

Third-Party Lead Clearance Testing Report

Performed On: August 22, 2025, 8:00 AM

Site:

Forest Home Avenue School (173)
1516 West Forest Home Avenue,
Milwaukee, WI 53204

Owner:

Milwaukee Public Schools



Lead Safe Renovator:

JCP Construction– DHS Certification #: 2540270
1849 N Dr Martin Luther King Jr Dr Ste 200,
Milwaukee, WI 53212

LSR Supervisor: Jason Delikat – DHS Certification #: Information Pending

Clearance Testing Performed By:

Jon Mader, DHS Certification #: LRA-172082
The Sigma Group, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Ph. 414-643-4200

DHS Lead Company Certification #:17570

TABLE OF CONTENTS

1.	LEAD PAINT STABILIZATION / RENOVATION SCOPE OF WORK.....	1
2.	VISUAL INSPECTION OF THE INTERIOR	1
3.	VISUAL INSPECTION OF THE EXTERIOR	1
4.	LEAD CLEARANCE TESTING SCOPE OF WORK.....	1
5.	SUMMARY OF RESULTS.....	2
6.	QUALIFICATIONS OF REPORT	2
7.	MONITORING/MAINTENANCE.....	3
8.	DISCLOSURE REQUIREMENT	3

APPENDIX

APPENDIX A – Lead Dust Wipe Sample Results

APPENDIX B – Laboratory Analytical Results

APPENDIX C – Floor Plan with Each Sample Location Marked

APPENDIX D – Inspector Certificate

LEAD PAINT STABILIZATION / RENOVATION SCOPE OF WORK

As communicated by Milwaukee Public Schools (MPS), interim control/renovation work performed by the lead safe renovation (LSR) contractor was completed in August 2025. The renovation work generally addressed the following:

Paint Hazards

- Windows – Interim controls applied to deteriorated interior casings and sills
- Walls – Interim controls applied to deteriorated walls.

Dust Hazards

- Windows – Interior sills cleaned throughout the dwelling
- Floors – Interior floors cleaned throughout the dwelling

VISUAL INSPECTION OF THE INTERIOR

It is Sigma's understanding that, following the completion of renovation activities, the LSR firm completed a visual clearance for quality of work, cleanliness, post cleaning verification color card test in accordance to Wis. Admin. Code § DHS 163.14(11)(L). After passing the visual and verification tests, MPS staff completed enhanced cleaning in accordance with their Lead Dust Cleaning Standard Operating Procedure (SOP). Following the enhanced cleaning by MPS staff, MPS management conducted a quality and cleanliness visual inspection of the school. Upon passing the MPS quality and cleanliness visual inspection of a school, MPS, in coordination with the Milwaukee Health Department (MHD), directed Sigma to perform the visual and dust wipe clearance inspections.

Prior to clearance sample collection, Sigma conducted visual inspections throughout occupied areas including but not limited to DHS 163 and non-DHS 163 spaces (e.g., classrooms, offices, bathrooms, storage rooms, hallways, and other interior school areas) during the resampling event on August 20, 2025. No visible dust, debris, or paint chips were observed on floors or other horizontal surfaces within or adjacent to the areas sampled.

VISUAL INSPECTION OF THE EXTERIOR

No visual inspection or testing of the exterior was completed by Sigma.

LEAD CLEARANCE TESTING SCOPE OF WORK

The third-party dust-wipe clearance protocol was performed at select MPS schools where renovation and repair work were completed in Summer 2025. Sigma personnel were instructed, as relayed verbally by the Milwaukee Health Department (MHD) in a meeting on Tuesday August 12, 2025, to follow the following specified protocol for dust wipe clearance sampling that was developed by MHD and MPS personnel.

Initial Clearance Testing

Initial clearance testing was not completed by Sigma.

Follow-up Clearance Testing – Following Failure of a Clearance Limit on a Building Surfaces

Failed dust-wipe sample locations were retested in accordance with Wis. Adm. Code § DHS 163.14(5)(c)(8) and the specifications outlined by MPS and MHD, following Appendix 13.1, *Wipe Sampling of Settled Dust for Lead Determination*, found in the U.S. Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, using disposable template guides, pre-moistened wipes, gloves, and documented sample handling and chain-of-custody procedures.

