

Lead Clearance Examination Report

**For the
property at:**

3360 North
Sherman
Boulevard,
Milwaukee, WI
53216



Conducted on:

08/26/2025 at
8:00AM

Clearance and report completed by:

Quin Lenz, Lead Risk Assessor, DHS No. LRA-239354
920-309-4197

A handwritten signature in blue ink, appearing to be 'Q. Lenz'.

9/4/2025



Cedar Corporation, DHS No. DHS-11770
1695 Bellevue Street,
Green Bay, Wisconsin 54311
920-497-9081

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1.0 Findings and description of work performed

This report is the result of a lead clearance examination after renovation/interim controls. Lead clearance examinations are regulated by the [Wisconsin Department of Health Services](#)ⁱ (DHS) under [Wis. Admin. Code ch. DHS 163](#)ⁱⁱ.

1.1 Findings

8/26/2025—Based on the results of laboratory analysis of dust samples, lead dust hazards were identified on the sills in rooms 013, 016, 017, 022, 026, 027 and on the floor in room 027. **This project has failed clearance.** The contractor was notified of their responsibility to re-clean all failed components and all like components in all un-sampled rooms.

1.2 Renovation or interim control activities

Renovation or interim control work was started on 6/16/2025 and all work, including final cleaning, was completed at 8/15/2025.

The renovation or interim control scope of work included: Removing any peeled or chipped lead-based paint and repainting the affected rooms. Milwaukee Public Schools (MPS) completed the initial lead clearance sampling on the affected rooms. Cedar Corporation (Cedar) was contracted to perform lead clearance on the entire school according to the Milwaukee Health Department. Cedar was to collect lead dust wipes on floors and sills on each floor. Samples were to be collected from the following locations: 1) at least four (4) classrooms from each floor; 2) every classroom containing kindergarten and special education students; 3) hallway dead ends and intersections; 4) one boys and one girls restrooms. Re-wipe sampling consisted of collecting samples in the failed rooms with an additional re-wipe sample collected from unsampled rooms totaling four (4) samples per floor.

Containment was not used.

Contractor Information:
MILWAUKEE PUBLIC SCHOOLS
1124 N. 11TH STREET
MILWAUKEE, WI 53233
(414) 283-4717

Person in charge of work: BRIAN BERNER, M.S., Environmental Health Inspector, Department of Facilities and Maintenance Services

2.0 Property owner's next actions

- Review the report** and **call the clearance examiner** if you have questions.
- Give current and future residents a copy** of this report.
- Save a copy of this report for future purchasers and tenants of this property.** This report must be disclosed prior to the sale.

2.1 Ongoing monitoring and maintenance

Regular ongoing maintenance and visual inspection of the property should be conducted to identify any areas of new deterioration. This may be done by the homeowner, a certified risk assessor or a certified hazard investigator. Close attention should be given to all areas that received interim control measures and enclosed or encapsulated areas.

New lead hazards may develop over time. Be sure to document any areas of 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.

2.2 Disclose this report to future purchasers and renters of this property

Provide a copy of this report, along with a copy of the educational pamphlet, [Protect Your Family from Lead in Your Homeⁱⁱⁱ](#), to potential tenants or purchasers of this property before they become obligated under a sales contract or lease. More information on complying with this federal regulation is available at [Lead-Beaded Paint Disclosure Rule \(Section 1018 of Title X\)](#).

3.0 Methods

3.1 Visual inspection

Before any testing was done, the property was examined to determine that all work was completed as stated in the scope of work and for the presence of visible dust, debris, and paint.

3.2 Dust analysis

At least one hour elapsed between the final cleaning and collection of dust wipe samples to allow for airborne dust to settle. Single-surface dust wipe samples were collected from windowsills, and floors following documented protocol and sampling methodologies found in Wisconsin Administrative Code ch. DHS 163 and [Appendix 13.1: Wipe Sampling of Settled Dust for Lead Determination^{iv}](#), of the [HUD Guidelines](#). The results of dust analyses were used to determine the presence of dust lead hazards. In Wisconsin, to pass clearance, laboratory sample results must show all samples have amounts of lead dust less than (<) 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) on floors, and <100 $\mu\text{g}/\text{ft}^2$ on windowsills.

4.0 Full results

4.1 Visual inspection of the interior

On 8/26/2025, a visual inspection was conducted in the following areas: rooms 012, 013, 016, 017, 022, 024, 026, and 027. No visible dust, debris, or paint chips were observed on the floors or any horizontal surfaces in the work areas and adjacent to the work areas.

