

Lead-Based Paint Risk Assessment Report

Performed On: October 8, 2024 at 10:00 AM

For site located at:

228 Howland Ave
Upper
Racine, WI 53404

Date of Construction:

1900

Prepared For:

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1.0 Description and Purpose of Report

This report is the result of an investigation to identify lead hazards in a dwelling where a child lives or spends time and has been found with an elevated blood lead level. Wisconsin law requires health departments to investigate all properties where a child with an elevated blood lead level lives or spends time. The investigation focused on surface coatings that were either deteriorated, damaged, friction or impact surfaces, surfaces with evidence of chewing and areas of bare soil. Results from this assessment form the basis for the Lead Hazard Control Recommendations in this report. Detailed instructions describing the work required to address the hazards are located in Section 8.0 Lead Hazard Control Recommendations in this report.

2.0 Disclosure Responsibility

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under federal law Title X Section 1018 before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

3.0 Disclaimer

This report is composed of a visual survey and samples of the readily accessible areas of this building and tested components. The presence or absence of lead-based paint or lead-based paint hazards applies only to tested or assessed surfaces on the date of the field visit. Because conditions may change, ongoing monitoring by the owner is necessary.

This document is provided for informational purposes only. The information contained in this document and these references represents the current view of the risk assessor on the issues discussed as of the date of publication. Information provided in this document is provided “as is” without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability, fitness for a particular purpose, and freedom from infringement. The user assumes the entire risk as to the accuracy and the use of this document. It is recommended to conduct a new assessment if it is more than 12 months from the assessment date in this report.

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4.0 Background Information

4.1 Physical Characteristics: The property is a two-story, two-family home built in 1900. A garage is located behind the dwelling. Siding on the home is a combination of standard wood siding and asphalt siding, with plywood sheets around the enclosed porch on the southeast corner of the home. The garage has a combination of wood siding and plywood sheets. The property is bordered on all sides by residential dwellings, with a school located less than one block to the north. A major thoroughfare is located approximately three blocks to the east. The unit was occupied at the time of the assessment, including at least one child under the age of six.

Only the upper unit was assessed. Both the exterior and back stairwell were included, as well as the surrounding yard and exterior of the detached garage. A previous lead-based paint assessment was conducted in the upper unit in 1992. An inspection of the lower unit, including some exterior components, was conducted in 2009.

4.2 Areas Not Accessible During the Assessment: The bedroom D closet in the southeast corner could not be accessed due to occupant furniture. The basement was not accessed during this inspection. The north exterior was also not accessible at the time of the assessment due to debris, vegetation, and fencing along the perimeter of the home. Lead hazards may be present in these areas. Children under the age of six should not enter these areas until they have been assessed by a certified risk assessor or hazard investigator.

4.3 Occupant Use Patterns: The assessor completed Housing and Urban Development (HUD) Questionnaire 16.1 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. The unit windows are replacement vinyl, and all were open at the time of the assessment. An air conditioner unit is used in the bedroom A window during summer months. The occupants report accessing the home exclusively via the upper porch entry, and do not use the back entry of the home. Children under the age of six in the home are reported to spend time in all rooms. Per the occupants of the home, the basement is not used for any purpose except infrequent access to the electrical panel. The basement can only be accessed through the hatch located along the side C/west foundation of the home between the back porch and upper porch access stairs.

4.4 Building Maintenance and Renovations: No recent renovations were noted by the occupants of the home, however repairs were made to the upper porch stairs shortly before this assessment.

5.0 Visual Inspection

5.1 Visual Assessment

As part of this assessment, a visual inspection of the property and structure was conducted to identify potential lead hazards from deteriorated surface coatings, friction and impact surfaces, surfaces that show evidence of chewing, and areas of bare soil. Building components were surveyed for any possible underlying cause of the deterioration.

