

Project No.:
082125-1743

Prepared For:
Brian Berner
Milwaukee Public Schools

Address of Structure Inspected:
Mitchell Elementary School, 1728 S 23rd St, Milwaukee, WI

Year Structure Built:

Owner:
Milwaukee Public Schools, 1124 N. 11th Street, Milwaukee, WI 53233
at (414) 531-2557

Inspection Date & Time
8/21/2025 at 7:30am

Partial Lead 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".

Report Prepared & Signed
8/22/2025

Address inspected: Mitchell Elementary School, 1728 S 23rd St, Milwaukee, WI

Owner(s): Milwaukee Public Schools

Inspection date: 8/21/2025

Methods of Investigation

Work comprised a Partial Lead-Based Paint Inspection of the floors & sills at Mitchell Elementary School, 1728 S 23rd St, 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

Results are inserted at the end of this report.

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



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

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

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

AAT Project : 1196571
Sampling Date :
Date Received : 08/22/2025
Date Analyzed : 08/22/2025
Date Reported : 08/22/2025

Client Project : 082125-274 MITCHELL
Project Location : 082125-274 MITCHELL

Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
10718938	1	CORR 3-1 FL	12	12	1.00	12.2
10718939	2	303 SILL	23.5	5.5	0.90	5.30
10718940	3	303 FL	12	12	1.00	<4.00
10718941	4	301 FL	12	12	1.00	<4.00
10718942	5	301 SILL	37.25	5.25	1.36	72.8
10718943	6	CORR 3-2 FL	12	12	1.00	5.67
10718944	7	300 FL	12	12	1.00	4.04
10718945	8	301D FL	12	12	1.00	<4.00
10718946	9	301D SILL	12	5.5	0.46	20.1
10718947	10	217 FL	12	12	1.00	29.2
10718948	11	217 SILL	37	5	1.28	20.4
10718949	12	215 FL	12	12	1.00	7840
10718950	13	215 SILL	33.25	7.75	1.79	8.09
10718951	14	CORR 2-1 END FL	12	12	1.00	<4.00
10718952	15	2112 FL	12	12	1.00	<4.00



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: 08/22/2025

AAT Project: 1196571

Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
10718953	16	212 FL	12	12	1.00	<4.00
10718954	17	212 SILL	37	9.75	2.51	2.66
10718955	18	CORR 201 END FL	12	12	1.00	<4.00
10718956	19	CORR 201 END SILL	37	9.25	2.38	2.44
10718957	20	213 FL	12	12	1.00	16.5
10718958	21	213 SILL	37	4.625	1.19	84.5
10718959	22	209 FL	12	12	1.00	<4.00
10718960	23	209 SILL	37.25	11.75	3.04	20.1
10718961	24	CORR 2-1 END FL	12	12	1.00	5.96
10718962	25	206 FL	12	12	1.00	<4.00
10718963	26	206 SILL	37.125	12	3.09	76.8
10718964	27	CORR 101 END FL	12	12	1.00	<4.00
10718965	28	CORR 1-1 END FL	12	12	1.00	<4.00
10718966	29	CORR 1-1 END SILL	37	8.875	2.28	24.5
10718967	30	2112 SILL	12	12	1.00	<4.00
10718968	31	113 FL	12	12	1.00	15.5
10718969	32	113 SILL	37	9	2.31	21.4
10718970	33	102 FL	12	12	1.00	14.5
10718971	34	102 SILL	35	4.25	1.03	112
10718972	35	102C FL	12	12	1.00	76.3
10718973	36	102C SILL	37	9.25	2.38	197
10718974	37	104 FL	12	12	1.00	9.85
10718975	38	104 SILL	37	12	3.08	24.1
10718976	39	104C FL	12	12	1.00	15.2



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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: 08/22/2025

