

Lead-Based Paint Inspection and Risk Assessment (LIRA) Report

FOR THE PROPERTY AT:

3754 N 15th St – Single
Milwaukee, WI 53206

PREPARED FOR:

Social Development Commission
1730 W. North Ave. Milwaukee, WI 53205
414-906-2700

CONSTRUCTED IN:

1925

JOB #:

4698-LIRA


OWNED BY:

Debbie Goldsberry



LIRA On-Site Completed By:


David Eigenfeld, LRA – 289073 – Inspector

 (initial inspection) **3/27/2023**
(soil re-visit) **4/18/2023**

Signature Date

LIRA On-Site and Report Completed By:

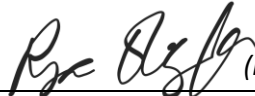
Joseph L Bednarek, LRA – 262845 – Inspector

 (initial inspection) **3/27/2023**
(soil re-visit) **4/18/2023**
(report) **4/26/2023**

Signature Date

LIRA On-Site Completed By:

Ryan Eigenfeld, LRA – 116751 – Inspector

 (initial inspection) **3/27/2023**

Signature Date



PREPARED BY:

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ON SITE COMPLETION DATE: 3/27/2023

POST WINTER SOIL DATE: 4/18/2023

REPORT COMPLETION DATE: 4/26/2023

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1.0 Purpose and Key Findings

This report is the result of two types of investigations which includes a lead-based paint inspection and a lead risk assessment. Both lead-based paint inspections and lead risk assessments are regulated by the [Wisconsin Department of Health Services](#) (DHS) under [Wis. Admin. Code Chapter DHS 163](#).

1.1 Lead Risk Assessment

A lead risk assessment identifies lead-based paint hazards: lead-based paint that is deteriorated, subject to friction or impact, or has evidence of chewing, as well as areas of bare soil. This report includes information on all lead hazards found, as well as recommendations for controlling each hazard, with detailed instructions on the work required to do so. **Hazards were found in this property in the following locations:**

LEAD-BASED PAINT HAZARDS

ROOM EQUIVALENT	SUBSTRATE	COMPONENT/LOCATION
Exterior	Wood	Window Sash #1-6,10-16,19-21
Exterior	Metal	Mail Slot A
Exterior	Metal	Gray Handrail Next to Concrete Steps Yard A
Exterior	Wood	Horizontal Trim at Both Sides of Porch A – 40 LF
Exterior	Wood	Porch Access Casing B – 7 LF
Exterior	Wood	Porch Access Lattice B – 6 SF
Exterior	Wood	Exposed Fascia by Downspout B – 1 LF
Exterior	Metal	City Receiver B,D
Exterior	Wood	Painted Column Caps A – QTY 2
Exterior	Metal	Shingle Flashing at Bump Out Roof C – 5 LF
Exterior	Wood	Basement Window Sash #22-27
1 Bathroom	Metal	Painted Tub C
1 Dining Room	Plaster	Curved Wall B – 120 SF
1 Porch A	Wood	Crown A,B,C – 35 LF
1 Porch A	Wood	Column Cap A – QTY 2
1 Porch A	Wood	Mail Slot Framing D
1 Porch A	Wood	Black Crown C – 15 LF
1 Porch A	Wood	Green Horizontal Trim A Lwr, B Lwr – 21 LF
1 Porch A	Wood	Exposed Floor D – 1 SF
1 Entry D	Wood	Entry Door D: Ext Jamb, Ext Casing
1 Entry D	Plaster	Wall A – 24 SF
1 Entry D	Plaster	Wall C (<i>including cubby</i>) – 100 SF
1 Living Room	Wood	Entry Door A: Ext Jamb, Threshold
1 Living Room	Plaster	Wall A – 20 SF
2 Bedroom A	Wood	Window Sill and Casing #19-20
2 Bedroom A	Plaster	Curved Ceiling – 100 SF
2 Bedroom A	Plaster	Wall A,B,C,D – 270 SF
2 Bedroom A	Wood	Door C: Slab, Jamb, Int Casing, Ext Casing
2 Bedroom A	Wood	Baseboard A,B,C,D – 40 SF
2 Stairwell	Plaster	Blue Wall D – 24 SF
Basement Laundry Room	Wood	Post A
Basement Laundry Room	Concrete	Post Base A - 4 SF
Basement Mechanical Room	Wood	Post Mid
Basement Stairwell	Plaster	Wall D - 48 SF

Garage Exterior	Wood	Siding B,C,D – 460 SF
Garage Exterior	Wood	Fascia A,B,C,D – 80 LF
Garage Exterior	Wood	Soffit A,B,C,D – 80 LF
Garage Exterior	Wood	Entry Door B: Casing, Jamb

DUST LEAD HAZARDS

Floors:

- According to the mean average of floors tested, ALL floors in the property are considered to contain lead-based dust hazards and should be properly remediated. See Dust Analysis Results section 6.2.

Window Sills:

- According to the mean average of window sills tested, ALL window sills in the property are considered to contain lead-based dust hazards and should be properly remediated. See Dust Analysis Results section 6.2.

SOIL LEAD HAZARDS

3/27/2023 - Original Risk Assessment

- The ground was snow covered/ frozen at time of assessment, unable to obtain soil samples.

4/18/2023 - Post Winter Soil Re-Visit

Play Area Locations:

- Dripline C used as play area

Dripline Locations:

- None

Non-play area, Non-dripline Locations:

- None

For a description of the process used to determine the presence of lead-based paint hazards, see Methods. For recommendations to control the hazards identified during this assessment, see [Control the Hazards](#).

1.2 Lead-Based Paint Inspection

A lead-based paint inspection is conducted to determine the presence of lead in *all* coated surfaces, regardless of the condition of the coatings. Intact lead-based paint was found in this property in the following locations:

INTACT LEAD-BASED PAINT		
ROOM EQUIVALENT	SUBSTRATE	COMPONENT/LOCATION
None		

For full lead inspection results, including a list of surfaces classified as negative for lead-based paint, see [Results](#).

2.0 Next Actions

- ☐ **Review the report** and **call the risk assessor** if you have questions.
- ☐ **Give residents a copy** of this report.
- ☐ **Keep kids away from hazards.** Immediate actions to take - HEPA vacuum and wet clean dust lead hazards that are present; use duct tape, furniture, or other barriers to keep kids from chewing painted surfaces.
- ☐ **Address underlying conditions.** Friction, impact, environmental elements, and age affects painted surfaces to become deteriorated and, therefore, hazardous.
- ☐ **Hire a Wisconsin-certified lead company to control the hazards.** You can find a certified company in your area using the Wisconsin Department of Health Services' online [search tool](#).

2.1 Control the Hazards

There are a range of control options for addressing the lead hazards identified through this investigation.

- ☒ The green checkbox marks the recommended control, where applicable.

Interim controls may be more affordable in the short-term, but are only temporary, so will be an ongoing expense. These can be performed by a certified company with a lead-safe renovator, abatement worker, or abatement supervisor overseeing the job.

Abatement may be more expensive initially, but these measures are expected to last at least 20 years. Abatement must be conducted by a certified company with a full crew of certified abatement staff working on the job. If you want to keep it simple, a lead company with abatement crew can do *all* the work. Find a contractor at <http://www.dhs.wi.gov/dhs/clara>.



LEAD-SAFE WORK PRACTICES ARE ALWAYS REQUIRED!



Unless otherwise noted, abatement controls are recommended over interim controls due to the more permanent nature of the remediation.

2.1.1 Component(s): Windows – 16 vinyl, 6 glass block windows total

Vinyl Window Location(s): - QTY 16

- Exterior, Wood, Window #1-6,10-16,19-21

Glass Block Window Location(s): - QTY 6

- Exterior, Wood, Basement Window #22-27

Interim Controls:

PAINT WINDOWS

Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from window sashes, jambs, stops, and troughs. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex paint that has a first coat wet film of not less than 6 mils.

Or

APPLY BARRIER TO WINDOWS

Using a crevice attachment for seams, joints, and right angle corners, and an upholstery attachment for sills and troughs, slowly HEPA vacuum areas. Wash all hard surfaces using a detergent solution and clean rinse water two-bucket method or use disposable wet wipe cloths to thoroughly wash all hard surfaces. Wash not more than one sash, jamb, sill, or trough per wet wipe. Change and properly dispose of rinse water frequently if using detergent and water cleaning method. Repeat HEPA vacuuming after surfaces have dried. Apply a barrier on jambs and troughs to restrict access to the existing paint.



Abatement Controls:

REPLACE WITH VINYL WINDOW: Using lead-safe abatement practices, remove and properly dispose of the existing window sashes, parting beads, storm windows, jambs, and outer stops. Supply and install a new vinyl replacement window unit sized to fit the existing opening. Outer stops are to be replaced with new pine or fir using lead-safe work practices or wrapped with aluminum cladding.

REPLACE WITH GLASS BLOCK WINDOW: Using lead-safe abatement practices, remove and properly dispose of the existing window sashes, parting beads, outer stops, and any existing exterior window trim. Supply and install new glass block windows sized to fit the existing openings in basement.

2.1.2 Component(s): Interior Window Trim – 2 sills, 2 casings total

Window Sill AND Casing Location(s): - QTY 2

- 2 Bedroom A, Wood, Window Sill and Casing #19-20

Interim Controls:

PAINT WINDOW TRIM

Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from window casings, sills, and aprons. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex paint that has a first coat wet film of not less than 6 mils.

Or

APPLY BARRIER TO WINDOW TRIM

Using a crevice attachment for seams, joints, and right angle corners, and an upholstery attachment for sills and troughs, slowly HEPA vacuum areas. Wash all hard surfaces using a detergent solution and clean rinse water two-bucket method or use disposable wet wipe cloths to thoroughly wash all hard surfaces. Wash not more than one casing, sill, and apron per wet wipe. Change and properly dispose of rinse water frequently if using detergent and water cleaning method. Repeat HEPA vacuuming after surfaces have dried. Apply a barrier on casings, sills, and aprons to restrict access to the existing paint.



Abatement Controls:

REPLACE INTERIOR WINDOW TRIM

Using lead- safe abatement practices, remove and properly dispose of existing trim (window casing, sills, and aprons). Install new trim using construction grade dimensional lumber or manufactured mill stock. (for paint application) Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils. (for varnish application) Apply a lead-free interior stain. Apply high-quality, low-odor, fast-drying polyurethane varnish.

2.1.3 Component(s): Doors – 1 door combination total

Door Slab, Jamb, and Trim Location(s): - QTY 1

- 2 Bedroom A, Wood, Door C: Slab, Jamb, Int Casing, Ext Casing

Interim Controls:

PAINT DOOR COMPONENTS

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components including slabs, jambs, casings, stops, and thresholds. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex paint that has a first coat wet film of not less 6 mils.