Building Component	Paint Condition (Deteriorated, Intact, NA)	Deteriorated Due to Friction/Impact	Deterioration Due to Moisture	Specific Notes/Component with Visible Bite Marks
Building siding	Deteriorated	No	Yes	
Exterior trim	Deteriorated	No	Yes	
Exterior windows	Deteriorated	No	Yes	
Exterior doors	NA	NA	NA	
Railings	Deteriorated	No	Yes	
Other porch surfaces	Deteriorated	Yes	Yes	
Interior doors	Deteriorated	Yes	No	
Ceilings	Deteriorated	Yes	No	
Walls	Deteriorated	No	No	
Interior windows	Deteriorated	Yes	No	
Interior floors	Deteriorated	Yes	No	
Interior trim	Deteriorated	Yes	No	
Stairways	Deteriorated	Yes	No	
Radiator	NA	NA	NA	
Bathroom cabinets	NA	NA	NA	
Other:				
If the overall condition of a component is similar throughout a dwelling, those conditions should be recorded. If a component in some locations is in a deteriorated condition, but the overall condition is intact, the specific sites of the badly deteriorated paint should be noted. The specific locations of any components with bite marks should be recorded.				

5.2 Building Condition

In addition to a visual assessment, building conditions were identified that may contribute to the deterioration of coated surfaces.

Building Condition for Lead Hazard Risk Assessment

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		X	
Roof has holes or large cracks		X	
Gutters or downspouts broken	X		Disconnected downspouts noted
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		X	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		X	
Exterior siding has missing boards or shingles	X		
Water stains on interior walls or ceilings		X	
Walls or ceilings deteriorated	X		
More than very small* amount of paint in a room deteriorated	X		
Two or more windows or doors broken, missing, or boarded up	X		Basement windows boarded, broken window on enclosed porch.
Porch or steps have major elements broken, missing, or boarded up		X	
Foundation has major cracks, missing material, structure leans, or visibly unsound		X	
** Total number	5	7	

* 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).

** If the "Yes" column has any checks, the dwelling is usually considered not to be in good condition for the purposes of a risk assessment and conducting a lead hazard screen is not advisable. However, specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen. If the "Yes" column has any checks, and a lead hazard screen is to be performed, describe below the extenuating circumstances that justify conducting a lead hazard screen.

Notes (including other conditions of concern): NA

6.0 Assessment Findings

6.1 Condition Assessment and XRF Readings

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. In this assessment a SciAps Model X550Pb Analyzer x-ray fluorescence instrument, serial number 01254 was used to test all deteriorated surfaces. The instrument determines lead measured in milligrams per square centimeter (mg/cm²) of the coating on the tested component. In Wisconsin any applied coating that is greater than 0.5 percent lead by weight in the dried film, or equal to or greater than 1 milligram of lead per square centimeter (mg/cm²) in the dried film is defined as lead-bearing.

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.

Calibration Verification			
Reason	Standard	XRF Reading (mg/cm ²)	Pass/Fail
Pre-Verification	NIST Lead Paint Film Standard, 1 mg/cm² (Calibration Check Limits: 0.8 to 1.2 mg/cm ²)	1.10	Pass
Pre-Verification	NIST Lead Paint Film Standard, 1 mg/cm² (Calibration Check Limits: 0.8 to 1.2 mg/cm ²)	0.99	Pass
Pre-Verification	NIST Lead Paint Film Standard, 1 mg/cm² (Calibration Check Limits: 0.8 to 1.2 mg/cm ²)	1.00	Pass
Post-Verification	NIST Lead Paint Film Standard, 1 mg/cm² (Calibration Check Limits: 0.8 to 1.2 mg/cm ²)	1.06	Pass
Post-Verification	NIST Lead Paint Film Standard, 1 mg/cm² (Calibration Check Limits: 0.8 to 1.2 mg/cm ²)	1.04	Pass
Post-Verification	NIST Lead Paint Film Standard, 1 mg/cm² (Calibration Check Limits: 0.8 to 1.2 mg/cm ²)	1.01	Pass