AAT Project: 1196571

Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
10718977	40	104B FL	12	12	1.00	77.2
10718978	41	CORR 101 END FL	12	12	1.00	4.06
10718979	42	106 FL	12	12	1.00	6.35
10718980	43	106 SILL	37.125	12	3.09	46.1
10718981	44	106A FL	12	12	1.00	11.7
10718982	45	2112 WELL	12	12	1.00	<4.00
10718983	46	CORR G-2 FL	12	12	1.00	78.4
10718984	47	002 FL	12	12	1.00	<4.00
10718985	48	002 SILL	36	2	0.50	<8.00
10718986	49	014 FL	12	12	1.00	37.6
10718987	50	014 SILL	38.75	16.25	4.37	3.08
10718988	51	CORR G-3 END FL	12	12	1.00	107
10718989	52	012 FL	12	12	1.00	<4.00
10718990	53	CORR G-2 END FL	12	12	1.00	21.1
10718991	54	015 FL	12	12	1.00	12.1
10718992	55	015 SILL	38.5	16	4.28	47.4
10718993	56	CORR G-1 END FL	12	12	1.00	73.1
10718994	57	007 FL	12	12	1.00	<4.00
10718995	58	007 SILL	30	12	2.50	<1.60
10718996	59	006 FL	12	12	1.00	11.0
10718997	60	006 SILL	44	7.5	2.29	33.6



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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: 08/22/2025

AAT Project: 1196571

Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead $\mu\text{g}/\text{ft}^2$ *
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Analyst Signature

Katie Holley

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Date Printed: 08/22/2025

AAT Project: 1196571

Sample	Client Code	Analysis Requested	Completed	Analyst
10718965	28	Dust Wipe	08/22/2025	Katie Holley
10718966	29	Dust Wipe	08/22/2025	Katie Holley
10718967	30	Dust Wipe	08/22/2025	Katie Holley
10718968	31	Dust Wipe	08/22/2025	Katie Holley
10718969	32	Dust Wipe	08/22/2025	Katie Holley
10718970	33	Dust Wipe	08/22/2025	Katie Holley
10718971	34	Dust Wipe	08/22/2025	Katie Holley
10718972	35	Dust Wipe	08/22/2025	Katie Holley
10718973	36	Dust Wipe	08/22/2025	Katie Holley
10718974	37	Dust Wipe	08/22/2025	Katie Holley
10718975	38	Dust Wipe	08/22/2025	Katie Holley
10718976	39	Dust Wipe	08/22/2025	Katie Holley
10718977	40	Dust Wipe	08/22/2025	Katie Holley
10718978	41	Dust Wipe	08/22/2025	Katie Holley
10718979	42	Dust Wipe	08/22/2025	Katie Holley
10718980	43	Dust Wipe	08/22/2025	Katie Holley
10718981	44	Dust Wipe	08/22/2025	Katie Holley
10718982	45	Dust Wipe	08/22/2025	Katie Holley
10718983	46	Dust Wipe	08/22/2025	Katie Holley
10718984	47	Dust Wipe	08/22/2025	Katie Holley
10718985	48	Dust Wipe	08/22/2025	Katie Holley
10718986	49	Dust Wipe	08/22/2025	Katie Holley
10718987	50	Dust Wipe	08/22/2025	Katie Holley
10718988	51	Dust Wipe	08/22/2025	Katie Holley
10718989	52	Dust Wipe	08/22/2025	Katie Holley
10718990	53	Dust Wipe	08/22/2025	Katie Holley
10718991	54	Dust Wipe	08/22/2025	Katie Holley
10718992	55	Dust Wipe	08/22/2025	Katie Holley
10718993	56	Dust Wipe	08/22/2025	Katie Holley
10718994	57	Dust Wipe	08/22/2025	Katie Holley
10718995	58	Dust Wipe	08/22/2025	Katie Holley
10718996	59	Dust Wipe	08/22/2025	Katie Holley
10718997	60	Dust Wipe	08/22/2025	Katie Holley

