

Third-Party Lead Clearance Testing Report

Performed On: August 20, 2025, 3:01 PM

Site:

Longfellow Public School (256)
1021 South 21st Street
Milwaukee, WI 53204

Owner:

Milwaukee Public Schools



Lead Safe Renovator:

JCP Construction LLC – DHS Certification #:2540270

1849 N MLK Drive, Suite 200

Milwaukee, WI 53212

LSR Supervisor: Jason Delikat – DHS Certification #: LCS-301434

Clearance Testing Performed By:

Devin Gareis, DHS Certification #: LRA-297222

The Sigma Group, Inc.

1300 West Canal Street

Milwaukee, WI 53233

Ph. 414-643-4200

DHS Lead Company Certification #: 17570

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1. 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.

2. 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.

While limited areas of deteriorated paint (e.g., cracking, flaking, chipping, and/or peeling) were observed; based on information provided by MPS and the LSR SOP, it was understood that the stabilization and cleaning activities of applicable accessible LBP surfaces had been completed prior to clearance. No visible dust, debris, or paint chips were observed on floors or other horizontal surfaces within or adjacent to the areas sampled.

3. VISUAL INSPECTION OF THE EXTERIOR

No exterior visual inspection nor testing was completed.

4. 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 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

Sigma was not instructed to conduct initial clearance testing at this school.

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

Dust-wipe samples were collected in accordance with Wis. Adm. Code § DHS 163.14(5)(c) 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.

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.

Additional directions for dust-wipe clearance re-sampling were provided on August 20, 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.

As indicated above, Sigma did not perform the initial dust-wipe clearance sampling event. MPS requested Sigma to conduct the resampling at the locations where the initial clearance limits were exceeded.

The lead wipe samples from the resampling event were analyzed by:

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

5. SUMMARY OF RESULTS

The re-cleaning verification (resampling) event was conducted on August 20, 2025, to retest previously failed locations, as directed by MPS in consultation with MHD. While Sigma was not provided the detailed analytical results from the initial clearance event conducted by the prior consultant, MPS supplied a map identifying the locations that required resampling. This information was used to guide Sigma's resampling activities.

Based on information communicated by MPS/MHD, resampling was required at three previously failed floor locations (Room 215, Room 200, and Corridor 3-3 North). A total of eight dust-wipe samples were collected in accordance with Wisconsin DHS 163 and the specified MPS/MHD protocol:

- **Floors (8 samples):** Three samples from previously failed locations (Rooms 215 and 200, and Corridor 3-3 North) and five samples from adjacent areas (Rooms 302, 309, 310, 214, and Corridor 2-1 South).

Laboratory results indicate that each of the three previously failed locations met the clearance requirements of DHS 163.14(5)(c). However, one adjacent floor location—Room 309—exceeded the 10 $\mu\text{g}/\text{ft}^2$ floor clearance standard.

Sigma was not instructed to perform additional retesting beyond the August 20, 2025, event. Because Room 309 did not meet the clearance standard, additional cleaning and subsequent clearance testing were recommended prior to re-occupancy of the affected areas.

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 inspectors' certifications are provided in **Appendix D**.

6. QUALIFICATIONS OF REPORT

The clearance examination and associated sampling described above were conducted in accordance with the requirements of Wis. Admin. Code DHS 163 and applicable MPS/MHD protocols. The findings presented herein represent the condition of tested surfaces only at the time of sample collection and do not guarantee that lead dust hazards will not recur due to future activities, deterioration, or disturbance of lead-based paint or lead-containing materials. This clearance examination was conducted to determine whether lead dust was present on the floors and/or window sills within the areas subject to clearance testing in this child-occupied facility.

Floors and window sills not specifically mentioned in this report were not evaluated. Specifically, Sigma was instructed to not collect dust-wipe samples from:

- Window sills higher than a 6-year old child could reach.
- Stairwells, faculty rooms and bathrooms, and offices.
- Mechanical, electrical, boiler, and storage rooms, data closets, attics, and/or plumbing chases.
- Window troughs.
- Radiators.
- The exterior (including building components and soil).

The results are limited to the areas and components sampled and do not constitute a determination that the entire property is lead-free or that future conditions will remain free of lead dust hazards.

