

Lead Clearance Examination Report

For the property at:
2227 E. Hartford Avenue,
Milwaukee, WI 53211



Conducted on:
08/26/2025 at
7:00AM

Clearance and report completed by:
Quin Lenz, Lead Risk Assessor, DHS No. LRA-239354
920-309-4197



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](#) (DHS) under [Wis. Admin. Code ch. DHS 163](#)ⁱⁱ.

1.1 Findings

8/26/2025—Based on the results of the visual inspection and laboratory analysis of dust samples, **this project has passed clearance**. Future activities in and around the property may create new lead hazards or cause lead hazards corrected with interim control methods to reappear.

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 was performed at schools where the initial wipe sampling failed. 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 Home](#)ⁱⁱⁱ, 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 005A, 007, 008, and 008F. 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 four (4) 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
008	Classroom	Floor	<5 $\mu\text{g}/\text{ft}^2$	< 10 $\mu\text{g}/\text{ft}^2$	pass
008F	Classroom	Floor	7.60 $\mu\text{g}/\text{ft}^2$	< 10 $\mu\text{g}/\text{ft}^2$	pass
005A	Classroom	Floor	5.50 $\mu\text{g}/\text{ft}^2$	< 10 $\mu\text{g}/\text{ft}^2$	pass
007	Classroom	Floor	<5 $\mu\text{g}/\text{ft}^2$	< 10 $\mu\text{g}/\text{ft}^2$	pass

APPENDIX B: Floor Plan and Site Sketch

APPENDIX C: Pictures



Figure 1: 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