

Lead Clearance Examination Report

**For the
property at:**

1647 N. Cass
Street,
Milwaukee, WI
53202



Conducted on:

08/26/2025 at
7:00AM and
8/28/2025 at
10:00AM

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

1.1 Findings

8/26/2025—Based on the results of laboratory analysis of dust samples, lead dust hazards was identified on the floor in room 018. **This project has failed clearance.** The contractor was notified of their responsibility to re-clean all failed components and all like components in all un-sampled rooms.

8/28/2025—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 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 014, 016, 017, 018, 032, 033, 036, and 037. 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.

On 8/28/2025, a visual inspection was conducted in the following areas: rooms 011, 012, 015, and 018. 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.

On 8/28/2025, 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 eight (8) single surface wipe samples to find out if lead dust hazards were present on floors, and windowsills.

On 8/28/2025, 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 following labs:

Batta Laboratories, LLC
6 Garfield Way
Newark, DE 19713
(302) 737-3376
Laboratory ID # 11993

City of Milwaukee Health Department Public Health Laboratory
841 North Broadway, Room 205
Milwaukee, WI 53202
(302) 737-3376
Laboratory ID # 102186

Wipe sampling summary table

Sample	Room equivalent	Surface	Result		Standard	Pass/Fail
018	Classroom	Floor	17.00	µg/ft ²	< 10 µg/ft ²	fail
017	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
014	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
016	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
036	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
033	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
037	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
032	Classroom	Floor	<5	µg/ft ²	< 10 µg/ft ²	pass
018	Classroom	Floor	<5.0	µg/ft ²	< 10 µg/ft ²	pass
017	Classroom	Floor	<5.0	µg/ft ²	< 10 µg/ft ²	pass
014	Classroom	Floor	<5.0	µg/ft ²	< 10 µg/ft ²	pass
016	Classroom	Floor	<5.0	µg/ft ²	< 10 µg/ft ²	pass

APPENDIX A: Laboratory Analysis Report(s)

RP25082735

Dedicated to a Cleaner
Environment Since 1982



NY ELAP# 11993
PCM, PLM, TEM & LEAD



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



Lab Code: 101032-D

REPORT OF ANALYSIS

Report#: RP25082735

Project Number: 250827015

Project Name: The Sigma Group, Inc.

Project Location: Cass St K-8 School - 1647 N Cass St Milwaukee, WI

Analyte Requested: Lead

Method: Test Method: NIOSH 9100 / NIOSH 7082

Matrix: Wipe

Date Sampled: 08/26/2025

Sampled By: Client

Date Received: 08/27/2025

Date Analyzed: 08/27/2025

Date Report Issued: 08/27/2025

Lab Sample #	Client Sample ID	Sample Description	Sample Location	Sampled Area (ft ²)	µg / sample	µg/ft ²	Reporting Limit (µg/sample)
250827015.0 01	018	Floor	Flr.	1.00	17.00	17.00	5
250827015.0 02	017	Floor	Flr.	1.00	<5	<5	5
250827015.0 03	014	Floor	Flr.	1.00	<5	<5	5
250827015.0 04	016	Floor	Flr.	1.00	<5	<5	5
250827015.0 05	036	Floor	Flr.	1.00	<5	<5	5
250827015.0 06	033	Floor	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 (QA/QC Officer)

Dedicated to a Cleaner
Environment Since 1982



NY ELAP# 11993
PCM, PLM, TEM & LEAD



BATTA LABORATORIES, LLC
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Newark, DE - Columbia, MD -
Philadelphia, PA

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



RP25082735

EPA Lab ID #DE004

NVLAP

Lab Code: 101032-D

REPORT OF ANALYSIS

Report#: RP25082735

Project Number: 250827015

Project Name: The Sigma Group, Inc.

