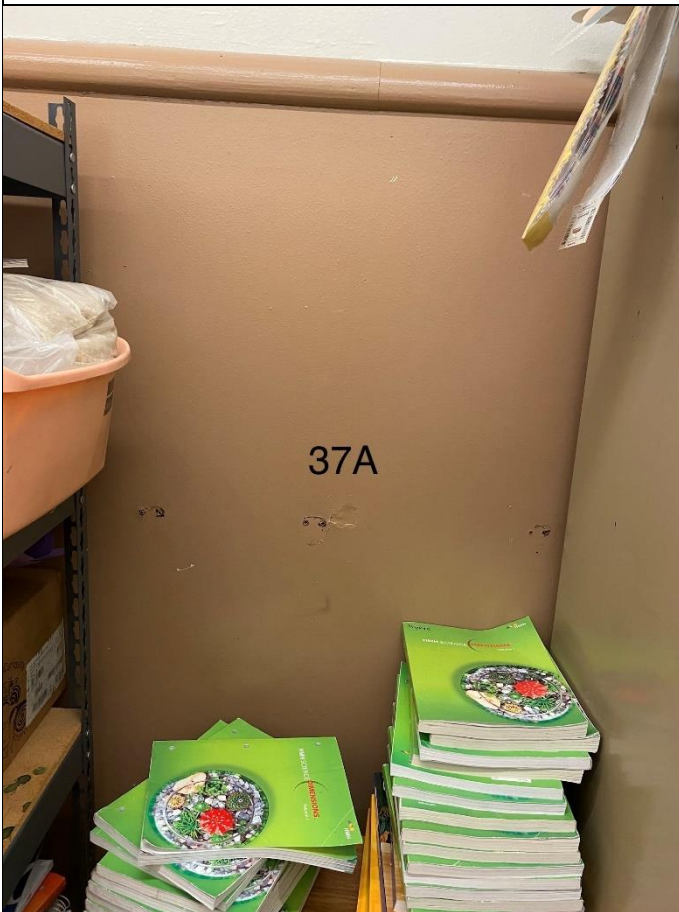
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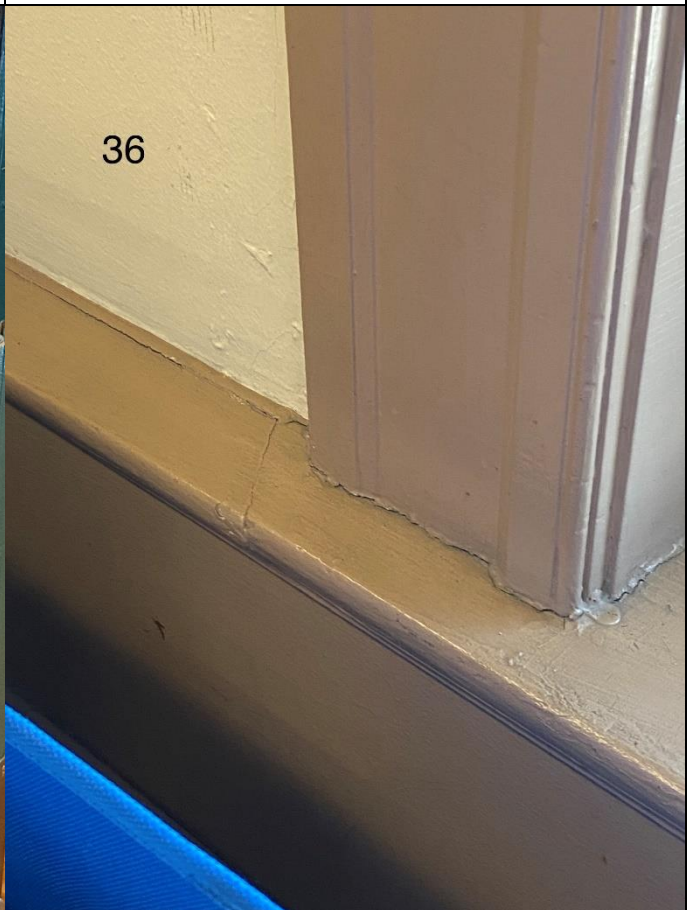
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Picture 181: 20067196