4.2 Visual inspection of the exterior

On 8/26/2025, there was not a visual inspection of the exterior conducted. The visual inspection was assumed to be conducted during the initial round of lead clearance sampling.

4.3 Dust analysis results

On 8/26/2025, risk assessor collected 12 single surface wipe samples to find out if lead dust hazards were present on floors, and windowsills.

Samples, including a generically labeled "field blank" wipe submitted for quality control, were analyzed by the:
 Batta Laboratories, LLC
 6 Garfield Way
 Newark, DE 19713
 (302) 737-3376
 Laboratory ID # 11993

Wipe sampling summary table

Sample	Room equivalent	Surface	Result		Standard	Pass/Fail
017	Classroom	Sill	230.00	µg/ft ²	< 100 µg/ft ²	fail
016	Classroom	Sill	200.00	µg/ft ²	< 100 µg/ft ²	fail
013	Classroom	Sill	280.00	µg/ft ²	< 100 µg/ft ²	fail
012	Classroom	Sill	83.00	µg/ft ²	< 100 µg/ft ²	pass
022	Classroom	Sill	650.00	µg/ft ²	< 100 µg/ft ²	fail
022	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
024	Classroom	Sill	90.00	µg/ft ²	< 100 µg/ft ²	pass
024	Classroom	Floor	9.40	µg/ft ²	< 10 µg/ft ²	pass
027	Classroom	Sill	230.00	µg/ft ²	< 100 µg/ft ²	fail
027	Classroom	Floor	13.00	µg/ft ²	< 10 µg/ft ²	fail
026	Classroom	Sill	550.00	µg/ft ²	< 100 µg/ft ²	fail
026	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass



RP25082737

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#:	RP25082737	Date Sampled:	08/26/2025
Project Number:	250827017	Sampled By:	Client
Project Name:	The Sigma Group, Inc.	Date Received:	08/27/2025
Project Location:	Townsend St Elementary School - 3360 North Sherman Blvd Wilwaukee, WI	Date Analyzed:	08/27/2025
Analyte Requested:	Lead	Date Report Issued:	08/27/2025
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)
250827017.0 01	017	Sill	Stl.	0.60	140.00	230.00	5
250827017.0 02	016	Sill	Stl.	0.60	120.00	200.00	5
250827017.0 03	013	Sill	Stl.	0.57	160.00	280.00	5
250827017.0 04	012	Sill	Stl.	0.60	50.00	83.00	5
250827017.0 05	022	Sill	Stl.	0.60	390.00	650.00	5
250827017.0 06		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 ug/sq ft, window sills not to exceed 100 ug/sq ft, and window troughs not to exceed 400 ug/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 10ug/sq ft, window sills not to exceed 100ug/sq ft, window troughs not to exceed 100ug/sq ft and porch floors not to exceed 40ug/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 BATTA Laboratories.

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Analyst: Sarah Hopkins

End of Report

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



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Project Location:	Townsend St Elementary School - 3360 North Sherman Blvd Wilwaukee, WI	Date Analyzed:	08/27/2025
Analyte Requested:	Lead	Date Report Issued:	08/27/2025
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)
250827017.0 07	024	Sill	Stl.	0.69	62.00	90.00	5
250827017.0 08		Floor	Flr.	1.00	9.40	9.40	5
250827017.0 09	027	Sill	Stl.	0.64	150.00	230.00	5
250827017.0 10		Floor	Flr.	1.00	13.00	13.00	5
250827017.0 11	026	Sill	Stl.	0.60	330.00	550.00	5
250827017.0 12		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 ug/sq ft, window sills not to exceed 100 ug/sq ft, and window troughs not to exceed 400 ug/sq ft. Samples received in acceptable condition unless otherwise noted. 8. Clearance guidelines for OLCCH, LBPHC and LHRD Grantees are set at the following levels: Floors not to exceed 10ug/sq ft, window sills not to exceed 100ug/sq ft, window troughs not to exceed 100ug/sq ft and porch floors not to exceed 40ug/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 BATTA Laboratories.