Room: Bedroom A							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Door	Wood	C	Deteriorated	Varnish	Second	Negative	0.1
Door	Wood	D	Deteriorated	Varnish	Second	Negative	0
Door Jamb	Wood	D	Deteriorated	Varnish	Second	Negative	0
Door Stop	Wood	D	Intact	Varnish	Second	Negative	0
Closet Door Jamb	Wood	D	Intact	Varnish	Second	Negative	0
Closet Door	Wood	D	Deteriorated	Varnish	Second	Negative	0
Closet Shelf	Wood	D	Deteriorated	White	Second	Negative	0
Door Jamb	Wood	C	Deteriorated	White	Second	Negative	0.11
Window Sill	Wood	A	Deteriorated	White	Second	Negative	0
Wall	Plaster	A	Intact	White	Second	Negative	0
Wall	Plaster	D	Intact	White	Second	Negative	0
Wall	Drywall	C	Intact	White	Second	Negative	0
Wall	Plaster	C	Intact	White	Second	Negative	0
Door Threshold	Wood	C	Deteriorated	Varnish	Second	Negative	0

Notes: Window is replacement vinyl. At the time of the assessment, window trim, baseboards, and closet rails were intact, as well as walls in the bedroom and closet. The bedroom ceiling was intact, and the closet ceiling was unpainted wood.

Room: Living Room							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Window Sill	Wood	B	Intact	White	Second	Negative	0
Door Casing	Wood	B	Deteriorated	White	Second	Negative	0
Door Jamb	Wood	B	Deteriorated	White	Second	Negative	0
Wall	Drywall	A	Intact	White	Second	Negative	0
Wall	Plaster	D	Intact	White	Second	Negative	0
Wall	Plaster	C	Intact	White	Second	Negative	0
Wall	Plaster	B	Intact	White	Second	Negative	0
Door Casing	Wood	C	Intact	White	Second	Negative	0.12
Door Jamb	Wood	C	Intact	White	Second	Negative	0
Door Jamb	Wood	D	Intact	White	Second	Negative	0.08
Door Stop	Wood	D	Intact	White	Second	Negative	0.07
Door Casing	Wood	D	Intact	White	Second	Negative	0.08
Door Casing	Wood	A	Intact	White	Second	Negative	0.1
Door Jamb	Wood	A	Intact	White	Second	Negative	0.08
Door Stop	Wood	A	Intact	White	Second	Negative	0.07
Door	Wood	A	Deteriorated	Varnish	Second	Negative	0.16

Notes: At the time of the assessment, ceiling, walls, window trim, and baseboards intact. The side B entry door is unpainted metal replacement, and the door to bedroom D door is a hollow-core replacement door. The window is replacement vinyl.

Room: Bedroom D							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Door Threshold	Wood	B	Deteriorated	Varnish	Second	Negative	0
Door	Wood	AD	Deteriorated	Varnish	Second	Negative	0.01
Door Jamb	Wood	AD	Deteriorated	Varnish	Second	Negative	0
Door Stop	Wood	AD	Deteriorated	Varnish	Second	Negative	0
Closet Door Jamb	Wood	AD	Deteriorated	Varnish	Second	Negative	0
Closet Door	Wood	AD	Deteriorated	Varnish	Second	Negative	0.01
Closet Shelf	Wood	AD	Deteriorated	White	Second	Negative	0
Door	Wood	AB	Intact	White	Second	Negative	0
Door Jamb	Wood	B	Deteriorated	White	Second	Negative	0.16
Baseboard	Wood	C	Deteriorated	White	Second	Negative	0
Wall	Drywall	A	Intact	White	Second	Negative	0
Wall	Drywall	B	Intact	White	Second	Negative	0
Wall	Plaster	C	Intact	White	Second	Positive	2.59
Wall	Plaster	D	Intact	White	Second	Positive	2.69
Window Sill	Wood	D	Intact	White	Second	Negative	0

Notes: Window is replacement vinyl. The opening for the window appears to have been previously enclosed and made smaller, with the former trim remaining around the new trim and window. At the time of the assessment, the ceiling, walls, window trim, and untested baseboards were intact. Components of the home ventilation system were exposed along the south (side B) edge of the room's ceiling, painted white and intact at the time of the assessment. The closet in the southeast (AB) corner could not be accessed or assessed due to occupant belongings present at the time of the assessment. The walls and trim in the northeast (AD) closet were intact.