Project Location: Cass St K-8 School - 1647 N Cass St Milwaukee, WI

Analyte Requested: Lead

Method Test Method: NIOSH 9100 / NIOSH 7082

Matrix: Wipe

Date Sampled: 08/26/2025

Sampled By: Client

Date Received: 08/27/2025

Date Analyzed: 08/27/2025

Date Report Issued: 08/27/2025

Lab Sample #	Client Sample ID	Sample Description	Sample Location	Sampled Area (ft ²)	µg / sample	µg/ft ²	Reporting Limit (µg/sample)
250827015.0 07	037	Floor	Flr.	1.00	<5	<5	5
250827015.0 08	032	Floor	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)

East: (866) 871-1984
Central: (800) 651-4802
West: (866) 888-6653

250827015

CONTACT INFORMATION

Company: _____ Address: _____
Contact: _____ Special Instructions: _____
Phone: _____

PROJECT INFORMATION

Project ID: Cass Street K-8 School
Project Description: 1647 N. Cass St. Milw. WI
Project Zip Code: 53202
Sampling Date/Time: 8/26/25 7AM
Sampled By: Quin Lenz
PO Number: _____

SAMPLE ID	DESCRIPTION	Sample Type (Below)	TAT (Above)	Total Volume/Area (as applicable)	NOTES (Time of day, Temp, RH, etc.)
001	Floor	D	SD	12" x 12"	
002	Floor	I	I	12" x 12"	
003	Floor	I	I	12" x 12"	
004	Floor	I	I	12" x 12"	
005	Floor	I	I	12" x 12"	
006	Floor	I	I	12" x 12"	
007	Floor	I	I	12" x 12"	
008	Floor	I	I	12" x 12"	

SAMPLE TYPE CODES

BC - BioCassette™	CP - Contact Plate	T - Tape	O - Other:
AIS - Andersen	ST - Spore Trap	SW - Swab	
SAS - Surface Air Sampler	B - Bulk	SC - Soil	
NP - Non-potable Water	P - Potable Water	D - Dust	

RELINQUISHED BY Lenz **DATE & TIME** 8/26/25 1040

WEATHER

Level	Fog	Rain	Snow	Wind	Clear
None					
Light					
Moderate					
Heavy					

REQUESTED SERVICES

Non-Culturable	Culturable	Other Requests
Spore Trap Analysis	BioCassette™, Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate	
Dust Characterization	1-Media Surface Fungi (Genus ID + Asp. spp.)	Asbestos In Air - PCM Airborne Fiber Count (NIOSH 7400)
Quantitative spore count direct exam	Culturable Air Fungi (Genus ID + Asp. spp.)	Asbestos Bulk - PLM
Direct Microscopic Exam (Qualitative)	Gram Stain and Counts (Culturable Air and Surface Bacteria)	PCR (please specify test)
	Legionella culture	Lead (Pb) - Flame AA
	Total Coliform, E. coli (Presence/Absence)	Allergens (please specify test)
	Quantitative Sewage Screen	
	OTHER: (please specify test)	

RECEIVED BY am **DATE & TIME** 8/27/25 8:40

Logged By: am **DATE & TIME** 8/27/25 14:10

City of Milwaukee Health Department Public Health Laboratory

Frank P. Zeidler Municipal Building
841 North Broadway, Room 205
Milwaukee, WI 53202-3653
Fax: (414) 286-5098
Phone: (414) 286-3526
www.milwaukee.gov/health

Fax Transmission

To: **Fax Number:** LEADADMIN@MILWAUKEE.GOV,RPINHAN@MILWAUK
Company/Person: LDR
Location: MHD LEAD PROGRAM

Date/Time: 08/29/25 10:10 AM CDT **Number of pages:** 3

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CITY OF MILWAUKEE
HEALTH DEPARTMENT

City of Milwaukee-Public Health Laboratories
841 North Broadway, Room 205 Milwaukee, WI 53202-3653
Phone Number: (414)286-3526 Fax Number: (414)286-5098
Autoreporting Lab

Submitter copy to:

HOME ENVIRONMENTAL HEALTH LEAD PROGRAM
 841 N Broadway Ave
 1st Floor
 Milwaukee, WI 53202

Order ID : Z6280013

LRN : 0000325521

Auxiliary ID : MPS 104-Cass

Date Collected: 08/28/25

Date Received : 08/28/25

Requested by: UNKNOWN, DOCTOR

FINAL

Patient Name: CP/N/CASSST, 1647

DOB:

Age:

Sex:

Ord. Comm: Cedar Corporation
 MPS 104-Cass
 HEH - 4 Clearance wipes

Lead in Dust Wipes

TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
COLLECTED 08/28/25 09:30 RECEIVED 08/28/25 11:10					
Sample 1					
Dust Wipe 1	*<5.0			ug/sq.ft.	08/29/25 10:09
Width	*12.00			in.	08/29/25 10:09
Length	*12.00			in.	08/29/25 10:09
Sample 2					
Dust Wipe 2	*<5.0			ug/sq.ft.	08/29/25 10:09
Width	*12.00			in.	08/29/25 10:09
Length	*12.00			in.	08/29/25 10:09
Sample 3					
Dust Wipe 3	*<5.0			ug/sq.ft.	08/29/25 10:09
Width	*12.00			in.	08/29/25 10:09
Length	*12.00			in.	08/29/25 10:09
Sample 4					
Dust Wipe 4	*<5.0			ug/sq.ft.	08/29/25 10:09
Width	*12.00			in.	08/29/25 10:09
Length	*12.00			in.	08/29/25 10:09

Legends: L-Low, H-High, AB-Abnormal, P-Panic, C-Critical, X-Extreme

David Payne, PhD.
 Laboratory Director

Printed: 08/29/2025 10:10

PAGE: 1 of 2

CITY OF MILWAUKEE
HEALTH DEPARTMENT

City of Milwaukee-Public Health Laboratories
841 North Broadway, Room 205 Milwaukee, WI 53202-3653
Phone Number: (414)286-3526 Fax Number: (414)286-5098
Autoreporting Lab

Submitter copy to:

HOME ENVIRONMENTAL HEALTH LEAD PROGRAM
841 N Broadway Ave
1st Floor
Milwaukee, WI 53202

Order ID : Z6280013

LRN : 0000325521

Auxiliary ID : MPS 104-Cass

Date Collected: 08/28/25

Date Received : 08/28/25

Requested by: UNKNOWN, DOCTOR

FINAL

Patient Name: CP/N/CASSST, 1647

DOB:

Age:

Sex:

Ord. Comm: Cedar Corporation

MPS 104-Cass

HEH - 4 Clearance wipes

Lead in Dust Wipes

TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
-----------	--------	----	------------	-------	-----------

Test Method

Test Method

*see below

08/28/25 11:53

Sample Preparation: Modified ASTM E1644 per PbSOP

Analytical Method: Modified EPA Method 7000B per PbSOP

Minimum Reporting Limit: 5.0 ug/sqft

Minimum Detection Limit: 2.5 ug/sqft

Sample results have not been corrected for field blank or analytical blank. Results related only to those samples tested. All sample area information is provided to the lab by the client unless otherwise stated.

QC results associated with these samples were acceptable unless otherwise noted.

Data reviewed and approved by the QA Coordinator/Technical Manager.

Accrediting body: AIHA-LAP, LLC; Lab ID #102186.

Legends: L-Low, H-High, AB-Abnormal, P-Panic, C-Critical, X-Extreme

David Payne, PhD.

Laboratory Director

Printed: 08/29/2025 10:10

PAGE: 2 of 2

Milwaukee Health Department - CHAIN OF CUSTODY

Company: Cedar Corporation
on Behalf of MPS

Test Request: PB

Type Test: Lead Dust

Date/ Time Collected: 8/28/25 9:30AM - 10:45am

Job #: 104 Cass St Elementary School

Address: 1647 N. Cass St. Milwaukee WI 53202

Sampler Name: Quin Lenz

Sampler Signature:

Grantee:[illegible]

Relinquished By:

Received By:

Relinquished By:

Received By:

Date/ Time: 8/28/25

Date/ Time:

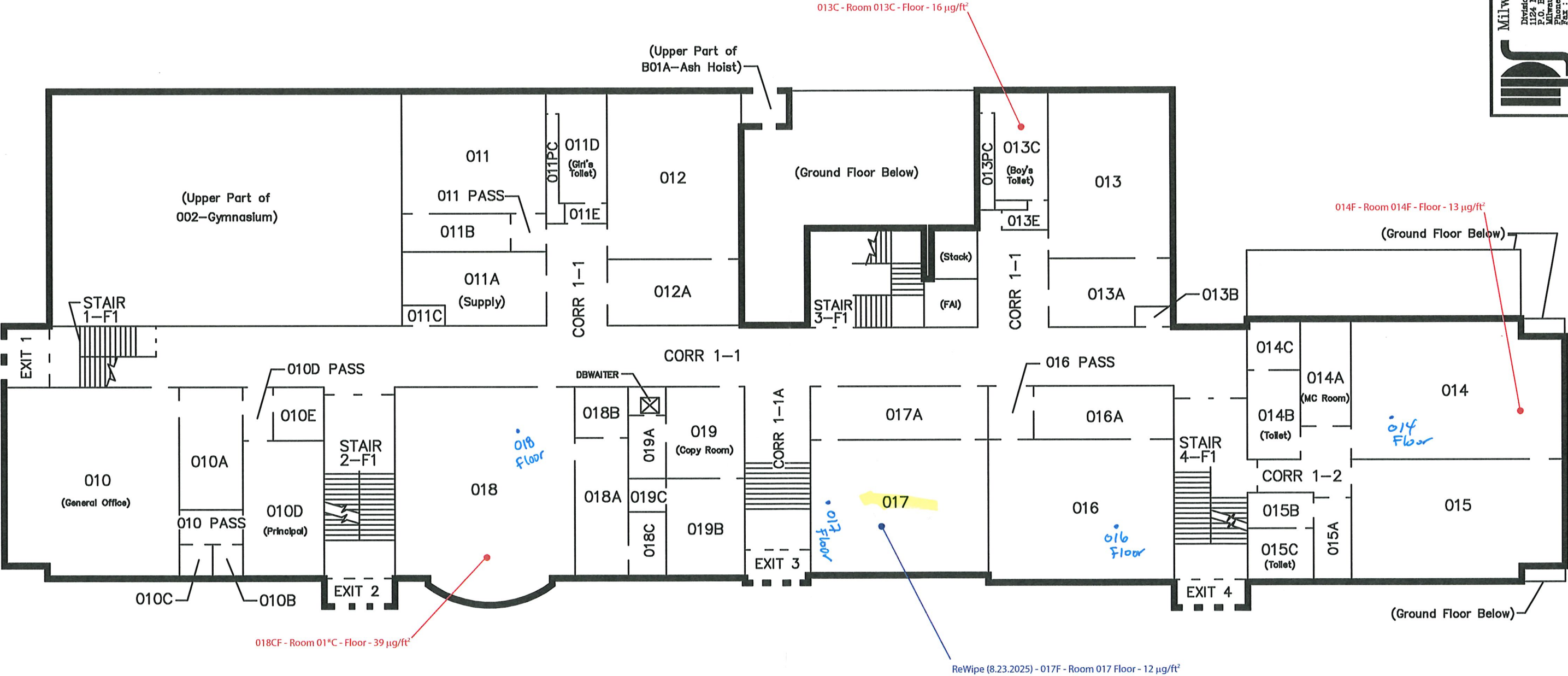
Date/ Time:

Date/ Time:

APPENDIX B: Floor Plan and Site Sketch

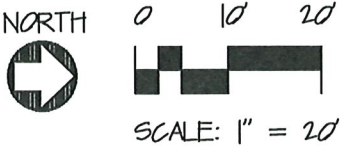
Milwaukee Public Schools

Division of Facilities and Maintenance Services
1124 North 11th Street
P.O. BOX 0269
Milwaukee, Wisconsin 53205-0269
Phone: 414-223-4600
Fax: 414-223-4692