Additional directions for dust-wipe clearance re-sampling, were provided on August 21, 2025, by MPS in consultation with MHD and included the following:

- The building surfaces (floor or sill) that failed.
- The same building surfaces in three adjacent or nearby rooms to obtain a total of four samples.

The field collection of settled dust samples using wipe sampling methods is used to determine the presence of lead dust hazards on floors, windowsills, and window troughs in a child-occupied structure. The laboratory results were interpreted according to Wis. Adm. Code § DHS 163.14(5)(c)8 to meet the following clearance standards: less than (<) 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) on floors, < 100 $\mu\text{g}/\text{ft}^2$ on windowsills, < 100 $\mu\text{g}/\text{ft}^2$ in window troughs, and < 40 $\mu\text{g}/\text{ft}^2$ on exterior porches.

Lead wipe samples were analyzed by:

BATTA Laboratories, LLC
Delaware Industrial Park
6 Garfield Way, Newark, DE 19713
(302) 737-3376
Accreditation ID: LAP-100448

SUMMARY OF RESULTS

Sigma did not perform the initial clearance testing, nor were we provided the complete laboratory analytical results for that testing. However, based on information provided by MPS in coordination with MHD, the floor sample collected in the girls bathroom (Room 200E) and the adjacent corridor (Corr 2-1) did not meet initial clearance levels and required retesting.

Following recleaning activities, as notified by MPS, resampling was conducted on August 22, 2025. The resampling event included the collection of four dust wipe samples, two to retest the previously failed floor locations and two from adjacent or surrounding rooms. The laboratory results indicate each retest sample location passed clearance, and therefore the areas subject to this clearance examination have passed in accordance with DHS 163.14(5)(c).

The attached **Appendix A** provides a summary of the sample locations, surface types, laboratory detected lead concentrations, regulatory clearance levels, and pass/fail results. Notes regarding units, sampling notation, and applicable DHS 163 regulatory clearance levels are also included. The laboratory results are provided in **Appendix B**. The school floor plan showing sample locations is included in **Appendix C**, and the inspector's certification is provided in **Appendix D**.

QUALIFICATIONS OF REPORT

The findings presented herein are based on information obtained during the August 22, 2025, resampling event. The intent of this lead clearance examination was to generally determine whether lead dust is present on the floors and/or window sills within the child-occupied facility. This limited evaluation should not be interpreted as a comprehensive assessment of all building floors and window sills. Floors and window sills not specifically mentioned in this report were not evaluated.

Specifically, Sigma was instructed to not collect dust-wipe samples from:

- Windowsills that were higher than a 6-year old child could reach.
- Stairwells, faculty rooms and bathrooms, and offices.
- Mechanical rooms and storage rooms.
- Window troughs.


MONITORING/MAINTENANCE

Regular ongoing monitoring and visual inspection of the property should be conducted to identify any areas of new deterioration. This may be done by the building owner or a certified risk assessor or hazard investigator. Close attention should be given to all areas that received interim control measures, enclosure or encapsulation. New lead hazards may develop over time. Document any new deterioration, rot, and substrate or component failure. These conditions should immediately be corrected using approved lead-safe work practices with an ongoing property maintenance program.

DISCLOSURE REQUIREMENT

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal Law Section 1018 of Title X before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Clearance Investigator: Jon Mader

Signature:  Date: September 25, 2025

APPENDIX A

Lead Dust Wipe Sample Results

**LEAD INVESTIGATION DUST WIPE SAMPLE RESULTS
MILWAUKEE PUBLIC SCHOOLS**

Lead Renovation Contractor: JCP Construction LLC **Sigma Project #:** 24270
Site: 173 - Forest Home Ave Elementary **Sample Date:** 8/22/25
Site Address: 1516 W Forest Home Ave, Milwaukee **Risk Assessor:** Jon Mader