Room: Kitchen							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Window Sill	Wood	B	Intact	White	Second	Positive	1.27

Window Casing	Wood	B	Intact	White	Second	Negative	0
Door Jamb	Wood	C	Intact	White	Second	Negative	0
Door Jamb	Wood	C	Deteriorated	White	Second	Positive	2.82
Door Stop	Wood	C	Deteriorated	White	Second	Positive	5.14
Door	Wood	C	Deteriorated	Varnish	Second	Negative	0
Door	Wood	D	Deteriorated	White	Second	Negative	0.07
Door Jamb	Wood	D	Deteriorated	White	Second	Negative	0.06
Door Stop	Wood	D	Deteriorated	White	Second	Negative	0.09
Baseboard	Wood	A	Deteriorated	White	Second	Negative	0
Wall	Plaster	D	Intact	White	Second	Positive	1.75
Wall	Plaster	A	Intact	White	Second	Negative	0
Wall	Drywall	C	Deteriorated	White	Second	Negative	0
Wall	Plaster	B	Deteriorated	White	Second	Positive	1.4
Door Threshold	Wood	A	Deteriorated	Varnish	Second	Negative	0
Door Threshold	Wood	D	Deteriorated	Varnish	Second	Negative	0
Door Threshold	Wood	C-Storage	Deteriorated	Varnish	Second	Negative	0
Floor	Wood	Floor	Deteriorated	Varnish	Second	Negative	0
Cabinet Door-UPR	Wood	C	Deteriorated	Varnish	Second	Negative	0
Cabinet Casing-UPR	Wood	C	Deteriorated	Varnish	Second	Negative	0
Cabinet Door-LWR	Wood	C	Deteriorated	Varnish	Second	Negative	0
Cabinet Drawer-LWR	Wood	C	Deteriorated	Varnish	Second	Negative	0
Cabinet Casing-LWR	Wood	C	Deteriorated	Varnish	Second	Negative	0
Cabinet Door-LWR	Wood	B	Deteriorated	Varnish	Second	Negative	0
Cabinet Door-LWR	Wood	B	Deteriorated	Varnish	Second	Negative	0
Cabinet Drawer-LWR	Wood	B	Deteriorated	Varnish	Second	Negative	0
Cabinet Casing-LWR	Wood	B	Deteriorated	Varnish	Second	Negative	0

Notes: At the time of the assessment, the ceiling and untested walls and baseboards were intact. Upper and lower cabinets were installed along the west (side C) wall, and only lower cabinets along the south (side B) wall. Wood around the opening to the storage room in the northwest corner was unpainted.

Room: Storage							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Wall	Plaster	B	Deteriorated	White	Second	Positive	3.17
Wall	Plaster	A	Deteriorated	White	Second	Positive	2.87
Wall	Plaster	D	Deteriorated	White	Second	Positive	2.3
Ceiling	Plaster	Ceiling	Deteriorated	White	Second	Positive	3.37
Floor	Wood	Floor	Deteriorated	Varnish	Second	Negative	0
Door Jamb	Wood	B	Deteriorated	Varnish	Second	Negative	0

Notes: At the time of the assessment, the west (side C) wall was intact, but could not be accessed for testing. There was no trim around the door/opening to the room. Multiple areas of chipping noted on walls around the room, in addition to some settling cracks.

Room: Bathroom							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Wall	Drywall	B	Intact	White	Second	Negative	0
Wall	Drywall	A	Intact	White	Second	Negative	0
Wall	Drywall	D	Intact	White	Second	Negative	0
Wall	Drywall	C	Intact	White	Second	Negative	0

Door	Wood	B	Deteriorated	White	Second	Negative	0.07
Door Jamb	Wood	B	Deteriorated	White	Second	Negative	0.05
Ceiling	Plaster	Ceiling	Deteriorated	White	Second	Negative	0
Attic Access Casing	Plaster	Ceiling	Deteriorated	White	Second	Negative	0

Notes: At the time of the assessment, the walls around the tub were tiled. Ceiling had small area of impact damage.

