

Project No.:
082225-1746

Prepared For:
Brian Berner
Milwaukee Public Schools

Address of Structure Inspected:
Manitoba Elementary School, 4040 W Forest Home Ave, Milwaukee, WI

Owner:
Milwaukee Public Schools, 1125 N. 11th Street, Milwaukee, WI 53233
at (414) 531-2558

Inspection Date & Time
8/22/2025 at 10:30am

Partial Lead-Based Paint Inspection Report

Investigation Conducted and Report Prepared By:



Testudo LLC • P.O. Box 259964, Madison, WI 53725-9964 • (608) 205-8025

DHS Lead Company Certification No.:
1374120

Lead Risk Assessor:
Douglas Dalsing, DHS certification No.: 158778

A handwritten signature in black ink that reads "Doug Dalsing". The signature is written in a cursive, slightly slanted style.

Report Prepared & Signed
8/28/2025

Methods of Investigation

Work comprised a Partial Lead-Based Paint Inspection of the floors & sills at Manitoba Elementary School, 4040 W Forest Home Ave, Milwaukee, WI.

Dust wipe sampling, if requested, was used to determine lead dust loading on horizontal surfaces, like floors, window sills and window wells; through observation and/or interviewing the occupant, these wipe samples were collected from areas where small children would be most likely to eat, sleep or play, & a blank sample was conducted for quality control purposes.

Findings

Dust Sampling

These are included in the attached lab reports. Samples indicating lead loading that exceeds general hazard levels set by WI's Department of Health Services (DHS) are marked, & any sample description that includes "2112" is a quality control blank sample.

Limitations

The professional opinions found in this report were based upon site observations, interpretations of analysis, and interpretations of current regulations for the regulated materials. These opinions apply to the site conditions existing at the time of the inspection. Current regulations should always be verified prior to any work involving regulated materials such as lead-based paint. Future activities at this dwelling may alter the results of this inspection. This inspection did not include sources of lead exposure other than surface coatings on building components and soil. All untested items must be assumed to contain lead if they are coated in paint, stain, shellac or varnish and if they were installed prior to 1978. It may be assumed that any component installed after 1977 is free of lead-based paint; however, it's installation after 1977 must be documented.

Disclosure

A copy of this summary must be provided to new tenants and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and made available to new tenants. Landlords 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. State law requires Testudo LLC to disclose to a state agency, the WI Department of Health Services, the address and results from structures in which it conducts work.

List of Appendices

Lab reports

Certificate of Analysis: Lead In Dust Wipe by EPA Method 7000B/NIOSH 7082*

Client : Testudo LLC
 PO Box 259964
 Madison, WI 53725
Attn : DOUG DALRING **Email :** info@testudoonline.com
Phone : 608-205-8025 **Fax :**

AAT Project : 1196893
Sampling Date :
Date Received : 08/23/2025
Date Analyzed : 08/23/2025
Date Reported : 08/23/2025

Client Project : 082225-265 MONITOBA
Project Location : 082225-265 MONITOBA

Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
10660347	1	101 SILL	49.75	3.75	1.30	25.9
10660348	2	103 SILL	49.375	3.875	1.33	27.6
10660349	3	104 SILL	49.375	3.875	1.33	36.7
10660350	4	106 SILL	49.375	3.875	1.33	38.9
10660351	5	2112 FLOOR	12	12	1.00	<4.00

Analyst Signature



Zachary St John

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 4 ug/sample. A '<' indicates the reported result is below AAT's reporting limit. For true values assume (3) significant figures. AAT internal SOP S205. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 5 ug/ft2 (Floors, Carpeted/Uncarpeted), 40 ug/ft2 (Window Sill/Stools), 100 ug/ft2 (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft2 (Interior Floors), 40 ug/ft2 (Porch Floors), 100 ug/ft2 (Window Sills), 100 ug/ft2 (Window Troughs). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values. Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Measurement uncertainty can be provided upon request; Measurement Uncertainty represents only Analytical Uncertainty. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. * = Validated modified method. Samples are stored for 15 days following report date.

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042, State of RI- Lab ID# LAO00345

Date Printed: 08/23/2025

AAT Project: 1196893





30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : Testudo LLC
PO Box 259964
Madison, WI 53725

Attn : DOUG DALRING

Email : info@testudoonline.com

Phone : 608-205-8025

Project Location : 082225-265 MONITOBA

AAT Project : 1196893

Client Project : 082225-265 MONITOBA

Date Reported 08/23/2025

Sample	Client Code	Analysis Requested	Completed	Analyst
10660347	1	Dust Wipe	08/23/2025	Zachary St John
10660348	2	Dust Wipe	08/23/2025	Zachary St John
10660349	3	Dust Wipe	08/23/2025	Zachary St John
10660350	4	Dust Wipe	08/23/2025	Zachary St John
10660351	5	Dust Wipe	08/23/2025	Zachary St John

Reviewed By

Elyse Bidle
Quality Assurance Coordinator

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