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Analyst: Sarah Hopkins

End of Report

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

7000

East: (866) 871-1984
Central: (800) 651-4902
West: (866) 888-6653

250827017

BIZZIS

CONTACT INFORMATION

Company: _____
 Contact: _____
 Phone: _____

Address: _____
 Special Instructions: _____

PROJECT INFORMATION

Project ID: _____
 Project Description: Townsend Street Elementary School
 Project Zip Code: 53216
 PO Number: _____

Sampling Date/Time: 8/20/25 1200
 Sampled By: Quin Lenz

TURN AROUND TIME CODES - (TAT)

STD - Standard (Default)
 ND - Next Business Day
 SD - Same Business Day
 WH - Weekend/Holiday/ASAP

Rushes received after 2pm or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
001 017	Sill	D	SD	13/4" x 49 1/2"	
002 016	Sill			13/4" x 49 1/2"	
003 013	Sill			13/4" x 46 1/2"	
004 012	Sill			13/4" x 49 1/2"	
005 022	Sill			13/4" x 49 1/4"	
006 022	Floor			12" x 12"	
007 024	Sill			2" x 49 1/2"	
008 024	Floor			12" x 12"	
009 027	Sill			13/8" x 49 3/4"	
010 027	Floor			12" x 12"	
011 026	Sill			13/4" x 49 1/4"	
012 026	Floor			12" x 12"	

SAMPLE TYPE CODES

BC - BioCassette™
 A1S - Andersen
 SAS - Surface Air Sampler
 NP - Non-potable Water