Room: Back Entry							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Ceiling	Wood	Ceiling	Deteriorated	Green	Second	Positive	1.03
Window Sill	Wood	C	Deteriorated	White	Second	Negative	0
Window Casing	Wood	C	Deteriorated	White	Second	Negative	0
Window Casing-Outer	Wood	C	Deteriorated	White	Second	Positive	3.15
Window Sill-Outer	Wood	C	Deteriorated	White	Second	Negative	0.58
Window Sill-Outer	Wood	C	Deteriorated	White	Second	Negative	0.51
Door Casing	Wood	B	Deteriorated	White	Second	Positive	7.49
Door	Wood	B	Deteriorated	White	Second	Positive	5.1
Door Casing	Wood	A	Deteriorated	White	Second	Positive	8.13
Door Jamb	Wood	A	Deteriorated	White	Second	Positive	5.35
Window Sash Int	Wood	C	Intact	White	Second	Negative	0
Door	Wood	A	Deteriorated	Varnish	Second	Negative	0
Floor	Wood	Floor	Deteriorated	Varnish	Second	Negative	0
Ceiling	Plaster	Ceiling	Intact	White	Second	Negative	0
Wall	Plaster	A	Intact	White	Second	Negative	0.01
Wall	Plaster	B	Intact	White	Second	Positive	3.59
Wall	Plaster	C	Intact	White	Second	Positive	3.52
Wall	Plaster	D	Deteriorated	White	First	Positive	3
Handrail	Wood	C	Deteriorated	White	First	Negative	0.03
Stair Stringer	Wood	C	Deteriorated	Brown	First	Positive	2.41
Stair Stringer	Wood	A	Deteriorated	Brown	First	Positive	3.81
Stair Riser	Wood	A	Deteriorated	Brown	First	Positive	2.39
Stair Tread	Wood	A	Deteriorated	Brown	First	Negative	0.04
Stair Tread	Wood	A	Deteriorated	Brown	First	Positive	2.48
Door	Wood	A	Intact	White	First	Negative	0
Door Stop	Wood	A	Intact	White	First	Negative	0
Door Casing	Wood	C	Deteriorated	White	First	Negative	0
Door Jamb	Wood	C	Deteriorated	Gray	First	Positive	4.86
Door Stop	Wood	C	Deteriorated	White	First	Positive	4.41
Floor	Wood	Floor	Deteriorated	Natural	First	Negative	0.07
Door Threshold	Wood	C	Deteriorated	Gray	First	Negative	0.89
Baseboard	Wood	D	Deteriorated	White	First	Positive	4.73

Notes: At the time of the assessment, ceiling was intact with the exception of exposed painted wood boards adjacent to the east (side A) wall near the top of the stairs. Small hatch/door on south side (B).

Room: Upper Porch							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Siding Board	Wood	D	Deteriorated	White	Second	Negative	0.69
Wall	Wood	D	Deteriorated	White	Second	Positive	2.44