Abatement Controls:

REMOVE DOOR SLAB, JAMB, TRIM & INSTALL NEW PRE-HUNG DOOR & TRIM

Using lead-safe work practices, remove and properly dispose of the existing door, jamb, and trim (casing/ threshold/ stop). Supply and install a new pre-hung entrance door measured to fit existing opening. Door casing is to be replaced.

2.1.4 Component(s): Siding – 460 SF total

Garage Location(s): - 460 SF

- Garage Exterior, Wood, Siding B,C,D – 460 SF

Interim Controls:

PAINT SIDING

Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from siding. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.



Abatement Controls:

WRAP SIDING WITH VINYL

Bend a U channel to match the thickness of insulation board. Outside lip of channel should not be less than ½-inch high. Install channel along the bottom edge of existing siding and seal to existing siding with duct tape or another brand of construction grade adhesive tape. Install house wrap over existing siding extending into the U channel. Seal all seams and edges with tape designed for use with the house wrap. Install insulation board seated inside the U channel. Seal outside lip of channel to insulation board using duct tape or another brand of construction grade adhesive tape. Install new vinyl or metal siding.

OR

PAINT EXTERIOR CONCRETE

Using lead-safe work practices, wet-scrape all loose, peeling, cracked, or blistered paint from surface. HEPA vacuum the surface to be repainted. Apply high-quality exterior concrete or masonry encapsulating paint in accordance with the manufacturer's instructions.

2.1.5 Component(s): Exterior Trim – 3 doors, 208 LF trim, 6 SF lattice, 5 LF flashing, 2 column caps, 1 mail slot total

Door Trim (Jamb / Casing / Threshold / Lintel) Location(s): - QTY 3

- 1 Entry D, Wood, Entry Door D: Ext Jamb, Ext Casing
- 1 Living Room, Wood, Entry Door A: Ext Jamb, Threshold
- Garage Exterior, Wood, Entry Door B: Casing, Jamb

Soffit/Ceiling Location(s): - 80 LF

- Garage Exterior, Wood, Soffit A,B,C,D – 80 LF

Fascia Location(s): - 81 LF

- Exterior, Wood, Exposed Fascia by Downspout B – 1 LF
- Garage Exterior, Wood, Fascia A,B,C,D – 80 LF

Flashing Location(s): - 5 LF

- Exterior, Metal, Shingle Flashing at Bump Out Roof C – 5 LF

Column Caps Location(s): - QTY 2

- Exterior, Wood, Painted Column Caps A – QTY 2

Wall/Trim Location(s): - 47 LF, 6 SF

- Exterior, Wood, Horizontal Trim at Both Sides of Porch A – 40 LF
- Exterior, Wood, Porch Access Casing B – 7 LF
- Exterior, Wood, Porch Access Lattice B – 6 SF

Mail Slot Location(s): - QTY 1

- Exterior, Metal , Mail Slot A

Interim Controls:

PAINT EXTERIOR TRIM

Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from siding, soffit, fascia, frieze, window sashes, frames, sills, troughs, trims, door casings, jambs, stops, and other trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.



Abatement Controls:

WRAP EXTERIOR TRIM WITH ALUMINUM

Using lead-safe abatement practices, replace any missing or rotten trim with dimensional pine or fir stock as needed. Wrap all exposed exterior trim with aluminum coil stock custom bent to cover the component. Secure with nails and seal all edges and seams with an exterior silicon caulk.

2.1.6 Component(s): Ceiling / Walls – 710 SF total

Drywall Location(s): - 706 SF

- 1 Dining Room, Plaster, Curved Wall B – 120 SF
- 1 Entry D, Plaster, Wall A – 24 SF
- 1 Entry D, Plaster, Wall C (including cubby) – 100 SF
- 1 Living Room, Plaster, Wall A – 20 SF
- 2 Bedroom A, Plaster, Curved Ceiling – 100 SF
- 2 Bedroom A, Plaster, Wall A,B,C,D – 270 SF
- 2 Stairwell, Plaster, Blue Wall D – 24 SF
- Basement Stairwell, Plaster, Wall D - 48 SF

Encapsulating Paint Location(s): - 4 SF

- Basement Laundry Room, Concrete, Post Base A - 4 SF

Interim Controls:

REPAIR AND PAINT CEILING/WALLS

Using lead-safe work practices, remove and properly dispose of all damaged or loose plaster. Patch base coat as needed and apply a finish coat using plaster or a plaster patching compound. Remove all excess material and match texture of existing surface.

And

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered surfaces. Repair all cracks, holes, or deteriorated areas with joint compound or plaster patching compound. HEPA vacuum and wash with a de-glossing solution all surfaces to be painted. Apply high quality bonding primer. Apply high quality interior latex paint.



Abatement Controls:

ENCLOSE INTERIOR CEILING/WALLS

Using lead-safe abatement practices, install wood paneling, wainscot, or not less than 3/8-inch drywall or cement board over the existing surface material. Apply a continuous bead of caulk or construction adhesive around all four edges of each panel or sheet. Secure in place with nails or drywall screws—8 inches on center. Seal all edges with a high-quality, paintable silicone caulk. (*wall*) If the baseboard has a cap molding, use lead-safe work practices to remove and properly dispose of the top cap molding. Install new quarter round or other type of molding as a cap after drywall is paint-ready.

Or

PAINT INTERIOR CONCRETE WALLS

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from surface. HEPA vacuum the surface to be repainted. Apply high-quality concrete or masonry encapsulating paint in accordance with the manufacturer's instructions.

2.1.7 Component(s): Interior Trim / Cabinetry – 40 LF baseboard, 76 LF wall trim, 2 column caps total

Baseboard Location(s): - 40 LF

- 2 Bedroom A, Wood, Baseboard A,B,C,D – 40 LF

Wall Trim Location(s): - 76 LF

- 1 Porch A, Wood, Crown A,B,C – 35 LF
- 1 Porch A, Wood, Mail Slot Framing D - 5 LF
- 1 Porch A, Wood, Black Crown C – 15 LF
- 1 Porch A, Wood, Green Horizontal Trim A Lwr, B Lwr – 21 LF

Column Cap Location(s): - QTY 2

- 1 Porch A, Wood, Column Cap A – QTY 2

Interim Controls:

PAINT INTERIOR TRIM

Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from trim. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex paint that has a first coat wet film of not less than 6 mils.



Abatement Controls:

REPLACE INTERIOR TRIM

Using lead- safe abatement practices, remove and properly dispose of existing trim/component. Install new trim/component using construction grade dimensional lumber or manufactured mill stock. *(for paint application)* Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils. *(for varnish application)* Apply a lead-free interior stain. Apply high-quality, low-odor, fast-drying polyurethane varnish.

2.1.8 Component(s): Floors – 1 SF total

Location(s): - 1 SF

- 1 Porch A, Wood, Exposed Floor D – 1 SF

Interim Controls:

PAINT INTERIOR FLOORS

Using a hard surface attachment for floors and a crevice attachment for seams, joints, and right angle corners, slowly HEPA vacuum areas. Wet scrape floor planks and steps to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality latex or acrylic interior floor paint.

**Abatement Controls:****ENCLOSE INTERIOR FLOOR**

Using lead-safe abatement practices, using a hard surface attachment for floors, slowly HEPA vacuum areas. If floor system includes grout, using the crevice attachment, slowly HEPA vacuum grout between individual tile. Thoroughly wash all hard surfaces using disposable wet wipe cloths. Wash no more than 40 square feet of floor per wet wipe and not more than one sill or trough per wet wipe. Install vinyl or wood laminate floor covering over the existing floor covering. Seal all edges with a high-quality, paintable silicone caulk and backer rod if needed. Install new baseboard and/ or quarter round or other type of molding.

2.1.9 Component(s): Stairs – 12 LF railing total

Railing Location(s): - 12 LF

- Exterior, Metal, Gray Handrail Next to Concrete Steps Yard A - 12 LF

Interim Controls:**PAINT TREADS/RISERS/STRINGERS**

Wet scrape treads, risers, stringers, and landing floor planks to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality latex or acrylic interior floor paint.

**Abatement Controls:****ENCAPSULATE TREADS/RISERS/STRINGERS**

Using a hard surface attachment for floors and crevice attachment for seams, joints, and right angle corners, slowly HEPA vacuum surfaces. Thoroughly wash all surfaces using disposable wet wipe cloths. Wash no more than 40 square feet per wet wipe. Repeat HEPA vacuuming again after surfaces have dried. (*Treads and Risers*) Securely install a vinyl or rubber floor runner on all treads and/ or risers. (*Stringers*) Encapsulate stringers with ASTM rated encapsulating paint.

Or

REMOVE AND REPLACE STAIRS

Using lead- safe abatement practices, remove and properly dispose of existing stringer, treads, risers, and railing that contains lead based paint. Install new stair components using construction grade dimensional lumber or manufactured mill stock. (*for paint application*) Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils. (*for varnish application*) Apply a lead-free interior stain. Apply high-quality, low-odor, fast-drying polyurethane varnish.

2.1.10 Component(s): Conduit / Piping – 2 city receivers total

Location(s): - QTY 2

- Exterior, Metal, City Receiver B,D

Interim Controls:

PAINT INTERIOR CONDUIT / PIPING

Using lead-safe work practices, repair or replace all areas of damaged conduit / piping. Wet scrape all loose, peeling, cracked, or blistered paint. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality oil-based bonding primer designed for metallic objects. Apply two coats of high quality metallic paint according to manufacturer's instructions.



Abatement Controls:

REPLACE CONDUIT / PIPING

Using lead-safe work practices, remove and properly dispose of conduit / piping. Replace with new conduit / piping, acceptable for modern standards.

OR

WRAP EXTERIOR TRIM WITH ALUMINUM

Using lead-safe abatement practices, replace any rotted or damaged material as needed. Wrap all exposed exterior trim with aluminum coil stock custom bent to cover the component. Secure with nails and seal all edges and seams with an exterior silicon caulk.

2.1.11 Component(s): Interior Column / Post / Beam - 2 posts total

Location(s): - QTY 2

- Basement Laundry Room, Wood, Post A
- Basement Mechanical Room, Wood, Post Mid

Interim Controls:

PAINT INTERIOR TRIM

Using lead-safe work practices, repair or replace all areas of damaged or rotten wood. Wet scrape all loose, peeling, cracked, or blistered paint from column / post / beam. Feather edges with a wet sponge sanding block. HEPA vacuum and wash with a de-glossing solution all surfaces to be repainted to ensure a good bond with the new paint. Apply high quality bonding primer. Apply high quality interior latex paint that has a first coat wet film of not less than 6 mils.



Abatement Controls:

WRAP COLUMN/POST/BEAM

Wrap all exposed columns/posts/beams with aluminum coil stock custom bent to cover the component. Secure with nails and seal all edges and seams with an exterior silicon caulk. "Lead Paint" must be written on the column/post/beam before the enclosure is installed.