T - Tape
 SW - Swab
 SC - Soil
 D - Dust

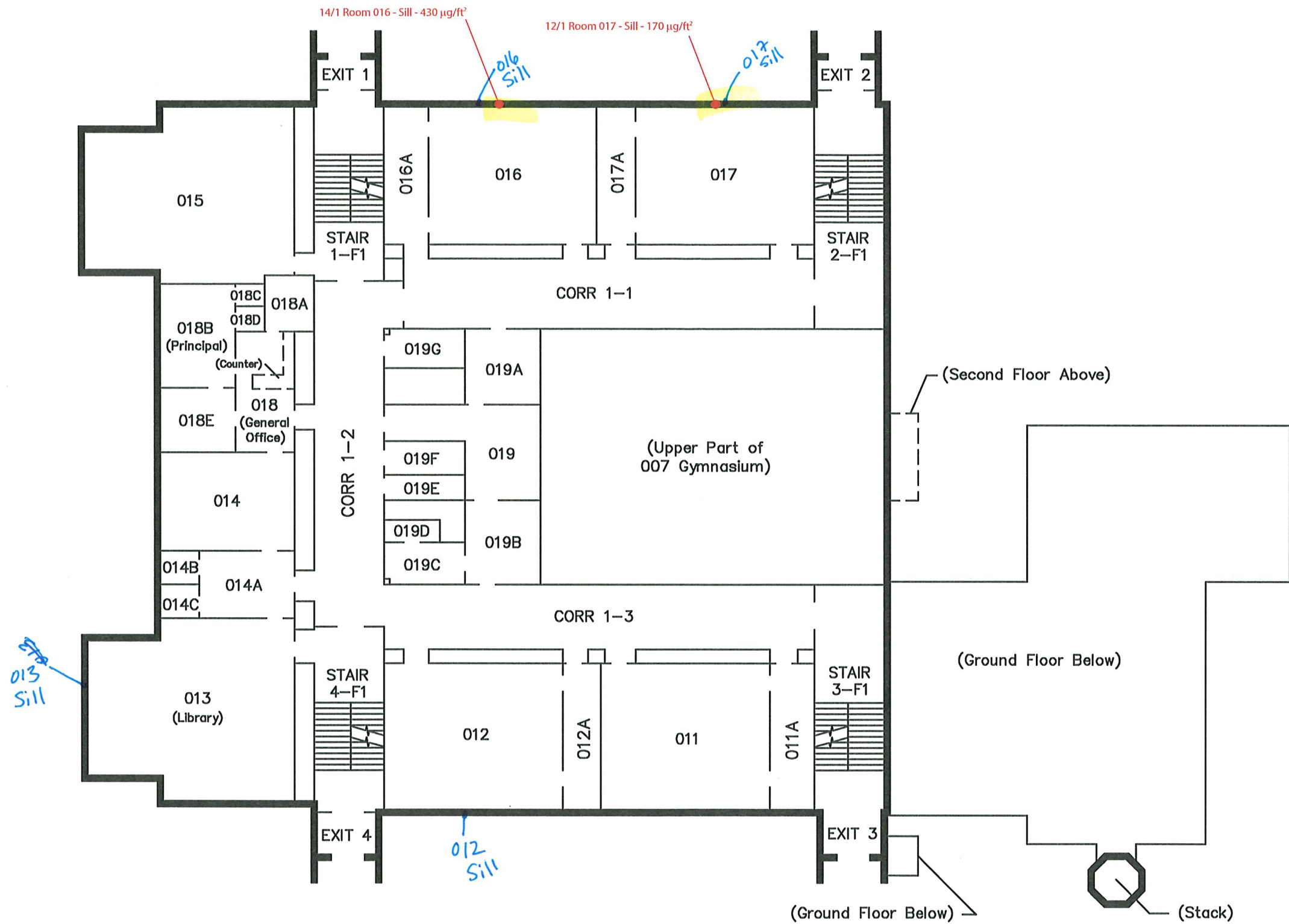
O - Other: _____

RELINQUISHED BY
 [Signature]
 1640
 8/26/25

DATE & TIME

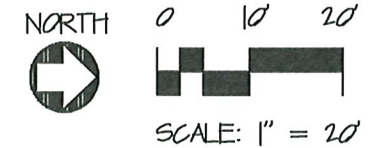
REQUESTED SERVICES		DATE & TIME
Non-Culturable	Spore Trap Analysis	
Other biological particles - supplement		
Direct Microscopic Exam (Qualitative)		
Quantitative spore count direct exam		
Dust Characterization		
1-Media Surface Fungi (Genus ID + Asp. spp.)		
Culturable Air Fungi (Genus ID + Asp. spp.)		
Gram Stain and Counts (Culturable Air and Surface Bacteria)		
Legionella culture		
Total Coliform, E.coli (Presence/Absence)		
Quantitray-Sewage Screen		
OTHER: (please specify test)		
BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate		
Other Requests	Asbestos In Air - PCM Airborne Fiber Count (NIOSH 7400)	
Asbestos Bulk - PLM		
Lead (Pb) - Flame AA		
PCR (please specify test)		
Allergens (please specify test)		