Wall	Wood	D	Deteriorated	Gray	Second	Negative	0.01
Window Casing	Wood	D-LR	Deteriorated	Gray	Second	Positive	3.09
Window Stop	Wood	D-LR	Deteriorated	Gray	Second	Positive	4.02
Wall	Wood	D	Deteriorated	Gray	Second	Positive	4.42
Door Casing	Wood	D	Deteriorated	White	Second	Negative	0
Door Stop	Wood	D	Deteriorated	White	Second	Negative	0
Window Casing	Wood	D-KT	Deteriorated	Gray	Second	Positive	1.24
Window Stop	Wood	D-KT	Deteriorated	Gray	Second	Negative	0.27
Window Stop	Wood	D-KT	Deteriorated	Gray	Second	Positive	1.65
Fascia	Wood	D	Deteriorated	Gray	Second	Negative	0
Fascia	Wood	D	Deteriorated	Gray	Second	Positive	2.34
Soffit	Wood	D	Deteriorated	Gray	Second	Positive	3.87
Frieze Board	Wood	D	Deteriorated	Gray	Second	Positive	3.46
Porch Floor	Wood	Floor	Deteriorated	Brown	Second	Negative	0.01
Porch Rail	Wood	A	Deteriorated	Brown	Second	Negative	0.01
Porch Rail	Wood	B	Deteriorated	Brown	Second	Negative	0
Porch Rail	Wood	C	Deteriorated	Brown	Second	Negative	0
Stair Tread	Wood	C	Deteriorated	Brown	Second	Negative	0.02
Stair Riser	Wood	C	Deteriorated	Brown	Second	Negative	0.01
Handrail	Wood	B	Deteriorated	Brown	Second	Negative	0.01
Handrail	Wood	D	Deteriorated	Brown	Second	Negative	0
Stair Stringer	Wood	B	Deteriorated	Brown	First	Negative	0
Vertical Trim	Wood	B	Deteriorated	Brown	First	Negative	0.01
Vertical Trim	Wood	D	Deteriorated	Gray	First	Negative	0
Stair Stringer	Wood	D	Deteriorated	Gray	First	Negative	0

Notes: Asphalt siding encloses the second floor of the home, however there were missing shingles and areas of this siding removed at the time of the assessment. Siding board located directly east of unit entry door, and appears to fill area where new, smaller vinyl window was installed and wall built in around new window.

Room: Back Porch							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Stair Stringer	Wood	D	Deteriorated	Natural	First	Negative	0
Stair Stringer	Wood	B	Deteriorated	Natural	First	Negative	0
Stair Tread	Wood	B	Deteriorated	Gray	First	Negative	0
Porch Column	Wood	B	Deteriorated	Gray	First	Negative	0
Porch Column	Wood	D	Deteriorated	Gray	First	Negative	0
Vertical Trim	Wood	D	Deteriorated	Gray	First	Negative	0
Porch Rail	Wood	D	Deteriorated	Gray	First	Negative	0
Porch Rail	Wood	B	Deteriorated	Gray	First	Negative	0
Porch Ceiling	Wood	Ceiling	Deteriorated	Gray	First	Negative	0.44
Porch Ceiling	Wood	Ceiling	Deteriorated	Gray	First	Negative	0.49
Porch Header	Wood	B	Deteriorated	Gray	First	Negative	0
Porch Header	Wood	C	Deteriorated	Gray	First	Negative	0.16
Porch Header	Wood	D	Deteriorated	Gray	First	Negative	0.12
Door Casing	Wood	A	Deteriorated	Gray	First	Positive	5.24

Notes: Door leads to back entry, replacement metal entry door.

Room: Side Porch							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Porch Rail	Wood	B	Deteriorated	Natural	Ground	Negative	0.01
Floor	Wood	Floor	Deteriorated	Natural	Ground	Negative	0.02
Porch Lattice	Wood	B	Deteriorated	Natural	Ground	Negative	0.05
Stair Tread	Wood	B	Deteriorated	Natural	Ground	Negative	0.05
Stair Riser	Wood	B	Deteriorated	Natural	Ground	Negative	0.02
Handrail	Wood	B	Deteriorated	Natural	Ground	Negative	0

Notes: Side porch to lower unit. Unpainted metal awning over metal entry door to unit.

Room: Front Porch							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Porch Lower Trim	Wood	B	Deteriorated	Gray	Ground	Positive	3.07
Door Casing	Wood	A	Deteriorated	Gray	Ground	Negative	0
Stair Tread	Wood	A	Deteriorated	Natural	Ground	Negative	0.02
Stair Stringer	Wood	B	Deteriorated	Natural	Ground	Negative	0.01
Porch Rail	Wood	A	Deteriorated	Natural	Ground	Negative	0
Porch Rail	Wood	B	Deteriorated	Natural	Ground	Negative	0
Floor	Wood	Floor	Deteriorated	Natural	Ground	Negative	0.03
Porch Column	Brick	B	Deteriorated	Gray	Ground	Negative	0.71
Porch Column	Brick	B	Deteriorated	Gray	Ground	Negative	0.49
Handrail	Wood	B	Deteriorated	Natural	Ground	Negative	0
Handrail	Wood	D	Deteriorated	Natural	Ground	Negative	0.01

Notes: Front porch to lower unit. Porch lower trim refers to board under porch wall on enclosed section of porch. Exterior walls A and B of enclosed porch tested and included in exterior room equivalent readings.