7. MONITORING / MAINTENANCE

New hazards may arise from renovation, deterioration, or other activities; ongoing monitoring and maintenance are recommended. Regular ongoing monitoring, maintenance and visual inspection 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 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 be corrected promptly using approved lead-safe work practices as part of an ongoing property maintenance program.

8. DISCLOSURE REQUIREMENT

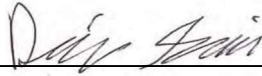
A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal Law Section 1018 of Title X before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and be made available to new tenants. Landlords (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.

9. CERTIFICATION STATEMENT

I certify that this clearance examination was conducted following the dust-wipe sampling methodology outlined in Appendix 13.1 of the U.S. Department of Housing and Urban Development (HUD) *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* and the specifications provided by MPS and MHD. Based on visual inspection and laboratory analysis of dust-wipe samples, select areas subject to this clearance examination have not passed in accordance with the clearance values and interpretation criteria specified in Wis. Adm. Code § DHS 163.14(5)(c)8.

Clearance Investigator: Devin Gareis

Signature:  Date: September 5, 2025

APPENDIX A

Lead Dust Wipe Sample Results

LEAD INVESTIGATION DUST WIPE SAMPLE RESULTS
MILWAUKEE PUBLIC SCHOOLS

Lead Renovation

Contractor: JCP Construction LLC
Site: 256 - Longfellow Elementary School
Site Address: 1021 S. 21st Street, Milwaukee
Site Owner: MPS
Inspection Type: Clearance - Lead Dust Wipe

Sigma Project #: 24270
Resample Date: 8/20/2025
Risk Assessors: Devin Gareis & Yilda Torres

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	8/20/25	Pass/ Fail	
215 F	Room 215 Floor	X		<5	Pass	10
Corr 2-1 S	Corridor 2-1 South	X		<5	Pass	10
214 F	Room 214 Floor	X		<5	Pass	10
200 F	Room 200 Floor	X		<5	Pass	10
309 F	Room 309 Floor	X		11	Fail	10
310 F	Room 310 Floor	X		<5	Pass	10
Corr 3-3 N	Corridor 3-3 North	X		<5	Pass	10
302 F	Room 302 Floor	X		<5	Pass	10

Notes:

ft² = square feet ug/ft² = micrograms per square foot

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



RP25082117

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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#: RP25082117

Project Number: 250821005

Project Name: The Sigma Group, Inc.

Project Location: 1021 S. 21st St Milwaukee, WI

Analyte Requested: Lead

Method: Test Method: NIOSH 9100 / NIOSH 7082

Matrix: Wipe

Date Sampled: 08/20/2025

Sampled By: Client

Date Received: 08/21/2025

Date Analyzed: 08/21/2025

Date Report Issued: 08/21/2025

Lab Sample #	Client Sample ID	Sample Description	Sample Location	Sampled Area (ft ²)	µg / sample	µg/ft ²	Reporting Limit (µg/sample)
250821005.0 01	215F	Room 215	Flr.	1.00	<5	<5	5
250821005.0 02	CORR 2-1 S	Corridor 2-1 South	Flr.	1.00	<5	<5	5
250821005.0 03	214F	Room 214	Flr.	1.00	<5	<5	5
250821005.0 04	200F	Room 200	Flr.	1.00	<5	<5	5
250821005.0 05	309F	Room 309	Flr.	1.00	11.00	11.00	5
250821005.0 06	310F	Room 310	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.

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: *[Signature]*

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

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NY ELAP# 11993
PCM, PLM, TEM & LEAD



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Philadelphia, PA

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



RP25082117

EPA Lab ID #DE004

NVLAP

Lab Code: 101032-D

REPORT OF ANALYSIS

Report#: RP25082117
Project Number: 250821005
Project Name: The Sigma Group, Inc.
Project Location: 1021 S. 21st St Milwaukee, WI
Analyte Requested: Lead
Method: Test Method: NIOSH 9100 / NIOSH 7082
Matrix: Wipe

Date Sampled: 08/20/2025
Sampled By: Client
Date Received: 08/21/2025
Date Analyzed: 08/21/2025
Date Report Issued: 08/21/2025

Lab Sample #	Client Sample ID	Sample Description	Sample Location	Sampled Area (ft ²)	µg / sample	µg/ft ²	Reporting Limit (µg/sample)
250821005.0 07	CORR 3-3 N	Corridor 3-3 North	Flr.	1.00	<5	<5	5
250821005.0 08	302F	Room 302	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 OLCHH, 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.