2.1.12 Component(s): Tub - 1 total

Location(s): - QTY 1

- 1 Bathroom, Metal, Painted Tub C

Interim Controls:

REPAINT PORCELAIN SURFACE

Using lead-safe work practices, wet scrape all loose, cracked, peeling, or blistered paint. HEPA vacuum and wash with a de-glossing solution all surfaces to be painted. Apply an epoxy resin to any chips in the glazing and let the resin dry. Apply a metal primer evenly on the surface to cover any scratches, chips and other imperfections. Let the primer dry. Apply one coat of enamel or an epoxy-based paint to the surface. Let the coat completely dry before applying a second coat.

Abatement Controls:

REPLACE TUB

Using lead-safe work practices, remove and properly dispose of tub. Supply and install new tub sized to fit the existing opening. Replace any walls, plumbing, and surround as needed to facilitate replacement of tub.

OR

INSTALL TUB LINER

Using lead-safe work practices , install tub liner over existing tub.

2.1.13 Component(s): Soil – 60 SF total

Location(s): - 60 SF

- Dripline C used as play area - 60 SF

Interim Controls:

Using lead-safe work practices, cover exposed areas of soil with grass, gravel, mulch, wood chips, or similar materials, or land use controls, such as fences, thorny bushes, etc. for preventing contact with the contaminated soil.



Abatement Controls:

REMOVE AND REPLACE SOIL

Remove and properly dispose of the top 6 inches of existing soil. Soil must be analyzed at a laboratory capable of doing a Toxicity Characteristic Leaching Procedure (TCLP). If necessary, treat soil with a reagent product to permanently stabilize the lead resulting in a TCLP less than 5 parts per million (ppm). Install new topsoil thoroughly tamped to avoid settling. In drip lines, create a minimum 1-inch-per-foot positive slope away from foundations for the first 4 feet. Reseed all areas where topsoil was replaced throughout the yard and in play areas. Reseed or reestablish ground cover in foundation plantings. New topsoil must have a lead concentration of less than 50 ppm. Soil cultivation or rototill mixing is not allowed to lower concentration.

2.2 Monitor and Maintain

Since lead-based paint is present, lead-based paint hazards could develop. Surfaces with lead-based paint should be regularly monitored. This may be done by an owner occupant, a certified risk assessor or hazard investigator by looking for any areas of new deterioration, rot, substrate or component failure due to leaking gutters, missing downspouts, leaking roofs or pipes. If any are found, a certified company with properly trained and certified staff can make needed repairs using lead-safe methods. You can find a company at <http://www.dhs.wi.gov/dhs/clara>. For a detailed maintenance and monitoring schedule, see [Appendix E: Ongoing Monitoring](#).

2.3 Take Precautions During Future Remodeling

Now that you know where lead-based paint is present, it's important to deal with it safely in any future remodeling or repairs. Remodeling or repair work on surfaces with lead-based paint can create dangerous lead hazards if not done safely. To protect the occupants, use a certified company for repairs that will disturb paint not classified as negative for lead-based paint in this report. Find a contractor at <http://dhs.wi.gov/lead>.

2.4 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](#), 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 <https://www.epa.gov/lead/lead-based-paint-disclosure-rule-section-1018-title-x>.

3.0 Methods

3.1 Visual Assessment

Before any testing was done, the risk assessor carefully looked at the property to find any potential lead hazards. The risk assessor developed a list of each instance of a painted or coated surface with:

- deteriorated paint (e.g. paint that is chipping, peeling, or cracking),
- friction forces (e.g. a window sash sliding up and down against jambs and stops),
- impact forces (e.g. a door panel striking a door stop),
- evidence of chewing (e.g. teeth marks on a window sill),
- a failing substrate (e.g. rotted wood from moisture).

Surfaces identified as potential lead hazards through the visual assessment process are identified in the [_Results](#) under the Condition heading as deteriorated. The risk assessor also evaluated building condition to determine the root cause of any major substrate failure and paint deterioration observed. See the Building Condition Assessment for additional details. The risk assessor inspected the grounds on the property's exterior for any instances of bare soil.

3.2 Paint Inventory

Also before testing, the risk assessor prepared an inventory of painted or coated surfaces. For each “room equivalent” in the dwelling, plus all interior and exterior common areas, the risk assessor lists each painted component, grouping together any surfaces with the same substrate (brick, concrete, drywall, metal, plaster or wood) that are likely to share a similar paint history following the [HUD Guidelines](#). From this inventory, the risk assessor selects at least one test location for each surface with a distinct paint history.

3.3 Paint Testing

The risk assessor followed the [HUD Guidelines](#) to identify all surfaces with distinct paint history for testing. SciAps X-550 Pb (Au) lead paint x-ray fluorescence analyzer, serial number 00780, was used to test each of these surfaces. For additional details on the procedures used for paint analysis, see Appendix A: XRF and Calibration.

The results of paint analyses were used to determine the presence of lead-based paint, and to determine the presence of lead-based paint hazards for surfaces identified as deteriorated in the Condition column of the results.

3.4 Dust Analysis

Single-surface dust wipe samples were collected from window sills and floors, following documented protocol and sampling methodologies found in Wisconsin Administrative Code DHS 163 and [Appendix 13.1, Wipe Sampling of Settled Dust for Lead Determination](#), of the [HUD Guidelines](#).

The results of dust analyses were used to determine the presence of dust lead hazards.

3.5 Soil Analysis

The risk assessor inspected exterior play areas, the “dripline” area next to the foundation, and the rest of the yard for bare soil. Bare soil was found at Dripline A,B, Yard A,D, Dripline C used as play area, Play Area C, so the soil was sampled and analyzed for lead concentration following documented protocol and sampling methodologies found in Wisconsin Administrative Code DHS 163 and [Appendix 13.3, Collecting Soil Samples for Lead Determination](#) of the [HUD Guidelines](#) to find out if lead soil levels were hazardous.

4.0 Limitations

The findings in this report are based on the conditions observed on the date of the investigation. Because conditions may change over time, it is important that the property owner monitor *all* surfaces that are positive for lead. Any changes could make the surface a lead-hazard that should be addressed with a lead hazard control measure. HUD considers a risk assessment conducted within the past twelve months to be current.

Lead inspection data does not expire, though the standards used to evaluate readings may change over time.

Some surfaces may not be accessible, and, therefore, not assessed. For example, carpeted flooring is not tested and lead-based paint could be present on flooring underneath; non-painted ceiling tile is not tested and lead-based paint could be present on ceiling above. This LIRA only identifies accessible lead hazards present at this property. Children can be exposed to lead wherever they spend time. In addition, dust from contaminated work clothes and shoes, glazed pottery, certain home remedies and traditional cosmetics, imported candies, toy jewelry, and hobby supplies may contain lead. For additional information on sources of lead, visit <https://www.cdc.gov/nceh/lead/prevention/sources.htm>.

This LIRA does not include water testing.

Areas not accessible during the assessment: N/A.

5.0 Background Information

5.1 Physical Characteristics of the Property

The property is a two story, owner occupied home built in 1925 with an unfinished basement. There is a detached garage to the rear of the property. The property is bordered at all sides with residential properties (*apartments to the North*). The exterior consists of suspect asbestos siding, with concrete at lower exterior foundation.

5.2 Previous Lead Investigations

No previous lead-based paint inspections or risk assessments of the property are known to exist at the time of this assessment.

5.3 Building Maintenance and Renovations

Weatherization has been performed on the property within the past year. Carpets, furniture and/or family belongings were present in the work areas. Construction debris was not stored in the yard. There are plans to repair/ replace 1 Porch A in the future.

5.4 Building Condition Assessment

Because building conditions, such as a roof leak, could impact the success of future hazard control options, an assessment for potential underlying causes for deterioration was also conducted.

Question	Answer	Comment
1. Roof missing parts of surfaces (tiles, boards, shakes, etc.)?	Yes	Both house and garage roof is snow covered; large penetration visible in Garage roof
2. Roof has holes or large cracks	No	
3. Gutters or downspouts broken?	Yes	Damaged downspouts

4. Chimney masonry cracked, bricks loose or missing, obviously out of plumb?	No	
5. Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting?	Yes	Cracked tiles
6. Exterior siding has missing boards or shingles?	Yes	Exposed shingles at siding
7. Water stains on interior walls or ceilings?	No	
8. Walls or ceilings deteriorated?	Yes	Flaking paint/ cracks throughout
9. More than very small ⁱ amount of paint in a room deteriorated?	Yes	Flaking paint/ cracks throughout
10. Two or more windows or doors broken, missing, or boarded up?	No	
11. Porch or steps have major elements broken, missing, or boarded up?	Yes	Rotting steps at 1 Porch A
12. Foundation has major cracks, missing material, structure leans, or visibly unsound?	No	

Note: N/A

5.5 Occupant Information

The assessor completed HUD Questionnaire 5.0 with the occupants to help determine use patterns, cleaning habits, play areas, hobbies involving any form of lead, or other potential sources of lead that could be brought into the dwelling, or expose a young child to sources of lead outside the dwelling. Wyatt Goldsberry was the party interviewed at time of assessment. There are two children under the age of six, 3 and 4 years old, who reside at or visit frequently the residence. The children have not had a blood lead level test in the past. The children sleep in 1 Bedroom B, eat in 1 Dining Room, play in 1 Living Room, toys are stored in 1 Bedroom AB, do not play outdoors, and do not tend to chew on painted surfaces. Women of child bearing age live in the home. 1 Entry A is used most frequently; 1 Entry D is used less frequently. The 1 Porch A windows are operated most frequently. Window A/C unit(s) are not used. There is a garden at Side D. There are no current plans for landscaping activities that will remove grass or ground covering. All interior rooms of the house, except for the basement and 1 Bedroom AB, are regularly cleaned. No household members are exposed to lead at work. There is one dog at the residence that goes outdoors.

Owner/Tenant Information:

- **Owner-Occupied:** Debbie Goldsberry, 3754 N 15th St, Milwaukee, WI 53206, 414-712-4743, debjordan1000@gmail.com

ⁱ The very small amount is the de minimis amount under the HUD Lead-safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

6.0 Full Results

6.1 Visual Assessment, Paint Inventory and Paint Test Results

In the City of Milwaukee, Wisconsin any applied coating that is greater than 0.5 percent lead by weight in the dried film, or equal to or greater than 0.7 milligram of lead per square centimeter (mg/cm²) in the dried film is defined as lead-bearing. This is more restrictive than the [Federal definition](#) of lead-based paintⁱⁱ, at 1.0 milligrams of lead per square centimeter (mg/cm²).

The full lead-based paint inspection and risk assessment results that follow are organized by room, followed by a section on dust wipe sampling results. Calibration readings and the performance characteristics sheet of the X-Ray Fluorescence (XRF) instrument used for this investigation is provided in Appendix A.

ⁱⁱ Wisconsin law is less restrictive, defining any paint or any other surface coating material containing more than 1 milligram of lead per square centimeter in the dried film of applied paint, as lead-based paint. The federal definition is used here to assure compliance with both state and federal law.