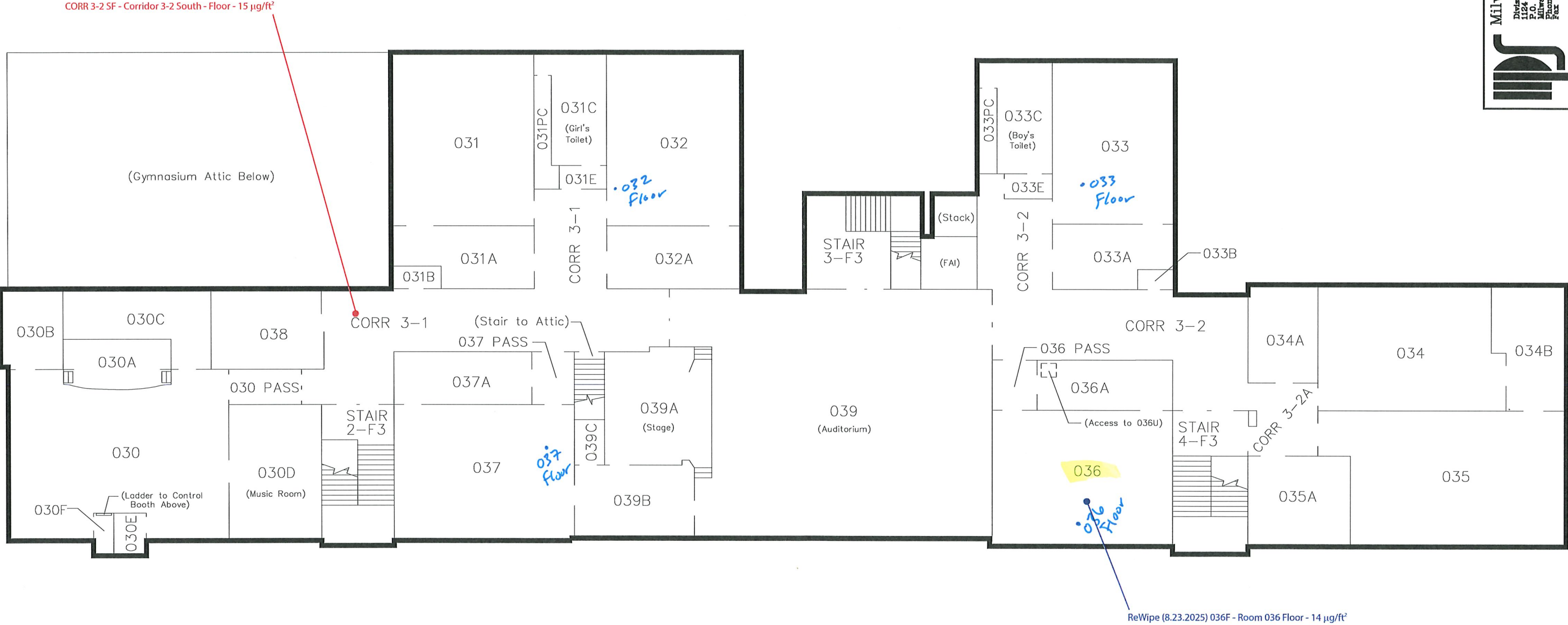
FIRST FLOOR PLAN

SITE NO. 104 - CASS STREET K-8 SCHOOL
1647 N. CASS ST., MILW., WI., 53202
DATE: 1/27/2009



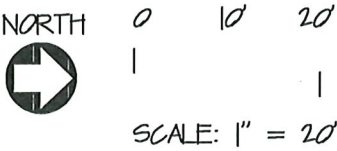


Milwaukee Public Schools
Division of Facilities and Maintenance Services
1124 North 11th Street
P.O. BOX 0259
Milwaukee, Wisconsin 53206-0259
Phone : 414.283.4900
Fax : 414.283.4852



THIRD FLOOR PLAN

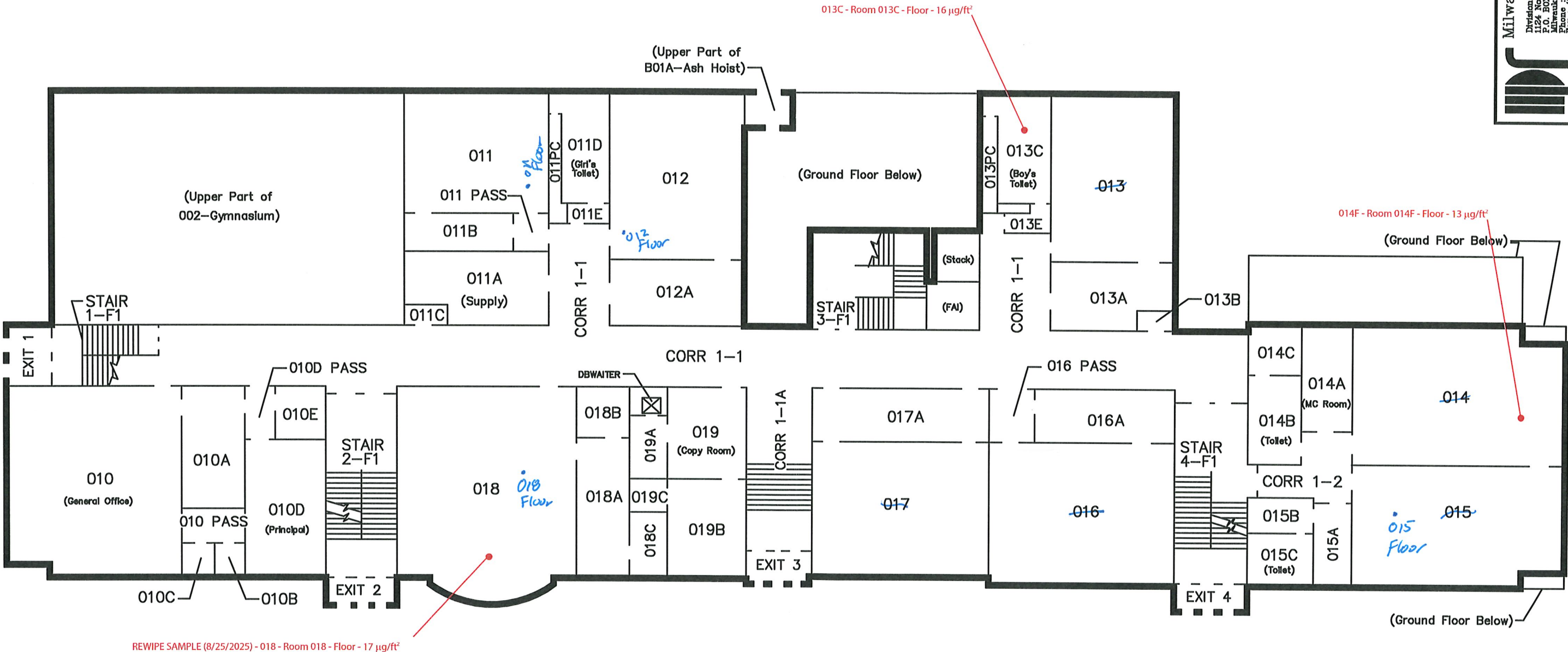
SITE NO. 104 - CASS STREET K-8 SCHOOL
1647 N. CASS ST., MILW., WI., 53202
DATE: 8/4/08