Inspection Type: Clearance - Lead Dust Wipe

Sample No.	Description	Surface Type		Wipe Sample Detected Lead Concentration (ug/ft ²)		DHS Regulatory Clearance Level (ug/ft ²) ^{a,b,c}
		Floor	Window Sill	8/22/25	PASS/ FAIL	
200E	Room 200E Floor	X		<5	PASS	10
Corr 2-1	Corridor 2-1 Floor	X		<5	PASS	10
201F	Room 201F Floor	X		<5	PASS	10
202E	Room 202E Floor	X		<5	PASS	10

Notes:

ft² = cubic feet ug/ft² = micrograms per square foot
 -- = no sample collected

DHS 163 - Wisconsin Department of Health Services Ch. 163 Certification for the Identification, removal, and reduction of lead-based paint hazards

- a. DHS 163 Regulatory Clearance Levels DHS 163.14(5)(c)8.a. = 10 µg/ft² on an interior floor.
- b. DHS 163 Regulatory Clearance Levels DHS 163.14(5)(c)8.b. = 100 µg/ft² on an interior windowsill.
- c. DHS 163 Regulatory Clearance Levels DHS 163.14(5)(c)8.c. = 100 µg/ft² on window wells or troughs.

APPENDIX B

Laboratory Analytical Results

Dedicated to a Cleaner Environment Since 1982



NY ELAP# 11993
PCM, PLM, TEM & LEAD

batta

LABORATORIES

BATTA LABORATORIES, LLC
Delaware Industrial Park, 6 Garfield Way
Newark, DE 19713-5817
Tel. (302)737-3376 Fax (302)-737-5764

Newark, DE - Columbia, MD - Philadelphia, PA

Web: <http://www.battaenv.com>
E-mail: battaenv@battaenv.com



EPA Lab ID #DE004

NVLAP
Lab Code: 101032-D

REPORT OF ANALYSIS

Report#:	RP25082305	Date Sampled:	08/22/2025
Project Number:	250823002	Sampled By:	Client
Project Name:	The Sigma Group, Inc.	Date Received:	08/23/2025
Project Location:	Forest Home -1516 W. Forest Home Ave. Milwaukee WI 53204	Date Analyzed:	08/23/2025
Analyte Requested:	Lead	Date Report Issued:	08/23/2025
Method	Test Method: NIOSH 9100 / NIOSH 7082		
Matrix:	Wipe		

Lab Sample #	Client Sample ID	Sample Description	Sample Location	Sampled Area (ft ²)	µg / sample	µg/ft ²	Reporting Limit (µg/sample)
250823002.0 01	200E	Floor	Flr.	1.00	<5	<5	5
250823002.0 02	CORR2-1	Floor	Flr.	1.00	<5	<5	5
250823002.0 03	201F	Floor	Flr.	1.00	<5	<5	5
250823002.0 04	202E	Floor	Flr.	1.00	<5	<5	5

Note: 1. Blank values were not subtracted from reported sample values; 2. Quality control results in this report are acceptable; 3. Results relate only to the items tested; 4. Batta Laboratories, Inc. is not responsible for sample collection, nor interpretations made by others; and 5. This report does not constitute endorsement by AIHA LAP, LLC., NVLAP and/or any other U.S. governmental agencies; 6. Lab results/calculations are reported in 2 significant figures. Clients data/measurements are reported as they were submitted; 7. EPA guidelines for clearance lead wipes have been set at the following levels: Floors not to exceed 10 µg/sq ft, window sills not to exceed 100 µg/sq ft, and window troughs not to exceed 400 µg/sq ft. Samples received in acceptable condition unless otherwise noted. 8. Clearance guidelines for OLHCHH, LBPHC and LHRD Grantees are set at the following levels: Floors not to exceed 10µg/sq ft, window sills not to exceed 100µg/sq ft, window troughs not to exceed 100µg/sq ft and porch floors not to exceed 40µg/sq ft. Samples received in acceptable condition unless otherwise noted. 9. Composite wipes are not covered by AIHA ELLAP under NLLAP Accreditation Program. 10. This report must not be reproduced without the written approval of BATT A Laboratories.