Exterior

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
6	Wood	Window Sash #1	A	5.0	YES	Deteriorated	YES
7	Wood	Window Sash #2	A	6.2	YES	Deteriorated	YES
8	Wood	Window Sash #3	A	5.6	YES	Deteriorated	YES
11	Wood	Window Sash #4	A	6.3	YES	Deteriorated	YES
12	Wood	Window Sash #5	A	6.8	YES	Deteriorated	YES
13	Wood	Window Sash #6	A	6.4	YES	Deteriorated	YES
9	Wood	Window Sash #7	A	0.0	NO	Deteriorated	NO
10	Wood	Window Sash #8	A	0.0	NO	Deteriorated	NO
14	Wood	Window Sash #9	B	0.0	NO	Deteriorated	NO
46	Wood	Window Sash #10	B	1.6	YES	Deteriorated	YES
47	Wood	Window Sash #11	B	1.4	YES	Deteriorated	YES
16	Wood	Window Sash #12	C	5.8	YES	Deteriorated	YES
17	Wood	Window Sash #13	C	6.3	YES	Deteriorated	YES
18	Wood	Window Sash #14	C	6.0	YES	Deteriorated	YES
19	Wood	Window Sash #15	D	5.9	YES	Deteriorated	YES
20	Wood	Window Sash #16	D	6.1	YES	Deteriorated	YES
21	Wood	Window Sash #21	C	1.7	YES	Deteriorated	YES
22	Wood	Window Sash #19	A	5.6	YES	Deteriorated	YES
23	Wood	Window Sash #20	A	6.2	YES	Deteriorated	YES
31	Metal	Mail Slot	A	0.7	YES	Deteriorated	YES
32	Metal	Siding	A	0.0	NO	Deteriorated	NO
33	Asbestos	Siding	A	0.0	NO	Deteriorated	NO
34	Metal	Black Handrail	A	0.0	NO	Deteriorated	NO
35	Metal	Aluminum Wrap Window Casing	A	0.0	NO	Deteriorated	NO
36	Metal	Downspout	A	0.0	NO	Deteriorated	NO
37	Metal	Gray Handrail Next to Concrete Steps	Yard A	0.8	YES	Deteriorated	YES
38	Wood	Horizontal Trim	A	0.2	NO	Deteriorated	NO
39	Wood	Horizontal Trim at Both Sides of Porch – 40 LF	A	1.2	YES	Deteriorated	YES
40	Asbestos	Siding	B	0.0	NO	Deteriorated	NO
41	Wood	Porch Access Casing – 7 LF	B	2.2	YES	Deteriorated	YES
42	Wood	Porch Access Lattice – 6 SF	B	0.8	YES	Deteriorated	YES
43	Wood	Window Casing #9	B	0.0	NO	Deteriorated	NO

44	Wood	Window Casing #4	A	0.0	NO	Deteriorated	NO
45	Wood	Window Casing #13	C	0.0	NO	Deteriorated	NO
49	Wood	Exposed Fascia by Downspout – 1 LF	B	1.0	YES	Deteriorated	YES
50	Metal	City Receiver	B	1.4	YES	Deteriorated	YES
51	Metal	Gas Meter Pipe	B	0.0	NO	Deteriorated	NO
52	Wood	Painted Column Caps – QTY 2	A	1.1	YES	Deteriorated	YES
53	Asbestos	Siding C		0.0	NO	Deteriorated	NO
54	Metal	Milk Chute	D	0.0	NO	Deteriorated	NO
56	Metal	Shingle Flashing at Bump Out Roof – 5 LF	C	2.0	YES	Deteriorated	YES
57	Metal	Hose Bib	D	0.2	NO	Deteriorated	NO
58	Wood	Bump Out Underside	D	0.0	NO	Deteriorated	NO
59	Asphalt	Exposed Siding	D	0.0	NO	Deteriorated	NO
60	Metal	City Receiver	D	6.1	YES	Deteriorated	YES
61	Wood	Siding	A	0.0	NO	Deteriorated	NO
25	Wood	Basement Window Sash #22	B	3.8	YES	Deteriorated	YES
26	Wood	Basement Window Sash #23	B	5.7	YES	Deteriorated	YES
27	Wood	Basement Window Sash #24	C	6.1	YES	Deteriorated	YES
28	Wood	Basement Window Sash #25	C	6.0	YES	Deteriorated	YES
29	Wood	Basement Window Sash #26	D	6.0	YES	Deteriorated	YES
30	Wood	Basement Window Sash #27	D	6.3	YES	Deteriorated	YES
80	Metal	Red Grill	Yard C	0.0	NO	Deteriorated	NO
81	Wood	Fence Post	B	0.0	NO	Deteriorated	NO

Room Notes: All Window Casing in this room equivalent has the same paint history as Window Casing #4,9,13.

1 Bathroom

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
191	Wood	Window Sill #11	B	0.4	NO	Deteriorated	NO
192	Wood	Window Casing #11	B	0.3	NO	Deteriorated	NO
193	Wood	Door Slab	D	0.0	NO	Deteriorated	NO
194	Wood	Door Jamb	D	0.2	NO	Deteriorated	NO
195	Wood	Door Int Casing	D	0.5	NO	Deteriorated	NO
196	Wood	Door Ext Casing	D	0.0	NO	Deteriorated	NO
197	Plaster	Ceiling		0.5	NO	Deteriorated	NO
198	Plaster	Curved Ceiling		0.2	NO	Deteriorated	NO

199	Plaster	Curved Ceiling Trim		0.0	NO	Deteriorated	NO
200	Metal	Vent	A	0.0	NO	Deteriorated	NO
201	Metal	Medicine Cabinet	A	0.0	NO	Deteriorated	NO
202	Metal	Painted Tub	C	4.4	YES	Deteriorated	YES
203	Wood	Door Threshold	D	0.0	NO	Deteriorated	NO

Room Notes: N/A

1 Bedroom AB

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
116	Wood	Window Sill #4-6	A	0.1	NO	Deteriorated	NO
117	Wood	Window Casing #4-6	A	0.0	NO	Deteriorated	NO
118	Plaster	Ceiling		0.2	NO	Deteriorated	NO
119	Wood	Door Slab	D	0.1	NO	Deteriorated	NO
120	Wood	Door Jamb	D	0.0	NO	Deteriorated	NO
121	Wood	Door Int Casing	D	0.0	NO	Deteriorated	NO
122	Wood	Door Ext Casing	D	0.0	NO	Deteriorated	NO
123	Plaster	Wall	A	0.3	NO	Deteriorated	NO
124	Plaster	Wall	B	0.4	NO	Deteriorated	NO
125	Plaster	Wall	C	0.3	NO	Deteriorated	NO
127	Plaster	Wall	D	0.3	NO	Deteriorated	NO
128	Wood	Baseboard	D	0.0	NO	Deteriorated	NO
129	Metal	Vent	D	0.0	NO	Deteriorated	NO
130	Wood	Crown	A	0.0	NO	Deteriorated	NO
131	Wood	Floor		0.0	NO	Deteriorated	NO
132	Plaster	Closet C Wall	D	0.5	NO	Deteriorated	NO
133	Wood	Closet C Horizontal Trim	C	0.2	NO	Deteriorated	NO
134	Plaster	Closet C Ceiling		0.5	NO	Deteriorated	NO

Room Notes: All baseboard in this room equivalent has the same paint history as Baseboard D. All Crown in this room equivalent has the same paint history as Crown A.

1 Bedroom B

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
172	Wood	Door Slab	C	0.2	NO	Deteriorated	NO
173	Wood	Door Jamb	C	0.0	NO	Deteriorated	NO
174	Wood	Door Int Casing	C	0.0	NO	Deteriorated	NO
175	Wood	Door Ext Casing	C	0.1	NO	Deteriorated	NO
176	Wood	Door Slab	C	0.0	NO	Deteriorated	NO
177	Wood	Window Sill #10	B	0.0	NO	Deteriorated	NO
178	Wood	Window Casing #10	B	0.0	NO	Deteriorated	NO
179	Plaster	Ceiling		0.2	NO	Deteriorated	NO
180	Wood	Crown	C	0.0	NO	Deteriorated	NO
181	Plaster	Wall	A	0.5	NO	Deteriorated	NO
182	Plaster	Wall	B	0.5	NO	Deteriorated	NO
183	Plaster	Wall	C	0.3	NO	Deteriorated	NO
184	Plaster	Wall	D	0.3	NO	Deteriorated	NO
185	Wood	Baseboard	D	0.1	NO	Deteriorated	NO
186	Plaster	Closet A Ceiling		0.4	NO	Deteriorated	NO
187	Wood	Closet A Door Slab	C	0.0	NO	Deteriorated	NO
188	Wood	Closet A Door Jamb	C	0.0	NO	Deteriorated	NO
189	Wood	Closet A Door Int Casing	C	0.1	NO	Deteriorated	NO
190	Wood	Closet A Door Ext Casing	C	0.0	NO	Deteriorated	NO

Room Notes: All Crown in this room equivalent has the same paint history as Crown C. All baseboard in this room equivalent has the same paint history as Baseboard D.

1 Dining Room

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
135	Wood	Window Sill #15-16	D	0.0	NO	Deteriorated	NO
136	Wood	Window Casing #15-16	D	0.0	NO	Deteriorated	NO
137	Plaster	Ceiling		0.2	NO	Deteriorated	NO
138	Plaster	Curved Wall	C	0.5	NO	Deteriorated	NO
141	Plaster	Curved Wall	A	0.3	NO	Deteriorated	NO
142	Plaster	Curved Wall – 120 SF	B	0.8	YES	Deteriorated	YES
143	Plaster	Curved Wall	D	0.3	NO	Deteriorated	NO

144	Wood	Baseboard	B	0.1	NO	Deteriorated	NO
145	Wood	Built-In Cabinet Stile	D	0.1	NO	Deteriorated	NO
146	Wood	Built-In Cabinet Door	D	0.0	NO	Deteriorated	NO
147	Wood	Built-In Cabinet Wall	D	0.1	NO	Deteriorated	NO
148	Wood	Built-In Cabinet Shelf	D	0.1	NO	Deteriorated	NO
149	Metal	Vent	B	0.0	NO	Deteriorated	NO
150	Wood	Opening Jamb	C	0.0	NO	Deteriorated	NO
151	Wood	Opening Int Casing	C	0.2	NO	Deteriorated	NO
152	Wood	Opening Ext Casing	C	0.0	NO	Deteriorated	NO

Room Notes: All baseboard in this room equivalent has the same paint history as Baseboard B.