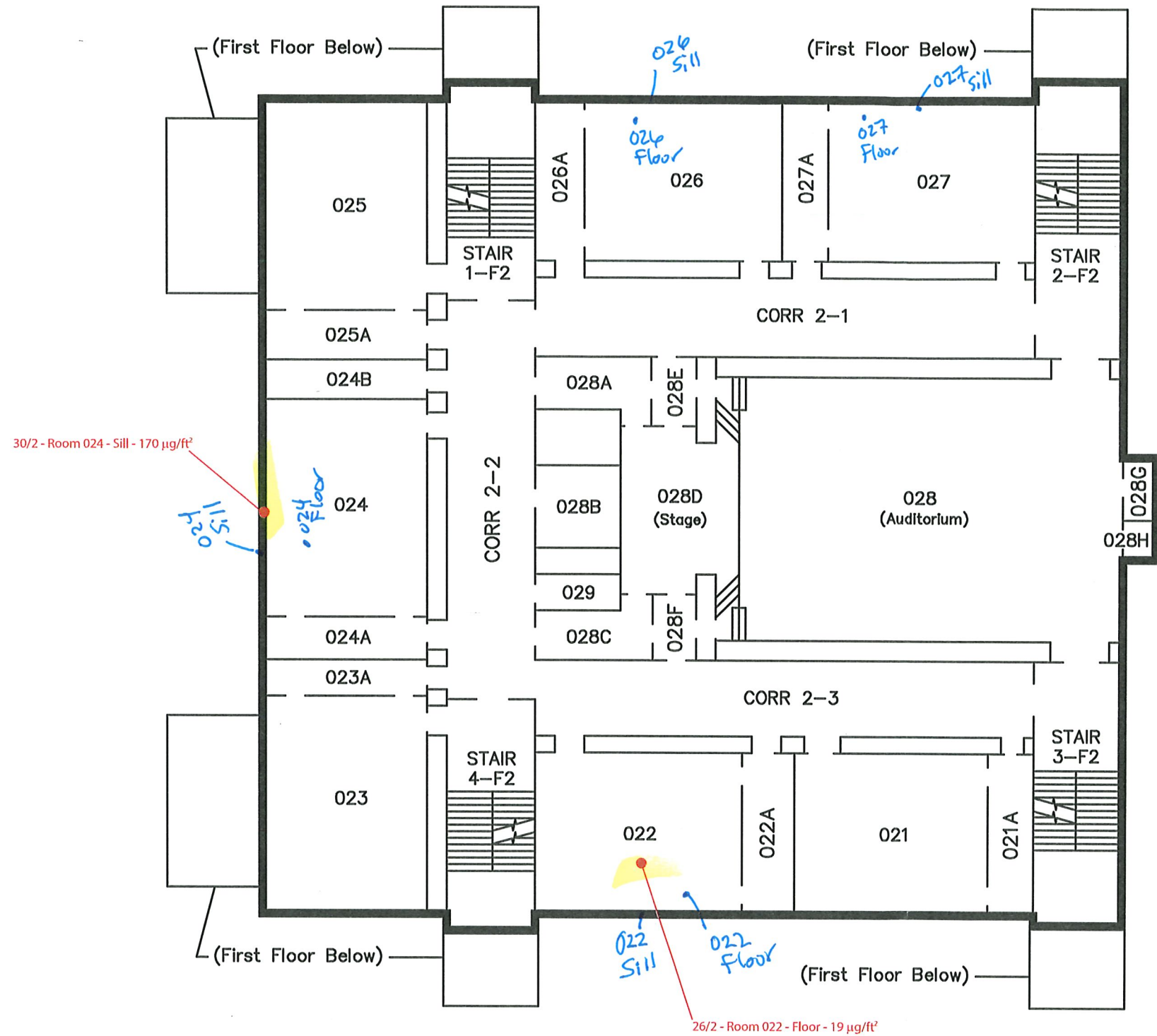
APPENDIX B: Floor Plan and Site Sketch



FIRST FLOOR PLAN

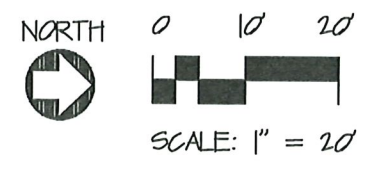
SITE NO: 365 - TOWNSEND STREET ELEMENTARY SCHOOL
 3360 NORTH SHERMAN BOULEVARD, MILW., WI. 53216-3559
 DATE: 9/19/08





SECOND FLOOR PLAN

SITE NO: 365 - TOWNSEND STREET ELEMENTARY SCHOOL
 3360 NORTH SHERMAN BOULEVARD, MILW., WI. 53216-3559
 DATE: 9/19/08



APPENDIX C: Pictures



Figure 1: Example of a sill sample within one of the classrooms.



Figure 2: Example of a floor sample within one of the classrooms.

APPENDIX D: Ongoing Monitoring

It's unusual to remove all lead-based paint (LBP) from the property. This means that new hazards can develop when:

- Control measures fail (for example, damage to an enclosure).
- LBP becomes deteriorated.
- Dust from friction, impact, or other deterioration collects on floors or windowsills.
- Contaminated dust and soil from outside are tracked inside.

To keep the house safe, the owner should:

- Visually assess for hazards at least once a year after the risk assessment or controlling hazards.
- Hire a certified lead risk assessor for a reevaluation of the property every two years.

Visual Assessment

Who can do it

The owner of the property (or their agent)

When to do it

Start annual visual assessments one year after the risk assessment or any hazard reduction work. Also do one when:

- A resident reports deteriorated paint or other possible lead hazards.
- A unit becomes vacant (assess before re-renting it).
- A unit sustains damage (for example, flooding, wind, fire).

How to do it

Go through the dwelling unit and each common area, including exterior painted surfaces and ground cover. Check for:

- Deterioration on any untested surfaces and surfaces with known LBP.
- Structural problems that could make LBP or untested paint fail.
- Continued integrity of enclosures and encapsulants used to control LBP hazards.

Reevaluation

Who can do it

A certified lead risk assessor

When to do it

Start biennial reevaluations two years after the risk assessment or any hazard reduction work. Then, reevaluate every two years (plus or minus 60 days). If two consecutive reevaluations find no LBP hazards, you can stop doing them.

How it is done

A reevaluation is a risk assessment that builds on a previous investigation report. If hazards were controlled after a previous risk assessment, the risk assessor makes sure they are still effective. Then, the risk assessor identifies any new LBP hazards by:

- Looking for deteriorated paint. If that paint wasn't already tested, the risk assessor tests it.
- Looking for other potential hazards, such as new bare soil and friction surfaces.
- Collecting new dust wipe samples and soil samples, if new areas of bare soil are present.

The risk assessor compiles info on all LBP hazards into a written risk assessment report. The risk assessor also recommends options for controlling all LBP hazards.

ⁱ www.dhs.wisconsin.gov/lead/index.htm

ⁱⁱ Wis. Admin Code DHS Chapter 163 https://docs.legis.wisconsin.gov/code/admin_code/dhs/110/163/Title

ⁱⁱⁱ www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure

^{iv} Appendix 13.1: Wipe Sampling of Settled Dust for Lead Determination www.hud.gov/sites/documents/LBPH-40.PDF