Batta Lab strives on customer feedback to improve the quality of our services. Please e-mail your feedback to feedback@battaenv.com.

Analyst: Sarah Hopkins

End of Report

QA/QC BY: 
N.C. Batta/A. Lewis (QA/QC Officer)



CHAIN OF CUSTODY

Customer Billing Information:	Shipping Information	Turnaround Times (check one, refer to notes*)	Method of Payment
Name: <u>THE SIGMA Group</u>	<input type="checkbox"/> Picked up by BATTA <input type="checkbox"/> Delivered by customer <input checked="" type="checkbox"/> Shipped by customer	<input checked="" type="checkbox"/> 6-12 Hours / Rush (*Note 1) <input type="checkbox"/> 24 Hours (*Note 2) <input type="checkbox"/> 48 Hours (*Note 3) <input type="checkbox"/> 72 Hours (*Note 4) <input type="checkbox"/> 5 Days (*Note 5) <input type="checkbox"/> 10 Days (*Note 6)	<input type="checkbox"/> Cash <input type="checkbox"/> Visa/MasterCard/Discover <input type="checkbox"/> Money Order <input type="checkbox"/> Purchase Order # <input type="checkbox"/> Check # <input type="checkbox"/> Other <input type="checkbox"/> Unit Price/Quote <input type="checkbox"/> Total Payment <input type="checkbox"/> Reference #:
Billing Address 1: <u>1300 W Canal St</u>			
Billing Address 2: <u>MILWAUKEE WI 53233</u>			
Phone: <u>414-643-4200</u>			
Email: <u>BORNBERN@MILWAUKEE.WI.US</u>			
Results To: <u>BRIAN BORNBERN</u>	* Notes Regarding Turnaround Times (TATs) Specific TATs depend on the test requested. TATs may not be available for all types of analysis. *Note 1: Client must make arrangements with lab to guarantee 6-12 Hour/RUSH TAT - Call (855)-862-2882 *Note 2: Unless a specific time is requested, results are guaranteed by 5pm on the following business day. *Note 3: Unless a specific time is requested, results are guaranteed by 5pm on the 2nd business day. *Note 4: Unless a specific time is requested, results are guaranteed by 5pm on the 3rd business day. *Note 5: Unless a specific time is requested, results are guaranteed by 5pm on the 5th business day. *Note 6: Unless a specific time is requested, results are guaranteed by 5pm on the 10th business day.		

Client Project Information

Project Name: <u>RO test</u> <u>Lead Clearance</u>	Project Location: <u>Forest Home</u> <u>1516 W. Forest Home Ave</u> <u>MILWAUKEE, WI 53207</u>	If solid waste, will results be used for disposal in NJ? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Project #: <u>Sigma #24270</u>	Sampled By: <u>JLM</u>
		Were the samples collected in New York state? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Sample Information

Lab Use Only	Field Sample ID#	Sample Location & Description	Sampling Date & Time	Sampling Info for Air /Surface Samples				Sample Type	Test Method	Laboratory Use Only		
				width (in)	length (in)	area (in ²)	area (feet ²)			Results	Date of Analysis	Analyst
01	200E	FLOOR	8/22/18	12	12		1.0	dust wipe		8/23	SH	
02	200E-21	FLOOR	↓	12	12		1.0	dust wipe				
03	200E-20F	FLOOR		12	12		1.0	dust wipe				
04	202E	FLOOR		12	12		1.0	dust wipe				
									dust wipe			

Special Instructions From Client:				Laboratory Use Only			
Sample Relinquished By: <u>X</u>	Date: <u>8/22/18</u>	Time: <u>7:13p</u>	Logged-in by: <u>SH</u>	Log-in Date: <u>8/23</u>	Date: <u>1/30</u>	Field Samples Acceptable <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> On Ice	
Sample Received By: <u>SH</u>	Date: <u>8/23</u>	Time: <u>930</u>				Sample #: _____ Sample Condition: _____	