1 Porch A

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
82	Metal	Entry Storm Door	D	0.0	NO	Deteriorated	NO
83	Metal	Entry Door Jamb	D	0.0	NO	Deteriorated	NO
84	Metal	Entry Door Threshold	D	0.1	NO	Deteriorated	NO
85	Wood	Ceiling		0.1	NO	Deteriorated	NO
86	Wood	Crown – 35 LF	A*	6.8	YES	Deteriorated	YES
87	Wood	Column Cap – QTY 2	A	7.7	YES	Deteriorated	YES
88	Wood	Mail Slot	D	0.1	NO	Deteriorated	NO
89	Wood	Mail Slot Framing	D	1.5	YES	Deteriorated	YES
90	Wood	Black Crown – 15 LF	C	7.4	YES	Deteriorated	YES
91	Wood	Green Horizontal Trim – 15 LF	A Lwr	3.3	YES	Deteriorated	YES
92	Wood	Green Horizontal Trim – 6 LF	B Lwr	4.3	YES	Deteriorated	YES
93	Wood	Exposed Floor – 1 SF	D	3.6	YES	Deteriorated	YES
94	Wood	Quarter Round	C	0.1	NO	Deteriorated	NO

Room Notes: Due to same room equivalent, component type, and paint history as Crown A, Crown A,B,C is considered to have lead-based paint hazards.

1 Entry D

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
278	Wood	Entry Door Slab	D	0.0	NO	Deteriorated	NO
279	Wood	Entry Door Int Jamb	D	0.0	NO	Deteriorated	NO
280	Wood	Entry Door Ext Jamb	D	5.2	YES	Deteriorated	YES
281	Wood	Entry Door Int Casing	D	0.1	NO	Deteriorated	NO
282	Wood	Entry Door Ext Casing	D	0.8	YES	Deteriorated	YES
283	Wood	Entry Door Threshold	D	0.4	NO	Deteriorated	NO
284	Wood	Entry Door Threshold	D	0.1	NO	Deteriorated	NO
285	Wood	Entry Storm Door		0.0	NO	Deteriorated	NO
286	Wood	Stair Stringer		0.0	NO	Deteriorated	NO
287	Wood	Stair Riser		0.0	NO	Deteriorated	NO
288	Wood	Start Tread		0.0	NO	Deteriorated	NO
289	Plaster	Ceiling		0.4	NO	Deteriorated	NO
291	Plaster	Angled Ceiling		0.3	NO	Deteriorated	NO
292	Plaster	Wall – 24 SF	A	0.8	YES	Deteriorated	YES
294	Plaster	Wall (including cubby) – 100 SF	C	0.7	YES	Deteriorated	YES

Room Notes: N/A.

1 Kitchen

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
153	Wood	Window Sill #13-14	C	0.1	NO	Deteriorated	NO
154	Wood	Window Casing #13-14	C	0.1	NO	Deteriorated	NO
155	Wood	Door Slab	D	0.0	NO	Deteriorated	NO
156	Wood	Door Jamb	D	0.0	NO	Deteriorated	NO
157	Wood	Door Int Casing	D	0.1	NO	Deteriorated	NO
158	Wood	Door Ext Casing	D	0.0	NO	Deteriorated	NO
159	Wood	Door Threshold	D	0.1	NO	Deteriorated	NO
160	Plaster	Ceiling		0.4	NO	Deteriorated	NO
161	Plaster	Wall	A	0.4	NO	Deteriorated	NO
162	Plaster	Wall	B	0.5	NO	Deteriorated	NO
163	Plaster	Wall	C	0.4	NO	Deteriorated	NO
164	Plaster	Wall	D	0.3	NO	Deteriorated	NO

165	Wood	Baseboard	A	0.1	NO	Deteriorated	NO
166	Metal	Vent	A	0.1	NO	Deteriorated	NO
167	Wood	Cabinet Stile	B	0.0	NO	Deteriorated	NO
168	Wood	Cabinet Door	B	0.0	NO	Deteriorated	NO
169	Wood	Exposed Floor		0.0	NO	Deteriorated	NO
170	Wood	Cabinet Door	A	0.0	NO	Deteriorated	NO
171	Wood	Cabinet Door Casing	A	0.0	NO	Deteriorated	NO

Room Notes: All Baseboard in this room equivalent has the same paint history as Baseboard A.

1 Living Room

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
95	Wood	Entry Door Slab	A	0.0	NO	Deteriorated	NO
96	Wood	Entry Door Int Jamb	A	0.0	NO	Deteriorated	NO
97	Wood	Entry Door Ext Jamb	A	7.5	YES	Deteriorated	YES
98	Wood	Entry Door Int Casing	A	0.0	NO	Deteriorated	NO
99	Wood	Entry Door Threshold	A	3.3	YES	Deteriorated	YES
100	Wood	Entry Door Storm Door	A	0.0	NO	Deteriorated	NO
101	Wood	Window Sill #1-3	A1-3	0.0	NO	Deteriorated	NO
102	Wood	Window Casing #1-3	A1-3	0.0	NO	Deteriorated	NO
103	Wood	Window Sill #17	D1	0.0	NO	Deteriorated	NO
104	Wood	Window Casing #17	D1	0.0	NO	Deteriorated	NO
105	Wood	Window Sill #18	D2	0.0	NO	Deteriorated	NO
106	Plaster	Window Casing #18	D2	0.1	NO	Deteriorated	NO
107	Wood	Ceiling		0.5	NO	Deteriorated	NO
108	Plaster	Wall – 20 SF	A	0.9	YES	Deteriorated	YES
109	Plaster	Wall	B	0.5	NO	Deteriorated	NO
110	Plaster	Wall	C	0.4	NO	Deteriorated	NO
111	Plaster	Wall	D	0.4	NO	Deteriorated	NO
112	Plaster	Curved Ceiling		0.2	NO	Deteriorated	NO
113	Wood	Picture Rail	C	0.2	NO	Deteriorated	NO
114	Wood	Baseboard	A	0.0	NO	Deteriorated	NO
115	Plaster	Bump Out Soffit	D	0.5	NO	Deteriorated	NO

Room Notes: All Picture Rail in this room equivalent has the same paint history as Picture Rail C. All Baseboard in this room equivalent has the same paint history as Baseboard A.

1 Pantry

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
227	Wood	Window Sill #12	C	0.1	NO	Deteriorated	NO
228	Wood	Window Casing #12	C	0.1	NO	Deteriorated	NO
229	Wood	Door Jamb		0.1	NO	Deteriorated	NO
230	Wood	Door Int Casing	D	0.1	NO	Deteriorated	NO
231	Wood	Door Ext Casing		0.0	NO	Deteriorated	NO
232	Wood	Cabinet Stile	A	0.2	NO	Deteriorated	NO
233	Wood	Cabinet Drawer	A	0.1	NO	Deteriorated	NO
234	Wood	Cabinet Door	A	0.1	NO	Deteriorated	NO
235	Wood	Shelf	A	0.0	NO	Deteriorated	NO
236	Wood	Shelf Support	A	0.1	NO	Deteriorated	NO
237	Plaster	Ceiling		0.1	NO	Deteriorated	NO
238	Plaster	Wall	A	0.2	NO	Deteriorated	NO
239	Plaster	Wall	B	0.3	NO	Deteriorated	NO
240	Plaster	Wall	C	0.2	NO	Deteriorated	NO
241	Plaster	Wall	D	0.3	NO	Deteriorated	NO

Room Notes: N/A

2 Bedroom A

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
242	Wood	Window Sill #19-20	A	2.6	YES	Deteriorated	YES
243	Wood	Window Casing #19-20	A	2.1	YES	Deteriorated	YES
244	Plaster	Curved Ceiling – 100 SF		1.4	YES	Deteriorated	YES
245	Plaster	Wall – 70 SF	A	2.5	YES	Deteriorated	YES
246	Plaster	Wall – 60 SF	B	3.0	YES	Deteriorated	YES
247	Plaster	Wall – 80 SF	C	1.5	YES	Deteriorated	YES
248	Plaster	Wall – 60 SF	D	2.3	YES	Deteriorated	YES
249	Wood	Door Slab	C	2.2	YES	Deteriorated	YES
250	Wood	Door Jamb	C	2.5	YES	Deteriorated	YES
251	Wood	Door Int Casing	C	2.5	YES	Deteriorated	YES
252	Wood	Door Ext Casing	C	1.3	YES	Deteriorated	YES
253	Wood	Baseboard – 40 SF	B*	1.0	YES	Deteriorated	YES

Room Notes: Due to same room equivalent, component type, and paint history as Baseboard B, **Baseboard A,B,C,D** is considered to have lead-based paint hazards.

2 Stairwell

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
204	Wood	Door Slab	A Lwr	0.0	NO	Deteriorated	NO
205	Wood	Door Jamb	A Lwr	0.0	NO	Deteriorated	NO
206	Wood	Door Int Casing	A Lwr	0.0	NO	Deteriorated	NO
207	Wood	Door Ext Casing	A Lwr	0.0	NO	Deteriorated	NO
208	Wood	Floor		0.1	NO	Deteriorated	NO
209	Plaster	White Wall	A	0.0	NO	Deteriorated	NO
210	Plaster	Blue Wall	A	0.4	NO	Deteriorated	NO
211	Plaster	White Wall	B	0.0	NO	Deteriorated	NO
212	Blast	Blue Wall	B	0.5	NO	Deteriorated	NO
213	Plaster	White Wall	C	0.0	NO	Deteriorated	NO
214	Plaster	Blue Wall	C	0.5	NO	Deteriorated	NO
215	Plaster	White Wall	D	0.0	NO	Deteriorated	NO
216	Plaster	Blue Wall – 24 SF	D	0.7	YES	Deteriorated	YES
217	Plaster	Angled Ceiling		0.0	NO	Deteriorated	NO
218	Wood	Horizontal Trim	A	0.1	NO	Deteriorated	NO
219	Wood	Horizontal Trim	B	0.0	NO	Deteriorated	NO
220	Wood	Wall Cap	B	0.0	NO	Deteriorated	NO
221	Wood	Horizontal Tram	C	0.1	NO	Deteriorated	NO
222	Wood	Horizontal Trim	D	0.1	NO	Deteriorated	NO
223	Wood	Handrail	D	0.5	NO	Deteriorated	NO
224	Wood	Stair Stringer	B	0.0	NO	Deteriorated	NO
225	Wood	Baseboard	C	0.0	NO	Deteriorated	NO
226	Wood	Baseboard	D	0.1	NO	Deteriorated	NO

Room Notes: N/A

2 Storage C

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
257	Wood	Window Sill #21	C	0.2	NO	Deteriorated	NO
258	Plaster	Ceiling		0.0	NO	Deteriorated	NO
259	Plaster	Wall	A	0.0	NO	Deteriorated	NO
260	Plaster	Wall	B	0.0	NO	Deteriorated	NO
261	Plaster	Wall	B	0.0	NO	Deteriorated	NO

262	Plaster	Wall	C	0.0	NO	Deteriorated	NO
263	Plaster	Wall	D	0.0	NO	Deteriorated	NO
268	Metal	Plumbing Stack	Ceiling	0.0	NO	Deteriorated	NO
269	Wood	Attic Access Door	Ceiling	0.0	NO	Deteriorated	NO
270	Wood	Attic Access Casing	Ceiling	0.0	NO	Deteriorated	NO
271	Wood	Knee Wall Access Door	B	0.0	NO	Deteriorated	NO
272	Wood	Knee Wall Access Door Casing	B	0.0	NO	Deteriorated	NO
273	Wood	Knee Wall Access Door	B	0.0	NO	Deteriorated	NO
274	Wood	Baseboard	A	0.0	NO	Deteriorated	NO
275	Wood	Baseboard	B	0.0	NO	Deteriorated	NO
276	Wood	Baseboard	C	0.0	NO	Deteriorated	NO
277	Wood	Baseboard	D	0.0	NO	Deteriorated	NO
264	Plaster	Chimney Wall	A	0.0	NO	Deteriorated	NO
265	Plaster	Chimney Wall	B	0.0	NO	Deteriorated	NO
266	Plaster	Chimney Wall	C	0.0	NO	Deteriorated	NO
267	Plaster	Chimney Wall	D	0.0	NO	Deteriorated	NO

Room Notes: Window Casing and Chimney Trim is raw, unpainted wood.