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Sample

Client Code

Analysis Requested

Completed

Analyst



Reviewed By

Elyse Bidle
Quality Assurance Coordinator

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

Date Printed: 08/22/2025 3:54PM

AAT Project: 1196571



30105 BEVERLY RD.
ROMULUS MI 48174
(734) 699-1ABS (5227)
FAX: (734) 699-8407
www.accurate-test.com



SUBMITTING COMPANY

Testudo LLC
PO Box 259964, Madison, WI 53725

CONTACT INFORMATION

DOUG DALSIING
Office: (608) 205-8025
Fax:
Cell:
Email: Doug@TestudoOnline.com

Request Turnaround Time (please check one)
 SAME DAY () 24 Hour ()
 48 Hour () 72 hours ()
 If none indicated, default is 72 hours.

ANALYSIS LEAD
 SINGLE WIPE DUST ()
 COMPOSITE SOIL ()
 PAINT CHIP ()
 % By Wt. mg/cm²

PO #
 ANALYSIS LEAD
 SINGLE WIPE DUST ()
 COMPOSITE SOIL ()
 PAINT CHIP ()
 % By Wt. mg/cm²

LAB ID	CLIENT SAMPLE ID	DESCRIPTION	WS, WT, F	Area (inches)	ANALYSIS	LEAD
10815	1	corridor 3-1 floor		12 x 12		<input checked="" type="checkbox"/>
	2	corridor 3-4 303 sill		23 1/2 x 5 1/2		
	3	303 floor		12 x 12		
	4	301 floor		12 x 12		
	5	301 sill		37 1/4 x 5 1/4		
	6	Corridor 3-2 floor		12 x 12		
	7	300 floor		12 x 12		
	8	301D floor		12 x 12		
	9	301D sill		12 x 5 1/4		
	10	217 floor		12 x 12		
	11	217 sill		37 x 5		
	12	215 floor		12 x 12		
	13	215 sill		33 1/4 x 7 3/4		
	14	Corridor 2-1 end floor		12 x 12		
	15	2112 floor		12 x 12		

LAB ID: 10815

CLIENT SAMPLE ID: 1

DESCRIPTION: corridor 3-1 floor

WS, WT, F:

Area (inches): 12 x 12

ANALYSIS:

LEAD:

SEALS INTACT Y N

CONTAINERS LABELED Y N

RECYD & ACCEPTED Y N

LAB REMARKS: 1887

LAB PROJECT NUMBER: 1196571

SAMPLES RELINQUISHED BY: Dalsing

SAMPLES RECEIVED BY: On

Date: 8-21-25

TIME: 9 PM

By submitting samples to AAT, the client agrees to AAT's terms and conditions.
 Include on results Bernerbm@milwaukee.k12.wi.us



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ROMULUS MI 48174
(734) 699-1ABS (5227)
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Email: Doug@TestudoOnline.com

RISK ASSESSOR	LAB ID	CLIENT SAMPLE ID	DESCRIPTION	WS, WT, F	Area (Inches)	ANALYSIS			mg/cm ²	Request Turnaround time (please check one) SAME DAY () 24 Hour () 48 Hour () 72 hours ()
						SINGLE WIPE DUST	COMPOSITE SOIL	PAINT CHIP		
		16	212 floor		12 x 12					
		17	212 sill		37 x 9 3/4					
		18	Corridor 2-1 end floor		12 x 12					
		19	Corridor 2-1 end sill		37 x 9 1/4					
		20	213 floor		12 x 12					
		21	213 sill		37 x 45/8					
		22	204 floor		12 x 12					
		23	204 sill		37 1/4 x 11 3/4					
		24	Corridor 2-1 end floor		12 x 12					
		25	206 floor		12 x 12					
		26	206 sill		37 1/8 x 12					
		27	Corridor 1-1 end floor		12 x 12					
		28	Corridor 1-1 end floor		12 x 12					
		29	Corridor 1-1 end sill		37 x 8 7/8					
		30	2112 sill		12 x 12					