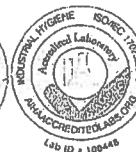
Batta Lab strives on customer feedback to improve the quality of our services. Please e-mail your feedback to feedback@battaenv.com.

Analyst: Sarah Hopkins

End of Report

QA/QC BY:

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



CHAIN OF CUSTODY

BL Project #: R102215

Customer Billing Information	Shipping Information	Turnaround Times	Method of Payment
Name: <u>The Sigma Group</u>	☐ Picked up by BATTA ☐ Delivered by customer ☒ Shipped by customer	☒ 6-12 Hours / Rush (*Note 1) ☐ 24 Hours (*Note 2) ☐ 48 Hours (*Note 3) ☐ 72 Hours (*Note 4) ☐ 5 Days (*Note 5) ☐ 10 Days (*Note 6)	☐ Cash ☐ Visa/MasterCard/Discover ☐ Money Order ☐ Purchase Order # ☐ Check # ☐ Other
Billing Address 1: <u>1300 W Canal St</u>			☐ Unit Price/Quote ☐ Total Payment
Billing Address 2: <u>Milwaukee, WI, 53220</u>			☐ Reference #
Phone: <u>414-643-4200</u>			
Email: <u>Berner bma@Milwaukee.k12.WI.US</u>			
Results To: <u>Brian Berner</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>Lead Clearance</u>	Project Location: <u>1021 S. 21st St, Milw, WI</u>	If solid waste, will results be used for disposal in NJ? Yes ☐ No ☐ Were the samples collected in New York state? Yes ☐ No ☒	Project #: <u>Sigma #24270</u> Sampled By: <u>Devan Gare-3 Yida Torres</u>

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
001	215 F	Room 215 Floor	8/24/25 3:01pm	12	12		1	dust wipe			8/21	SH
002	Corr 2-1 S	Corridor 2-1 South	3:06pm	12	12		1	dust wipe				
003	214 F	Room 214 Floor	3:08pm	12	12		1	dust wipe				
004	208 F	Room 208 Floor	3:10pm	12	12		1	dust wipe				
005	309 F	Room 309 Floor	3:14pm	12	12		1	dust wipe				
006	310 F	Room 310 Floor	3:20pm	12	12		1	dust wipe				
007	Corr 3-3 N	Corridor 3-3 North Floor	3:25pm	12	12		1	dust wipe				
008	302 F	Room 302 Floor	3:26pm	12	12		1	dust wipe				
								dust wipe				
								dust wipe				

Special Instructions From Client:				Laboratory Use Only			
Sample Relinquished By: <u>X Devan Gare-3</u>	Date: <u>8/20/25</u>	Time: <u>4:05pm</u>	Logged-in by: <u>OM</u>	Log-in Date: <u>8/21/25</u>	Date: <u>9:50</u>	Field Samples Acceptable ☒ Yes ☐ No ☐ On Ice	
Sample Received By: <u>acm</u>	Date: <u>8/21/25</u>	Time: <u>0815</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 All Sample Locations Marked



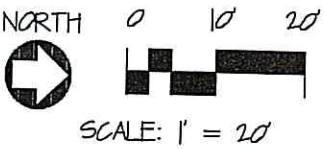
Milwaukee Public Schools
Division of Facilities and Maintenance Services
214 North 11th Street
P.O. Box 9000
Milwaukee, WI 53208
Phone : 414 889-4600
Fax : 414 263-4662

