



Quality Inspections L.L.C. dba

National Property Inspections

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Lead Dust Clearance Report

Name of Client: Milwaukee Public Schools Phone Number: N/A

Client Address: 3230 S Adams Ave. Milwaukee, WI

Clearance Contractor: National Property Inspections
Name of Lead Risk Assessor: James Oezer
Certification No: LRA-191891
Lead Company Certification No: DHS-2137430

Lab Name: Accurate Analytical Testing LLC.
30105 Beverly Road, Romulus MI 48174
(734) 699-LABS
AIHA-LAP # 100986

Renovation Contractor: JCP Construction Project Number: 223 - Humboldt

Dates of Work: Unknown - 8/22/2025

Date/ Time of Contractor Ended Cleaning: 8/21/2025 - 5:00 pm

Date/ Time of Sample Collection: 8/22/2025 - 10:00 am

Date/ Time of Sample Collection Shipped to Lab: 8/22/2025 - 3:00 pm

Date Results Posted By Lab: 8/23/2025

Lab Analyst Name: Zachary St. John

Understanding your Clearance Report:

The primary purpose of the Clearance Inspection and testing is to determine whether the work area is safe for occupancy. The EPA-HUD and DHS have certain requirements to help ensure the property is safe. Those standards are listed in the next section of this report. As part of our Clearance Inspection we completed the following items: We completed a visual assessment of the interior of the property to ensure it meets the standards set forth by EPA-HUD and DHS. We collected samples through-out the property as set forth by EPA-HUD and DHS. We used a lab for analysis of the samples taken and they have forwarded the results to our office. The next section in this report list the samples taken, location of samples and the lab results of samples taken.

Clearance Standards based on EPA, HUD and DHS

Allowable Lead Dust Clearance Standards: Floor – <10 ug/ft2 Window Sill/ Trough – <100 ug/ft2 Porch Floor – <40 ug/ft2

Sample Number	Location	Sample Type	Sample Area Measurements	Comments	Results of Lab Analysis Ug of LPb in Sample Ug/ft2	Pass or Fail
1	G Stair 4	Floor	12x12		<4	PASS
2	G Girls 008B	Floor	12x12		<4	PASS
3	G Boys 008A	Floor	12x12		<4	PASS
4	G room 007	Floor	12x12		<4	PASS
5	G Stair 3	Floor	12x12		<4	PASS
6	G Room 006	Floor	12x12		6.96	PASS
7	G Room 006	Sill	2x8		<36	PASS
8	G Room 004	Floor	12x12		20.4	PASS
9	G Room 004	Sill	2x8		<36	PASS
10	G Stair 2	Floor	12x12		<4	PASS
11	G Room 003	Floor	12x12		<4	PASS
12	G Room 003	Sill	2x8		101	FAIL
13	G Stair 1	Floor	12x12		<4	PASS
14	G Room 6A	Floor	12x12		<4	PASS
15	1 Stair 1	Floor	12x12		<4	PASS
16	1 Room 011	Floor	12x12		7.17	PASS
17	1 Room 011	Sill	2x8		<36	PASS
18	1 Room 012	Floor	12x12		11.8	FAIL
19	1 Room 012	Sill	2x8		<36	PASS
20	1 Stair 2	Floor	12x12		<4	PASS
21	1 Room 013	Floor	12x12		4.17	PASS
22	1 Room 013	Sill	2x8		<36	PASS
23	1 Stair 3	Floor	12x12		5.58	PASS
24	1 Room 017	Floor	12x12		8.92	PASS
25	1 Room 017	Sill	2x8		48.9	PASS
26	1 Stair 4	Floor	12x12		<4	PASS
27	2 Stair 4	Floor	12x12		<4	PASS
28	2 Room 027	Floor	12x12		<4	PASS
29	2 Room 027	Sill	2x8		<36	PASS
30	2 Room 026	Floor	12x12		<4	PASS
31	2 Room 026	Sill	2x8		<36	PASS
32	2 Stair 3	Floor	12x12		<4	PASS
33	2 Room 024	Floor	12x12		5.09	PASS
34	2 Room 024	Sill	2x8		38.5	PASS
35	2 Stair 2	Floor	12x12		<4	PASS
36	2 Room 022	Floor	12x12		35.9	FAIL

Sample Number	Location	Sample Type	Sample Area Measurements	Comments	Results of Lab Analysis Ug of LPb in Sample Ug/ft2	Pass or Fail
37	2 Room 022	Sill	2x8		<36	PASS
38	2 Stair 1	Floor	12x12		<4	PASS
39	3 Stair 1	Floor	12x12		<4	PASS
40	3 Room 031	Floor	12x12		<4	PASS
41	3 Room 031	Sill	2x8		<36	PASS
42	3 Girls 042	Floor	12x12		11.1	FAIL
43	3 Stair 2	Floor	12x12		<4	PASS
44	3 Room 034	Floor	12x12		139	FAIL
45	3 Room 034	Sill	2x8		<36	PASS
46	3 Stair 3	Floor	12x12		<4	PASS
47	3 Boys 039	Floor	12x12		5.1	PASS
48	3 Room 036	Floor	12x12		<4	PASS
49	3 Room 036	Sill	2x8		<36	PASS
50	3 Stair 4	Floor	12x12		<4	PASS
51	3 Room 037	Floor	12x12		4.48	PASS
52	3 Room 037	Sill	2x8		<36	PASS
53	Blank	Floor	12x12		<4	PASS
54	Blank	Floor	12x12		<4	PASS
55	Blank	Floor	12x12		<4	PASS

Description of work performed:

The renovation includes the interior of the property only, no exterior. The interior includes renovation of deteriorated surfaces which may include DHS 163 work.

Summary of results from lab:

Based on the results from the lab the property listed above has not been properly cleaned and tested to ensure the property meets the lead dust clearance standards after lead renovation was performed in the building. The failed locations marked in red need re-cleaning and a new clearance test performed to ensure the property meets the lead dust clearance standards.

Signature of Lead Risk Assessor: _____



Date: _____

8/23/2025