SAMPLES RELINQUISHED BY	SAMPLES RECEIVED BY	Date	TIME

LAB PROJECT NUMBER	SEALS INTACT	CONTAINERS LABELED	RECVD & ACCEPTED	LAB REMARKS
	Y	N		
	Y	N		
	Y	N		

CLIENT COMMENTS

LAB PROJECT NUMBER	DATE	TIME

Or

AUG 22 2025

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Request Turnaround time (please check one)
 SAME DAY () 24 Hour ()
 48 Hour () 72 hours ()
 If none indicated, default is 72 hours.

ANALYSIS LEAD
 SINGLE WIPE DUST ()
 COMPOSITE SOIL ()
 PAINT CHIP ()
 % By Wt. mg/cm²

LAB ID	CLIENT SAMPLE ID	DESCRIPTION	WS, WT, F	Area (inches)	ANALYSIS	LEAD	SAMPLE CONDITION
	31	floor		12 x 12			Y N
	32	sill		37 x 9			Y N
	33	floor		12 x 12			Y N
	34	sill		35 x 7 1/4			Y N
	35	1025 trivet floor		12 x 12			Y N
	36	1025 trivet sill		37 x 9 1/4			Y N
	37	104 floor		12 x 12			Y N
	38	104 sill		37 x 12			Y N
	39	104C floor		12 x 12			Y N
	40	104B floor		12 x 12			Y N
	41	Corridor -1 end floor		12 x 12			Y N
	42	106 floor		12 x 12			Y N
	43	106 sill		37 1/2 x 12			Y N
	44	106 BA floor entrance via hallway		12 x 12			Y N
	45	2112 well		12 x 12			Y N

LAB PROJECT NUMBER

LAB REMARKS

SEALS INTACT Y N

CONTAINERS LABELED Y N

RECVD & ACCEPTED Y N

LAB PROJECT NUMBER

LAB PROJECT NUMBER

SAMPLES RELINQUISHED BY

SAMPLES RECEIVED BY

Date TIME

AM PM

AM PM

AM PM

DM AUG 22 2025

By submitting samples to AAT, the client agrees to AAT's terms and conditions.

#44 near restrooms



30105 BEVERLY RD.
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 Office: (608) 205-8025
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 Cell:
 Email: Doug@TestudoOnline.com

RISK ASSESSOR	ANALYSIS	LEAD
	SINGLE WIPE DUST () ()	() ()
	COMPOSITE SOIL () ()	() ()
	% By Wt.	mg/cm ²
	PAINT CHIP	() ()
NUMBER	Request Turnaround time (please check one)	
	SAME DAY ()	24 Hour ()
	48 Hour ()	72 hours ()
	If none indicated, default is 72 hours.	

LAB ID	CLIENT SAMPLE ID	DESCRIPTION	WS, WT, F	Area (inches)	ANALYSIS	LEAD	Request Turnaround time (please check one)
	46	Corridor G-2 floor		12 x 12			
	47	002 floor		12 x 12			
	48	002 sill		36 x 2			
	49	014 floor		12 x 12			
	50	014 sill		38 1/4 x 16 1/4			
	51	Corridor G-3 end floor		12 x 12			
	52	012 floor		12 x 12			
	53	Corridor G-2 end floor		12 x 12			
	54	015 floor		12 x 12			
	55	015 sill		38 1/2 x 16			
	56	Corridor G-1 end floor		12 x 12			
	57	007 floor		12 x 12			
	58	007 sill		30 x 12			
	59	006 floor		12 x 12			
	60	006 sill		44 x 7 1/2			

SAMPLES RELINQUISHED BY	SAMPLES RECEIVED BY	Date	TIME
			AM PM
			AM PM
			AM PM

LAB PROJECT NUMBER

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