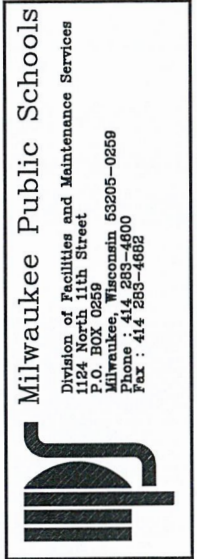
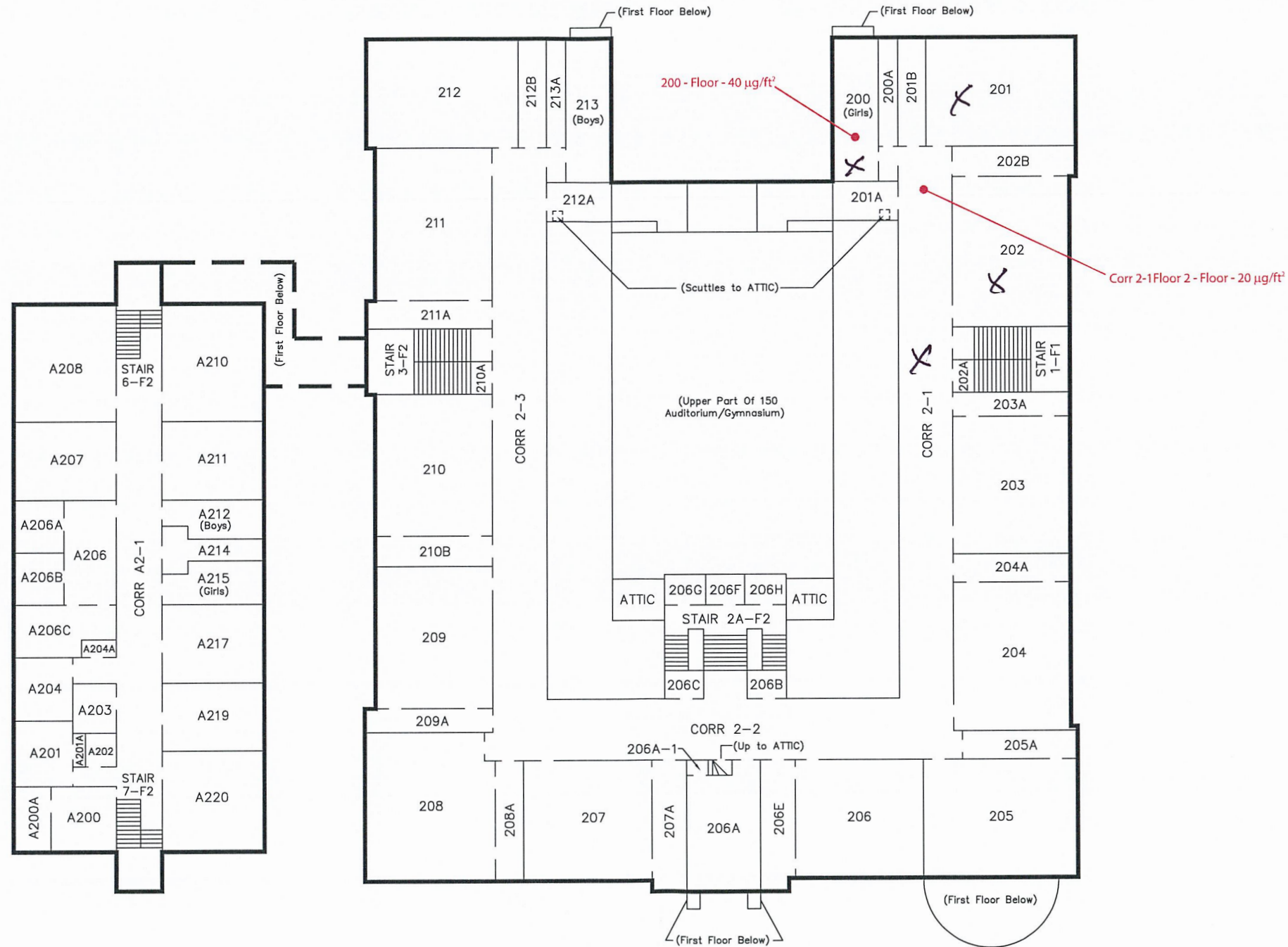
For drinking water samples: for results to be valid, lab must receive samples on ice and within 48 hours of collection. For air samples collected by NIOSH 7400 and 7402: in accordance with these NIOSH methods, two field blanks. (or 10% of the number of field samples submitted, whichever is greater) must be submitted and be analyzed with field samples.