011

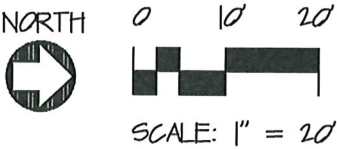
Milwaukee Public Schools

Division of Facilities and Maintenance Services
2024 North 11th Street
P.O. Box 9000
Milwaukee, Wisconsin 53205-0259
Phone : 414.283.4600
Fax : 414.283.4662



FIRST FLOOR PLAN

SITE NO. 104 - CASS STREET K-8 SCHOOL
1647 N. CASS ST., MILW., WI., 53202
DATE: 1/27/2009



APPENDIX C: Pictures

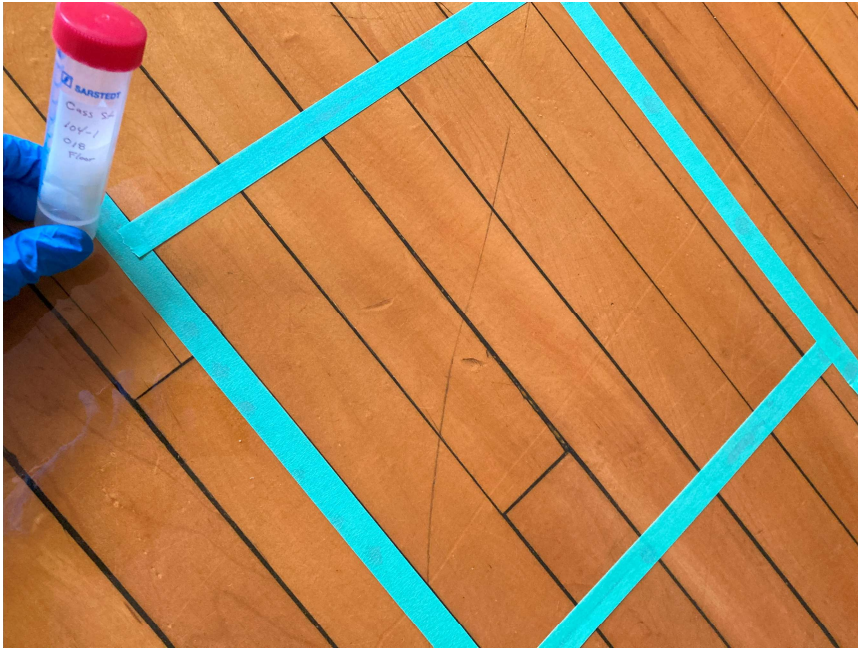


Figure 1: Example of a floor sample within one of the classrooms.

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