

Third-Party Lead Clearance Testing Report

Performed On: August 21, 2025, 2:28 PM

Site:

Burdick School (098)
4348 South Griffin Avenue,
Milwaukee, WI 53207

Owner:

Milwaukee Public Schools



Lead Safe Renovator:

DSI Holdings – DHS Certification #: 1358180
6767 N Industrial Rd
Milwaukee, WI 53223

LSR Supervisor: Trevor Whitlow – DHS Certification #: Information Pending

Clearance Testing Performed By:

Devin Gareis, DHS Certification #: LRA-297222
The Sigma Group, Inc.
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200
DHS Lead Company Certification #: 17570

TABLE OF CONTENTS

LEAD PAINT STABILIZATION / RENOVATION SCOPE OF WORK	1
VISUAL INSPECTION OF THE INTERIOR	1
VISUAL INSPECTION OF THE EXTERIOR.....	1
LEAD CLEARANCE TESTING SCOPE OF WORK.....	1
SUMMARY OF RESULTS.....	2
QUALIFICATIONS OF REPORT.....	2
MONITORING / MAINTENANCE	3
DISCLOSURE REQUIREMENT	3
CERTIFICATION STATEMENT.....	3

APPENDIX

APPENDIX A – Lead Dust Wipe Sample Results

APPENDIX B – Laboratory Analytical Results

APPENDIX C – Floor Plan with Each Sample Locations Marked

APPENDIX D – Inspectors' Certificates

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

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 21, 2025. No visible dust, debris, or paint chips were observed on floors or other horizontal surfaces within or adjacent to the areas sampled.

VISUAL INSPECTION OF THE EXTERIOR

No visual inspection or testing of the exterior was completed by Sigma.

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 Milwaukee Health Department (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

Initial clearance testing was not completed by Sigma.

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

Failed dust-wipe sample locations were retested in accordance with Wis. Adm. Code § DHS 163.14(5)(c)(8) 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.

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.

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.

Lead wipe samples were analyzed by:

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

SUMMARY OF RESULTS

Sigma did not perform the initial clearance testing, nor were we provided the complete laboratory analytical results for that testing. However, based on information provided by MPS in coordination with MHD, the floor sample collected in Room 105 did not meet initial clearance levels and required retesting.

Following recleaning activities, as notified by MPS, resampling was conducted on August 21, 2025. The resampling event included the collection of four dust wipe samples, one to retest the previously failed floor location and three from adjacent or surrounding rooms. The laboratory results indicate each retest sample location passed clearance, and therefore the areas subject to this clearance examination have passed in accordance with DHS 163.14(5)(c).

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 inspector's certification is provided in **Appendix D**.

QUALIFICATIONS OF REPORT

The findings presented herein are based on information obtained during the August 21, 2025, sampling event. The intent of this lead clearance examination was to generally determine whether lead dust is present on the floors and/or window sills within the child-occupied facility. This limited evaluation should not be interpreted as a comprehensive assessment of all building floors and window sills. Floors and window sills not specifically mentioned in this report were not evaluated. Specifically, Sigma was instructed to not collect dust-wipe samples from:

- Windowsills that were higher than a 6-year old child could reach.
- Stairwells, faculty rooms and bathrooms, and offices.
- Mechanical rooms and storage rooms.
- Window troughs.

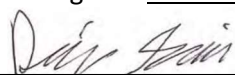
MONITORING/MAINTENANCE

Regular ongoing monitoring and visual inspection of the property 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 all 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 immediately be corrected using approved lead-safe work practices with an ongoing property maintenance program.

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.

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: 098 - Burdick K-8 School

Site Address: 4318 S Griffin Avenue, Milwaukee

Sigma Project #: 24270

Sample Date: 8/21/25

Risk Assessors: Devin Gareis & Jonathan Mader

Inspection Type: Clearance - Lead Dust Wipe

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	8/21/25	Pass/ Fail	
105 F	Room 105 Floor	X		<5	Pass	10
109 F	Room 109 Floor	X		<5	Pass	10
112 F	Room 112 Floor	X		<5	Pass	10
Corr 1-2 S	Corridor 1-2 South	X		<5	Pass	10

Notes:

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

-- = no sample collected

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



RP25082217

Dedicated to a Cleaner
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#: RP25082217

Project Number: 250822010

Project Name: The Sigma Group, Inc.

Project Location: 4348 S. Griffin Ave. Milwaukee

Analyte Requested: Lead

Method: Test Method: NIOSH 9100 / NIOSH 7082

Matrix: Wipe

Date Sampled: 08/21/2025

Sampled By: Client

Date Received: 08/22/2025

Date Analyzed: 08/22/2025

Date Report Issued: 08/22/2025

Lab Sample #	Client Sample ID	Sample Description	Sample Location	Sampled Area (ft ²)	µg / sample	µg/ft ²	Reporting Limit (µg/sample)
250822010.0 01	105F	Room 105	Flr.	1.00	<5	<5	5
250822010.0 02	109F	Room 109	Flr.	1.00	<5	<5	5
250822010.0 03	112F	Room 112	Flr.	1.00	<5	<5	5
250822010.0 04	Corr1-2S	Corridor 1-2 South	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