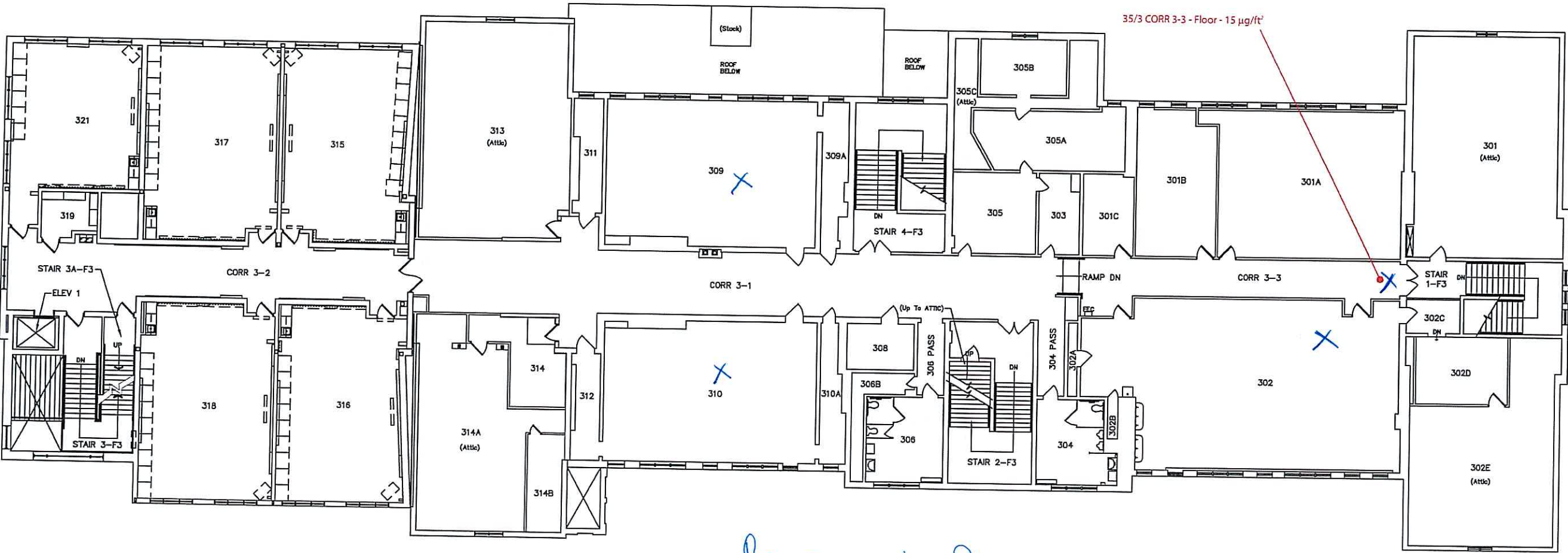


Re-sample Point = X

SECOND FLOOR PLAN

SITE NO. 256 - LONGFELLOW ELEMENTARY SCHOOL
1021 S. 21ST ST., MILW., WI., 53204
DATE: 9/19/08

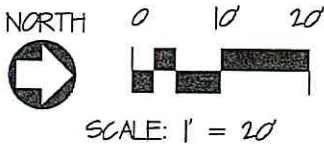




Re-sample Point = X

THIRD FLOOR PLAN

SITE NO. 256 - LONGFELLOW ELEMENTARY SCHOOL
1021 S. 21ST ST., MILW., WI., 53204
DATE: 2/4/16



Milwaukee Public Schools
Division of Facilities and Maintenance Services
1124 North 11th Street
P.O. BOX 0239
Milwaukee, Wisconsin 53205-0259
Phone: 414-224-4600
Fax: 414-224-4608

APPENDIX D

Inspectors' Certificates

Lead Inspector Certification

		LEAD(PB) RISK ASSESSOR	
		Issued By	
		STATE OF WISCONSIN	
		Dept. of Health Services	
		Devin Michael Gareis	
		1300 W Canal St	
		Milwaukee WI 53233-2669	
		225 lbs	6' 01"
LRA-297222	Exp: 01/17/2027	09/14/1994	
Training due by: 01/17/2027			

Lead Inspector Certification



LEAD(PB) RISK ASSESSOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Yilda Beatriz Torres Rodriguez

587 Hartridge Dr

Hartland WI 53029-2659

		lbs	
LRA-301689	Exp: 06/23/2027	07/19/1993	

Training due by: 06/23/2027