For solid waste samples: Before solid waste materials such as soil, ash, sludge, dredge spoils, etc. are disposed in New Jersey, they must undergo analysis following TCLP protocol. BATTA Labs is not responsible for waste disposal misrepresentations on this document. Document Control Item AM5

APPENDIX C

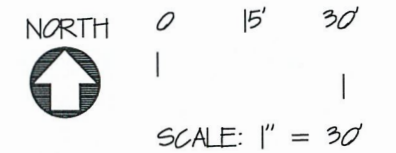
Floor Plan with Each Sample Location Marked

08/22/2025



SECOND FLOOR PLAN

SITE NO. 173 - FOREST HOME AVENUE ELEMENTARY SCHOOL
 1516 W. FOREST HOME AVE., MILW., WI, 53204
 DATE: 8/2/10



APPENDIX D

Inspector Certificate

Milwaukee Lead/Asbestos Information Center

A division of Midwest Certified Training, Inc.

3495 North 124th Street, Brookfield, WI 53005 Phone: 414-481-9070



Jonathan Lee Mader

*has successfully passed the required course test and completed all other requirements
for the 8-hour*

Lead Sampling Initial Course

on April 21, 2025 *in* MidWest Certified Training, 741 Lois Drive, Sun Prairie, WI 53590 .

Course Test Date: April 21, 2025

Date Course Certificate Issued: April 21, 2025

Course Certificate #: LSTI25042173082

Expiration Date: April 21, 2027

Rocky Everly

Rocky Everly, Training Manager MLAIC

DCQ Course ID #: 8821

*This training course complies with the requirements of and is accredited by the State of Wisconsin, Department of Health Services
under ch. DHS 163, WI. Admin. Code.*

Milwaukee Lead/Asbestos Information Center

A division of Midwest Certified Training, Inc.

5381 North 118th Court, Milwaukee, WI 53225 Phone: 414-481-9070



Jonathan Lee Mader

*has successfully passed the required course test and completed all other requirements
for the 16-hour*

Lead Hazard Investigation Initial Course

ON June 20 & 23, 2025 in The Sigma Group, 1300 West Canal Street, Milwaukee, WI 53233.

Course Test Date: June 23, 2025

Date Course Certificate Issued: June 23, 2025

Expiration Date: June 23, 2027

Course Certificate #: LHII25062073505

DCQ Course ID #: 8811

A handwritten signature in blue ink that reads "Rocky Everly".

Rocky Everly, Training Manager MLAIC

*This training course complies with the requirements of and is accredited by the State of Wisconsin, Department of Health Services
under ch. DHS 163, WI. Admin. Code.*

Milwaukee Lead/Asbestos Information Center

A Division of Midwest Certified Training, Inc.

5381 North 118th Court, Milwaukee, WI 53225 Phone: 414-481-9070



Jonathan Lee Mader

*has successfully passed the required course test and completed all other requirements
for the 16-hour*

Lead Inspection Initial Course

on June 17-18, 2025

in Sigma Group, 1300 West Canal Street, Milwaukee, WI 53233

Course Test Date: June 18, 2025

Date Course Certificate Issued: June 19, 2025

Expiration Date: June 18, 2027

Course Certificate #: LII25061773482

Rocky Everly

Rocky Everly, Training Manager MLAIC

DCQ Course ID #: 8822

*This training course complies with the requirements of and is accredited by the State of Wisconsin, Department of Health Services
under ch. DHS 163, WI. Admin. Code.*