Basement Laundry Room

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
333	Wood	Door Slab	A	0.1	NO	Deteriorated	NO
334	Wood	Door Jamb	A	0.0	NO	Deteriorated	NO
335	Wood	Beam	Ceiling	0.5	NO	Deteriorated	NO
336	Wood	Beam	Ceiling	0.3	NO	Deteriorated	NO
337	Wood	Post	A	1.7	YES	Deteriorated	YES
338	Concrete	Blue Chimney	A	0.3	NO	Deteriorated	NO
339	Concrete	Post Base - 4 SF	A	0.9	YES	Deteriorated	YES
340	Metal	4 Inch Plumbing Drain	B	0.4	NO	Deteriorated	NO
341	Concrete	Wall	B	0.0	NO	Deteriorated	NO
342	Concrete	Wall	C	0.0	NO	Deteriorated	NO
343	Wood	Ceiling		0.4	NO	Deteriorated	NO
344	Wood	Wood Trim	Ceiling	0.1	NO	Deteriorated	NO
345	Metal	White Electrical Conduit	Ceiling	0.4	NO	Deteriorated	NO
346	Metal	Electrical Panel Backing	C	0.3	NO	Deteriorated	NO
347	Wood	Electrical Panel Backing	C	0.3	NO	Deteriorated	NO
348	Wood	Stair Stringer		0.0	NO	Deteriorated	NO

349	Wood	Stair Riser		0.2	NO	Deteriorated	NO
350	Wood	Stair Tread		0.3	NO	Deteriorated	NO
351	Wood	Flooring		0.0	NO	Deteriorated	NO
352	Wood	White Workbench	C	0.1	NO	Deteriorated	NO
353	Wood	White Workbench	C	0.1	NO	Deteriorated	NO
354	Wood	White Workbench Top	C	0.2	NO	Deteriorated	NO
355	Metal	Electrical Conduit	Ceiling	0.3	NO	Deteriorated	NO
356	Wood	Built-In Cubby Door Slab	D	0.0	NO	Deteriorated	NO
357	Wood	Built-In Cubby Door Stile	D	0.1	NO	Deteriorated	NO
358	Wood	Built-In Cubby White Shelf Support	D	0.0	NO	Deteriorated	NO

Room Notes: No door casing present.

Basement Mechanical Room

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
316	Plaster	Ceiling		0.1	NO	Deteriorated	NO
317	Wood	Trim	Ceiling	0.0	NO	Deteriorated	NO
318	Concrete	Wall	A	0.0	NO	Deteriorated	NO
319	Wood	Vertical Wood Trim	A	0.0	NO	Deteriorated	NO
320	Concrete	Wall	B	0.0	NO	Deteriorated	NO
321	Wood	Green Framing	C	0.1	NO	Deteriorated	NO
322	Concrete	Chimney	C	0.1	NO	Deteriorated	NO
323	Concrete	Wall	D	0.0	NO	Deteriorated	NO
324	Metal	Painted Pipe		0.3	NO	Deteriorated	NO
325	Wood	Beam	Ceiling	0.2	NO	Deteriorated	NO
326	Wood	Beam	Ceiling	0.1	NO	Deteriorated	NO
327	Wood	Post	Mid	1.2	YES	Deteriorated	YES
328	Concrete	Green Wall	A	0.0	NO	Deteriorated	NO
329	Wood	White Work Bench	A	0.0	NO	Deteriorated	NO
330	Metal	Clothes Rod	Beam	0.1	NO	Deteriorated	NO
331	Concrete	Post Base	A	0.2	NO	Deteriorated	NO
332	Metal	Silver Gas Supply	C	0.0	NO	Deteriorated	NO

Room Notes: N/A

Basement Stairwell

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
301	Plaster	Angled Ceiling		0.2	NO	Deteriorated	NO
302	Wood	Wall	A	0.0	NO	Deteriorated	NO
304	Plaster	Wall	B	0.4	NO	Deteriorated	NO
305	Plaster	Wall - 48 SF	D	0.7	YES	Deteriorated	YES
306	Wood	Milk Chute Door		0.2	NO	Deteriorated	NO
307	Wood	Milk Chute Casing		0.1	NO	Deteriorated	NO
308	Wood	There A Stringer		0.1	NO	Deteriorated	NO
309	Wood	Stair Riser		0.0	NO	Deteriorated	NO
310	Wood	Stair Tread		0.1	NO	Deteriorated	NO
311	Wood	Upr Landing		0.1	NO	Deteriorated	NO
312	Wood	Baseboard	D	0.2	NO	Deteriorated	NO
313	Wood	Wall Cap		0.1	NO	Deteriorated	NO
314	Concrete	Wall	D	0.0	NO	Deteriorated	NO
315	Wood	Vertical Trim	D	0.3	NO	Deteriorated	NO

Room Notes: N/A

Garage Exterior

Reading #	Substrate	Component	Side	Result (mg/cm ²)	LBP?	Condition	LBP Hazard?
61	Wood	Siding	A	0.0	NO	Deteriorated	NO
62	Concrete	Block Foundation Wall	A	0.0	NO	Deteriorated	NO
63	Wood	Rafter Tail	A	0.0	NO	Deteriorated	NO
64	Wood	Soffit	A	0.0	NO	Deteriorated	NO
65	Wood	Siding – 200 SF	B	2.4	YES	Deteriorated	YES
66	Wood	Fascia – 80 LF	B*	4.4	YES	Deteriorated	YES
67	Wood	Soffit – 80 LF	B*	4.1	YES	Deteriorated	YES
71	Wood	Siding – 60 SF	C	4.4	YES	Deteriorated	YES
72	Wood	Siding – 200 SF	D	1.6	YES	Deteriorated	YES
73	Wood	Entry Door Casing	B	3.0	YES	Deteriorated	YES
74	Wood	Entry Door Jamb	B	3.1	YES	Deteriorated	YES
75	Wood	Entry Door Threshold	B	0.0	NO	Deteriorated	NO
76	Wood	Overhead Door Casing	C	0.0	NO	Deteriorated	NO

77	Wood	Overhead Door Jamb	C	0.0	NO	Deteriorated	NO
78	Wood	Overhead Door Jamb	C	0.1	NO	Deteriorated	NO
79	Metal	Conduit	D	0.0	NO	Deteriorated	NO

Room Notes: All Soffit in this room equivalent have the same paint history as Soffit A. Due to same room equivalent, component type, and paint history as Fascia, Soffit B, **Fascia, Soffit A,B,C,D** is considered to have lead-based paint hazards.

6.2 Dust Analysis Results

The risk assessor collected 18 single surface wipe samples to find out if lead dust hazards were present on floors or windowsills.

A lead dust hazard is present if the arithmetic mean average of laboratory results for all like surfaces are equal to or are greater than 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) on a floor and 100 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) on a window sill, and 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) on an exterior porch/balcony.

Samples, including a generically labeled “blank” wipe submitted for quality control, were analyzed by:

City of Milwaukee Public Health Laboratories, 841 N Broadway Ave, Milwaukee, WI 53202 (phone: 414-286-3526)

Wipe Sampling Summary Table

Sample #	Sample Location	Results	Standard	Lead Dust Hazard Yes/No
4698 - 1	1 Porch Entry A - Floor	110 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	Yes
4698 - 2	1 Entry A - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 3	1 Entry D - Floor	73 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	Yes
4698 - 4	1 Living Room - Floor	5.9 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 5	1 Living Room - Sill	840 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	Yes
4698 - 6	1 Dining Room - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 7	1 Dining Room - Sill	200 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	Yes
4698 - 8	1 Kitchen - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 9	1 Kitchen - Sill	1200 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	Yes
4698 - 10	1 Bathroom - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 11	1 Bathroom - Sill	<45 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	No
4698 - 12	1 Bedroom AB - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 13	1 Bedroom AB - Sill	450 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	Yes
4698 - 14	2 Bedroom A - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	No
4698 - 15	2 Bedroom A - Sill	2900 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	Yes
4698 - 16	Basement Laundry Room - Floor	83 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	Yes
4698 - 17	Basement Laundry Room - Sill	260 $\mu\text{g}/\text{ft}^2$	$\geq 100 \mu\text{g}/\text{ft}^2$	Yes
4698 - 18	Blank - Floor	<5.0 $\mu\text{g}/\text{ft}^2$	$\geq 10 \mu\text{g}/\text{ft}^2$	N/A
	Mean Average Floors	29.6 $\mu\text{g}/\text{ft}^2$	10 $\mu\text{g}/\text{ft}^2$	See Notes
	Mean Average Window Sills	842.0 $\mu\text{g}/\text{ft}^2$	100 $\mu\text{g}/\text{ft}^2$	See Notes

Notes:

- According to WI DHS, when calculating the mean average, subtract 1 from each sample result that is reported as less than (<) value.
- The floors listed in the above table were sampled. The mean average of 29.6 $\mu\text{g}/\text{ft}^2$ is applied to all floors including those not tested. Since the average is equal to or greater than 10 $\mu\text{g}/\text{ft}^2$, all floors are considered to have lead dust hazards and require corrective measures.

- The interior window sills listed in the above table were sampled. The mean average of 842.0 µg/ft² is applied to all window sills including those not tested. Since the average is equal to or greater than 100 µg/ft², all window sills are considered to have lead dust hazards and require corrective measures.
- All floors and/or window sills requiring corrective measures should be HEPA vacuumed and wet cleaned immediately. Upon finishing hazard control work, window sills and floors should be left in smooth, cleanable condition. Some minor surface damage may be repaired with spackle and painted. More significant damage may require that the surface be covered with a material such as sheet vinyl or coated with polyurethane.

