

**Project No.:**  
082225-1747

**Prepared For:**  
Brian Berner  
Milwaukee Public Schools

**Address of Structure Inspected:**  
Auer Avenue School, 2319 W Auer 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 noon

## 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".

**Report Prepared & Signed**  
8/28/2025

## **Methods of Investigation**

Work comprised a Partial Lead-Based Paint Inspection of the floors & sills at Auer Avenue School, 2319 W Auer 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, its 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 DALSGING Email : info@testudoonline.com  
Phone : 608-205-8025 Fax :

AAT Project : 1196892  
Sampling Date :  
Date Received : 08/23/2025  
Date Analyzed : 08/23/2025  
Date Reported : 08/23/2025

Client Project : 082225-077 AUER AVE

Project Location : 082225-077 AUER AVE

| Sample ID | Client Code | Sample Description | Length (inch) | Width (inch) | Area (Sq ft) | Results Lead $\mu\text{g}/\text{ft}^2$ * |
|-----------|-------------|--------------------|---------------|--------------|--------------|------------------------------------------|
| 10660334  | 1           | 026 FLOOR          | 12            | 12           | 1.00         | 4.82                                     |
| 10660335  | 2           | 026 SILL           | 87            | 8.25         | 4.98         | 91.9                                     |
| 10660336  | 3           | CORRIDOR 2-1 FLOOR | 12            | 12           | 1.00         | <4.00                                    |
| 10660337  | 4           | CORRIDOR 2-1 SILL  | 34            | 2.25         | 0.53         | <7.53                                    |
| 10660338  | 5           | 025 FLOOR          | 12            | 12           | 1.00         | <4.00                                    |
| 10660339  | 6           | 025 SILL           | 87            | 8.375        | 5.06         | 0.873                                    |
| 10660340  | 7           | 023 FLOOR          | 12            | 12           | 1.00         | <4.00                                    |
| 10660341  | 8           | 023 SILL           | 87            | 8.5          | 5.14         | <0.779                                   |
| 10660342  | 9           | 2112 FLOOR         | 12            | 12           | 1.00         | <4.00                                    |
| 10660343  | 10          | 038 FLOOR          | 12            | 12           | 1.00         | 5.82                                     |
| 10660344  | 11          | 036 FLOOR          | 12            | 12           | 1.00         | <4.00                                    |
| 10660345  | 12          | 035 FOOR           | 12            | 12           | 1.00         | <4.00                                    |
| 10660346  | 13          | 033 FLOOR          | 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/ft<sup>2</sup> (Floors, Carpeted/Uncarpeted), 40 ug/ft<sup>2</sup> (Window Sill/Stools), 100 ug/ft<sup>2</sup> (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft<sup>2</sup> (Interior Floors), 40 ug/ft<sup>2</sup> (Porch Floors), 100 ug/ft<sup>2</sup> (Window Sills), 100 ug/ft<sup>2</sup> (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: 1196892



| Sample ID | Client Code | Sample Description | Length<br>(inch) | Width<br>(inch) | Area<br>(Sq ft) | Results Lead<br>µg/ft2 * |
|-----------|-------------|--------------------|------------------|-----------------|-----------------|--------------------------|
|-----------|-------------|--------------------|------------------|-----------------|-----------------|--------------------------|

Analyst Signature

Zachary St John

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Attn : DOUG DALSING

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Phone : 608-205-8025

Project Location : 082225-077 AUER AVE

AAT Project : 1196892

Client Project : 082225-077 AUER AVE

Date Reported 08/23/2025

| Sample   | Client Code | Analysis Requested | Completed  | Analyst         |
|----------|-------------|--------------------|------------|-----------------|
| 10660334 | 1           | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660335 | 2           | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660336 | 3           | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660337 | 4           | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660338 | 5           | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660339 | 6           | Dust Wipe          | 08/23/2025 | Zachary St John |
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| 10660344 | 11          | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660345 | 12          | Dust Wipe          | 08/23/2025 | Zachary St John |
| 10660346 | 13          | Dust Wipe          | 08/23/2025 | Zachary St John |

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: 08/23/2025 2:24PM

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