Picture 182: 493B889F



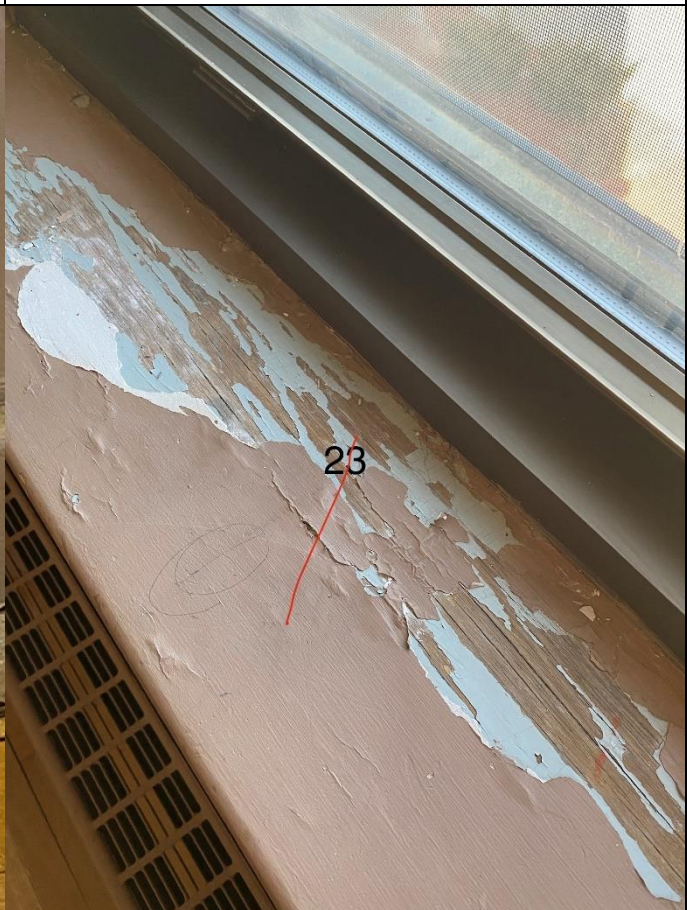
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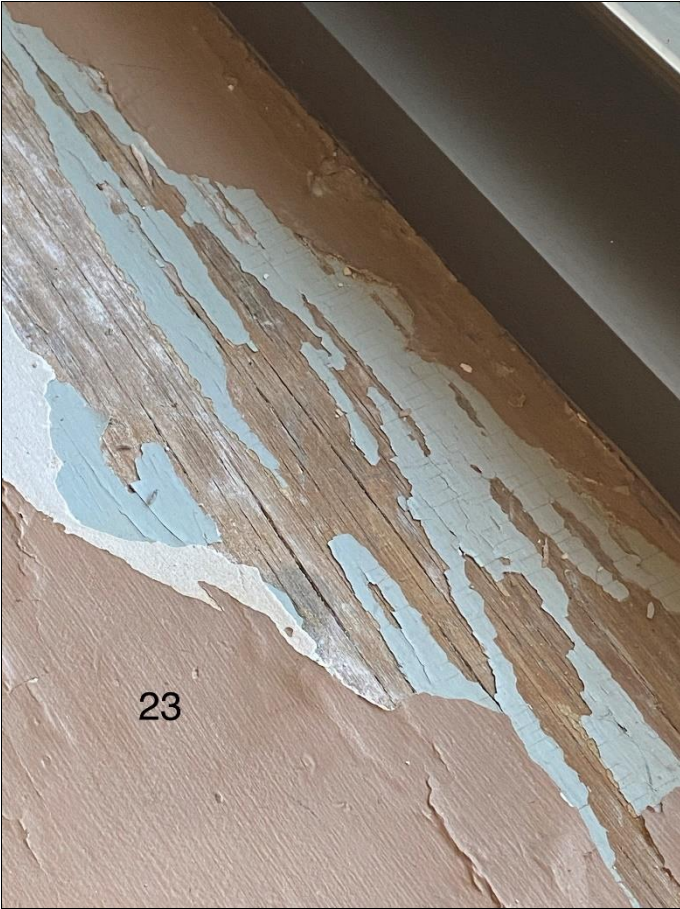
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Picture 186: 23C1A85B



Picture 187: 6ACCCEA0



Picture 188: 345A3E21



Picture 189: AE8F4DAE



Picture 190: 8C3845D7



Basement
bathroom

Picture 191: 5CAE35EC