6.3 Soil Analysis Results

The risk assessor visually assessed the exterior of the property for areas of bare soil according to documented protocol and sampling methodologies found in Wisconsin Administrative Code DHS 163 and [Appendix 13.3, Collecting Soil Samples for Lead Determination](#) of the [HUD Guidelines](#), which includes exterior play areas, the “dripline” area next to the foundation, and the rest of the yard.

A total of 4 composite samples of bare soil was sampled and analyzed by:

City of Milwaukee Public Health Laboratories, AIHA-LAP #102186, at 841 N Broadway Ave, Milwaukee, WI 53202 (phone: 414-286-3526). See chart below for sample locations.

In Wisconsin, a soil-lead hazard is present if the results are greater than or equal to 400 parts per million (ppm) for soil collected from a play area or 1,200 ppm for soil collected from other areas of the yard. For precautionary measures, gardens are considered to contain lead soil hazards if results are ≥ 400 parts per million (ppm).

Soil Sampling Summary Table

Sample	Soil Sample Location	Result	Standard	Soil-Lead Hazard
4698-1	Dripline A,B	560 ppm	1200 ppm	No
4698-2	Yard A,D	800 ppm	1200 ppm	No
4698-3	Dripline C used as play area	670 ppm	400 ppm	Yes
4698-4	Play area C	350 ppm	400 ppm	No

Note: **ppm** is equivalent to **mg Pb/kg**.

APPENDIX A: SciAPs XRF and Calibration Information

Lead in paint, varnish, shellac, or other surface coatings can be identified by laboratory analysis of paint chips or by direct readings using an XRF instrument. See Section 3.3 for model/serial number information of the instrument used in this inspection and assessment to test all surfaces. The instrument determines lead measured in milligrams per square centimeter (mg/cm^2) of the coating on the tested component. The risk assessor followed manufacturer's guidelines for operation of the instrument. The instrument's calibration was checked before and after the assessment using a known quantity of lead on test films supplied by the National Institute for Standards and Technology (NIST) and found the instrument to be working within the manufacturer's specifications.

Pre-LIRA Calibration Readings

Reading #	Concentration	Units
1	1.0	mg/cm^2
2	1.0	mg/cm^2
3	1.0	mg/cm^2
5	0.0	mg/cm^2

Mid-LIRA Calibration Readings

Reading #	Concentration	Units
296	1.0	mg/cm^2
297	1.0	mg/cm^2
298	1.0	mg/cm^2
300	0.0	mg/cm^2

Post-LIRA Calibration Readings

Reading #	Concentration	Units
360	1.0	mg/cm^2
361	1.0	mg/cm^2
362	1.0	mg/cm^2
364	0.0	mg/cm^2

Performance Characteristic Sheet

EFFECTIVE DATE: February 1, 2022

MANUFACTURER AND MODEL:

Make: *SciAps*
 Models: *Model X-550*
 X-Ray Source: *Rhodium (Rh) or Gold (Au) Anode*

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING IN THE INSTRUMENT: 1.0 mg/cm²

NOTE: This PCS is not applicable at other Action Level settings; the Action Level setting of the instrument must be 1.0 mg/cm² to use this PCS.

OPERATING PARAMETERS:

Timed mode: fixed 10-second reading.

Quick mode: variable-time reading (approximately 2-6 seconds).

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive) on NIST SRM 2579 (1.02 mg/cm²)/NIST SRM 2573, or equivalent

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

Au Anode (Timed or Quick), Rh Anode (Quick) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	0.7
	Concrete	0.7
	Drywall	0.7
	Metal	0.7
	Plaster	0.7
	Wood	0.7
Rh Anode (Timed) READING DESCRIPTION	SUBSTRATE	INCONCLUSIVE RANGE (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	(0.6-0.7)
	Concrete	(0.6-0.7)
	Drywall	(0.6-0.7)
	Metal	(0.6-0.7)
	Plaster	(0.6-0.7)
	Wood	(0.6-0.7)

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in February 2022, with two separate instruments of each Anode type, operated in both Timed and Quick modes.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film; for NIST SRM 2579a, use film 2573 (1.04 mg/cm²).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. In single-family and multifamily housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this

Page 2

procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The reading time in Archive tests was 10 seconds in Timed mode and from 2-6 seconds in Quick mode, for both the Rh Anode and Au Anode.

CLASSIFICATION OF RESULTS:

XRF results for the Au Anode in Timed or Quick mode, and for the Rh Anode in Quick mode, are classified as **positive** if they are **greater than or equal** to 0.7 mg/cm² and **negative** if they are **less than** 0.7 mg/cm².

XRF results for the Rh Anode in Timed mode are classified as **positive** if they are **greater than or equal** to 0.7 mg/cm², **negative** if they are **less than or equal** to 0.6 mg/cm² and **inconclusive** if they are **greater** than 0.6 mg/cm² **AND less than** 0.7 mg/cm².

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm² and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>. The methodology was subsequently generalized by QuanTech for application to other Action Levels.

APPENDIX B: Laboratory Analysis Report



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
FINAL REPORT

Submitter copy to:

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

Order ID : W7270081
LRN : 0000320906
Auxiliary ID : 4698-LIRA
Date Collected: 03/27/23
Date Received : 03/27/23

Requested by: UNKNOWN, DOCTOR

FINAL

Patient Name: CP/N/15THST, 3754

DOB:

Age:

Sex:

Ord. Comm: James Oezer 262-498-4431
National Property Inspections
18 Prewipes (Risk Assessment)

C H E M I S T R Y

TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
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COLLECTED 03/27/23 10:15 RECEIVED 03/27/23 15:56

Lead in Dust Wipes:

Dust Wipe 1	*110			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 2	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 3	*73			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 4	*5.9			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 5	*840			ug/sq.ft.	03/29/23 12:06
A=2x8					
Dust Wipe 6	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 7	*200			ug/sq.ft.	03/29/23 12:06
A=2x8					
Dust Wipe 8	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 9	*1.2E3			ug/sq.ft.	03/29/23 12:06
A=2x8					
Dust Wipe 10	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 11	*<45			ug/sq.ft.	03/29/23 12:06

continued on next page

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

Heather Paradis, MD.
Clinical Services Division Director

Printed: 03/30/2023 06:05

PAGE: 1 of 3



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
FINAL REPORT

Submitter copy to:

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

Order ID : W7270081
LRN : 0000320906
Auxiliary ID : 4698-LIRA
Date Collected: 03/27/23
Date Received : 03/27/23

Requested by: UNKNOWN, DOCTOR

FINAL

Patient Name: CP/N/15THST, 3754 DOB: Age: Sex:

Ord. Comm: James Oezer 262-498-4431
National Property Inspections
18 Prewipes (Risk Assessment)

c o n t i n u e d

C H E M I S T R Y

TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
A=2x8					
Dust Wipe 12	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 13	*450			ug/sq.ft.	03/29/23 12:06
A=2x8					
Dust Wipe 14	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 15	*2.9E3			ug/sq.ft.	03/29/23 12:06
A=2x8					
Dust Wipe 16	*83			ug/sq.ft.	03/29/23 12:06
A=12x12					
Dust Wipe 17	*260			ug/sq.ft.	03/29/23 12:06
A=2x30					
Dust Wipe 18	*<5.0			ug/sq.ft.	03/29/23 12:06
A=12x12					
Test Method	*see below				03/27/23 16:11
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

c o n t i n u e d o n n e x t p a g e

Legends: L-Low, H-High, AB-Abnormal, P-Panic, C-Critical, X-Extreme
Heather Paradis, MD.
Clinical Services Division Director

Printed: 03/30/2023 06:05

PAGE: 2 of 3



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Patient Name: CP/N/15THST, 3754

DOB:

Age:

Sex:

Ord. Comm: James Oezer 262-498-4431
National Property Inspections
18 Prewipes (Risk Assessment)

c o n t i n u e d

C H E M I S T R Y

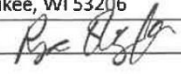
TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
tested. QC results associated with these samples were acceptable unless otherwise noted. Data reviewed and approved by the QA Coordinator/Technical Manager. Accrediting body: AIHA-LAP, LLC; Lab ID #102186.					

Legends: L-Low, H-High, AB-Abnormal, P-Panic, C-Critical, X-Extreme
Heather Paradis, MD.
Clinical Services Division Director

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PAGE: 3 of 13

Milwaukee Health Department - CHAIN OF CUSTODY

Company:	National Property Inspections	Test Request:	PB Wipes
	James Oezer - 262-498-4431	Type Test:	Risk Assessment
	Email: jim.oezer@npi-wi.com	Date/ Time Collected:	3/27/2023 - 10:15 am
Job #:	4698 - LIRA	Address:	3754 N. 15th St. Milwaukee, WI 53206
Sampler Name:	Ryan Eigenfeld	Sampler Signature:	

Sample #	Location	Type	Size
4698 - 1	1 Porch Entry A	Floor	12 x 12
4698 - 2	1 Entry A	Floor	12 x 12
4698 - 3	1 Entry D	Floor	12 x 12
4698 - 4	1 Living Room	Floor	12 x 12
4698 - 5	1 Living Room	Sill	2 x 8
4698 - 6	1 Dining Room	Floor	12 x 12
4698 - 7	1 Dining Room	Sill	2 x 8
4698 - 8	1 Kitchen	Floor	12 x 12
4698 - 9	1 Kitchen	Sill	2 x 8
4698 - 10	1 Bathroom	Floor	12 x 12
4698 - 11	1 Bathroom	Sill	2 x 8
4698 - 12	1 Bedroom AB	Floor	12 x 12
4698 - 13	1 Bedroom AB	Sill	2 x 8
4698 - 14	2 Bedroom A	Floor	12 x 12
4698 - 15	2 Bedroom A	Sill	2 x 8
4698 - 16	Basement Laundry Room	Floor	12 x 12
4698 - 17	Basement Laundry Room	Sill	2 x 30
4698 - 18	1 Mid Hall	Floor	12 x 12

Relinquished By:	James Oezer	Date/ Time:	3/27/2023 - 3:30 pm
Received By:		Date/ Time:	
Relinquished By:		Date/ Time:	
Received By:		Date/ Time:	

Page 1 of 1 Pages

CPN/15THST, 3754
W7270081
HEH: ROUT 03/27/23 10:15





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FINAL REPORT

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

Order ID : W8190039
LRN : 0000320906
Auxiliary ID : 4698-LIRA
Date Collected: 04/18/23
Date Received : 04/18/23

Requested by: UNKNOWN, DOCTOR

FINAL

Patient Name: CP/N/15THST, 3754

DOB:

Age:

Sex:

Ord. Comm: James Oezer 262-498-4431
National Property Inspections
4 soil samples submitted for lead analysis:
1 - Dripline A,B
2 - Yard A,D
3 - Dripline C used as play area
4 - Play area C
Aux. order: 4698-LIRA

C H E M I S T R Y

TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
COLLECTED 04/18/23 11:30 RECEIVED 04/18/23 16:12					

Lead in Soil:

Sample 1	*560	mg Pb/kg	04/25/23 15:39
wt= 0.52538 g			
Sample 2	*800	mg Pb/kg	04/25/23 15:39
wt= 0.51215 g			
Sample 3	*670	mg Pb/kg	04/25/23 15:39
wt= 0.55179 g			
Sample 4	*350	mg Pb/kg	04/25/23 15:39
wt= 0.55694 g			
Test Method	*see below		04/19/23 08:35
Sample Preparation: Modified ASTM E1726 per PbSOP			
Analytical Method: Modified EPA Method 7000B per PbSOP			
Reporting Limit: 8.5 mg Pb/kg			

Sample results have not been corrected for field blank or analytical blank. Results related only to those samples tested.

c o n t i n u e d o n n e x t p a g e

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

Heather Paradis, MD.
Clinical Services Division Director

Printed: 04/26/2023 06:05

PAGE: 1 of 2



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Patient Name: CP/N/15THST, 3754 DOB: Age: Sex:

Ord. Comm: James Oezer 262-498-4431
National Property Inspections
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Aux. order: 4698-LIRA

c o n t i n u e d

C H E M I S T R Y

TEST-NAME	RESULT	AB	NRML-RANGE	UNITS	DATE-TIME
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
Heather Paradis, MD.
Clinical Services Division Director

Printed: 04/26/2023 06:05

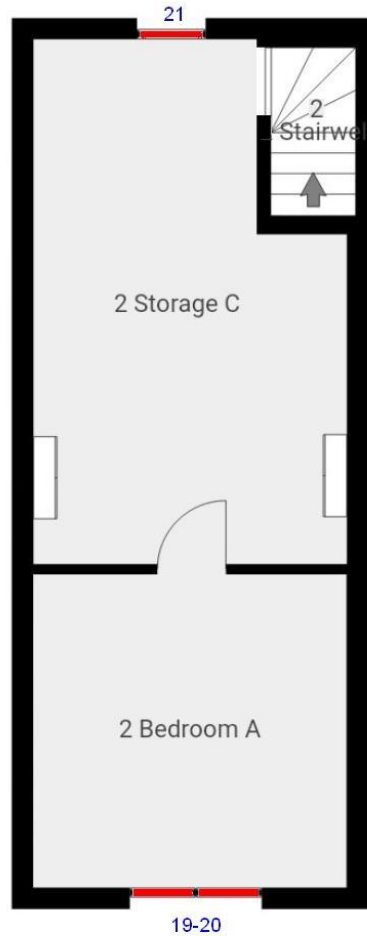
PAGE: 2 of 2

APPENDIX C: Floor Plan(s) and Site Sketch





Side C



Side B

Side D

Side A

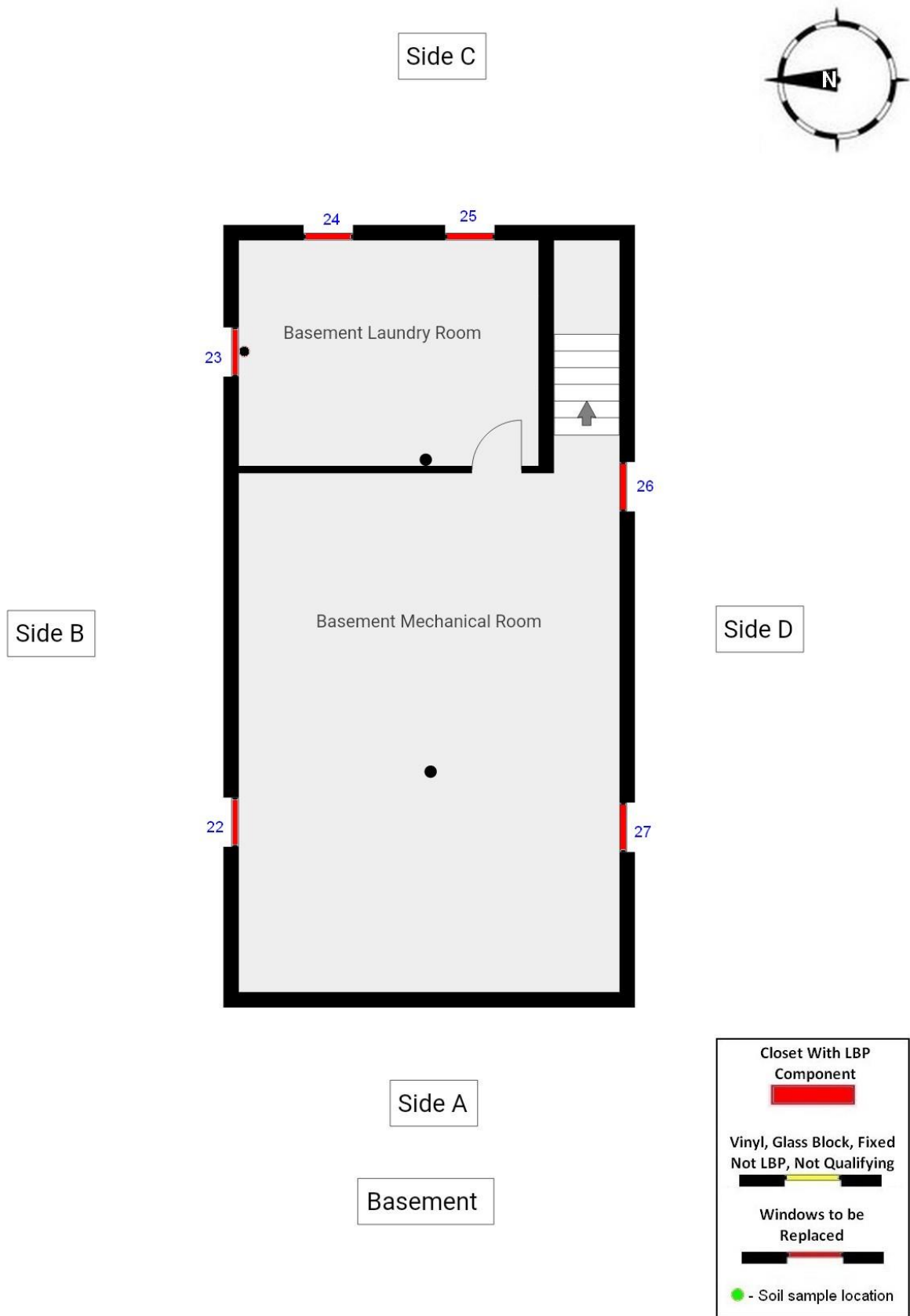
2nd Floor

Closet With LBP Component

Vinyl, Glass Block, Fixed Not LBP, Not Qualifying

Windows to be Replaced

● - Soil sample location

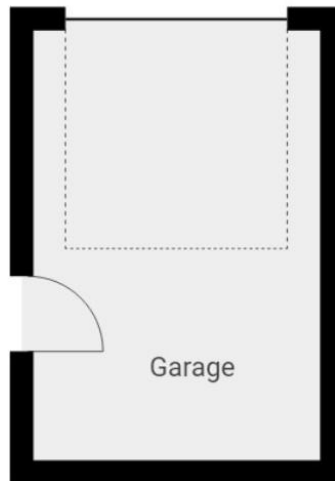




Side C


Side B


Side D





Side A

Garage

Closet With LBP Component


Vinyl, Glass Block, Fixed
Not LBP, Not Qualifying


Windows to be Replaced


 - Soil sample location

APPENDIX D: Standard Operating Procedures

This lead inspection risk assessment was conducted in accordance with Wisconsin Admin. Code Ch. DHS 163 and the U.S. Department of Housing and Urban Development (HUD) “Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing” (Guidelines).

Methodology: The lead-based paint survey and assessment includes the following:

Definition of Room Equivalent: A **Room Equivalent** is a **functional space** and is often an identifiable part of a building, such as a room, an exterior side, or an exterior area. Hallways, stairways, and exterior areas, such as porches, play areas, garages, and sides of a building, are all examples of room equivalents. Each room equivalent is made up of **components**. Components may be located inside or outside a building. For example, components in a room are the ceiling, floor, walls, a door and its casing, the window sash, and window casings, etc. The **substrate** is the material underneath the paint. Many substrates exist; however, the HUD Guidelines recommend classifying substrates into one of six substrate types: brick, concrete, drywall, metal, plaster, and wood. These substrate types are intended to include a broad range of materials. If the true substrate is not one of the six types, the substrate that most closely matches the true substrate is selected. For substrates on top of substrates, such as plaster on concrete, the substrate directly beneath the painted surface is used.

Assessment Logic: Lead-based paint inspection risk assessment is performed by use of the following **assessment logic**. In the City of Milwaukee, Wisconsin any applied coating that is greater than 0.5 percent lead by weight in the dried film, or equal to or greater than 0.7 milligram of lead per square centimeter (mg/cm²) in the dried film is defined as lead-bearing. A visual assessment is done of every coated surface. The condition of the coating (typically paint) is placed into one of two categories using the risk assessor’s professional judgment. These categories are **Intact or Deteriorated**. The type of deterioration (e.g., impact, friction, peeling, chipping) may also be noted for surfaces in deteriorated condition. The size of area of deteriorated paint need not be measured but simply estimated. Based on the surface area of deteriorated paint, the risk assessor then makes an appropriate recommendation to correct the deterioration: interim control measures, abatement, or ongoing monitoring. If one of two or more similar items/ components in a given room equivalent test positive for lead hazards, it is assumed the other similar item/ components are also lead hazards.

APPENDIX E: Ongoing Monitoring

On-going monitoring will be necessary in this property since lead-based paint (LBP) is present (refer to section 1.2, Lead-Based Paint Inspection for a summary of all surfaces that contain LBP). When lead based paint is present, LBP hazards can develop. This can happen when:

- lead hazard control measures fail;
- LBP that was intact becomes deteriorated;
- Lead re-accumulates in dust or soil from friction, through friction, impact, and deterioration of paint; or
- contaminated dust and soil are tracked inside from the exterior.

Ongoing monitoring is necessary to keep the house safe and typically includes two different activities: visual assessment and re-evaluation.

Visual Assessment

Visual assessments should be conducted at least once a year (12 calendar months) after the completion date of the LIRA, RA, or lead hazard reduction work by the property owner. Visual assessments should also be conducted whenever the property owner or its management agent (if the dwelling is a rental property) receives complaints from the residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g. flooding, vandalism, fire, etc).

The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all known lead-based paint and untested paint is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known or suspected LBP. Visual assessments do not replace the need for professional re-evaluations by a certified risk assessor.

Re-evaluation

A re-evaluation is a risk assessment that includes limited soil and dust sampling and visual evaluation of paint films and any existing lead hazard controls. The re-evaluation should include:

- A review of the prior reports to determine where lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;
- A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil; Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and
- A report using the template provided by DHS describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

The first re-evaluation should be conducted no later than two years after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.

Please refer to your community development agency, housing authority, or other applicable agency for additional local/regional regulations and guidelines governing re-evaluation activities.