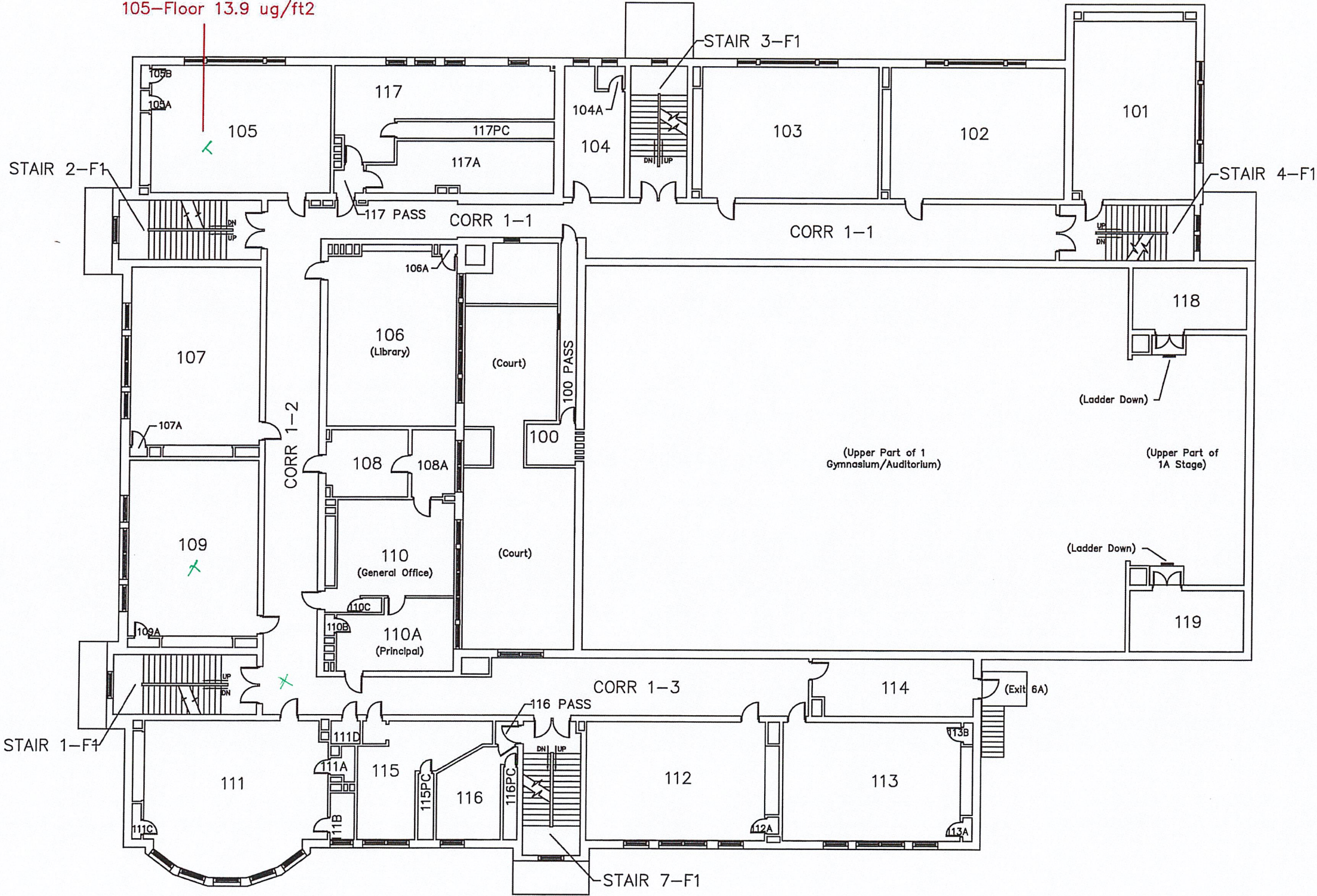
End of Report

QA/QC BY: *N.C. Batta/A. Lewis*

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

APPENDIX C

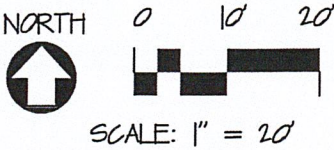
Floor Plan with All Sample Locations Marked



Milwaukee Public Schools
Division of Facilities and Maintenance Services
1124 North 11th Street
P.O. Box 0259
Milwaukee, Wisconsin 53205-0259
Phone: 414-285-4600
Fax: 414-285-4698

FIRST FLOOR PLAN

SITE NO. 098 - BURDICK K-8 SCHOOL
4348 S. GRIFFIN AVE., MILW., WI., 53207
DATE: 6/15/10



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			

Milwaukee Lead/Asbestos Information Center

A division of Midwest Certified Training, Inc.

5381 North 118th Court, Milwaukee, WI 53225 Phone: 414-481-9070



Jonathan Lee Mader

***has successfully passed the required course test and completed all other requirements
for the 16-hour***

Lead Hazard Investigation Initial Course

on June 20 & 23, 2025 in The Sigma Group, 1300 West Canal Street, Milwaukee, WI 53233.

Course Test Date: June 23, 2025

Date Course Certificate Issued: June 23, 2025

Expiration Date: June 23, 2027

Course Certificate #: LHII25062073505

DCQ Course ID #: 8811

Rocky Everly, Training Manager MLAIC

*This training course complies with the requirements of and is accredited by the State of Wisconsin, Department of Health Services
under ch. DHS 163, WI. Admin. Code.*