Room: Exterior							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Wall	Wood	C	Deteriorated	Gray	First	Positive	5.32
Foundation	Brick	C	Deteriorated	Gray	First	Positive	2.59
BSMT Win. Fill	Wood	C	Deteriorated	Gray	Ground	Negative	0.05
Basement Hatch	Brick	C	Deteriorated	Gray	Ground	Negative	0.58
Basement Hatch	Brick	C	Deteriorated	Gray	Ground	Positive	1.35
Foundation	Brick	B	Deteriorated	Gray	Ground	Negative	0.06
Wall	Wood	B	Deteriorated	Gray	First	Positive	2.07
Foundation	Brick	B	Deteriorated	Gray	First	Positive	2.44
Window Casing	Wood	B2	Deteriorated	Gray	First	Positive	2.63
Window Sill	Wood	B2	Deteriorated	Gray	First	Positive	2.65
Window Stop	Wood	B2	Deteriorated	Gray	First	Positive	1.88
BSMT Win. Fill	Wood	B	Deteriorated	Gray	Ground	Negative	0.04
Wall-Enc. Porch	Wood	B	Deteriorated	Gray	Ground	Negative	0
Wall-Enc. Porch	Wood	A	Deteriorated	Gray	Ground	Negative	0.01
Foundation	Brick	A	Deteriorated	Gray	Ground	Positive	2.41
Foundation	Brick	D	Deteriorated	Gray	Ground	Positive	1.15
Wall	Wood	D	Deteriorated	Gray	First	Positive	4.3
Wall	Wood	A	Deteriorated	Gray	First	Positive	2.04

Window Casing	Wood	A	Deteriorated	Gray	First	Positive	3.19
Window Sill	Wood	A	Deteriorated	Gray	First	Positive	2.22

Notes: Could not access side D of home due to presence of debris and fencing along north side of home.

Room: Garage							
Component	Substrate	Side	Condition	Color	Floor	Results	PbC
Wall	Wood	A	Deteriorated	White	Ground	Negative	0
Door	Wood	A	Deteriorated	White	Ground	Negative	0
Wall	Wood	B	Deteriorated	White	Ground	Negative	0
Wall	Wood	B	Deteriorated	Gray	Ground	Negative	0.03
Wall	Wood	D	Deteriorated	Gray	Ground	Positive	3.68
Wall	Wood	D	Deteriorated	White	Ground	Negative	0
Soffit	Wood	D	Deteriorated	White	Ground	Positive	1.42
Fascia	Wood	D	Deteriorated	White	Ground	Negative	0
Fascia	Wood	A	Deteriorated	White	Ground	Positive	1.28
Soffit	Wood	A	Deteriorated	White	Ground	Positive	3.41
Soffit	Wood	B	Deteriorated	White	Ground	Negative	0.76
Soffit	Wood	B	Deteriorated	White	Ground	Negative	0.88
Fascia	Wood	B	Deteriorated	White	Ground	Negative	0

Notes: Could not access side C of garage due to fencing along west edge of property. White wood sheeting appears to have been installed to enclose existing siding on garage and fell off or was removed from some areas. Original gray wood siding was tested where accessible.

KEY

Black = Negative

Blue = Positive, but not considered a hazard on the date of the assessment

Red = Lead Based Paint Hazard

NA– Not applicable

UTT– Unable to Test; these components are assumed to be lead based because the property was constructed prior to 1978

PbC– Amount of lead in paint, measured in milligrams per square centimeter (mg/cm²) of surface area. In Wisconsin any applied coating that is greater than 0.5 percent lead by weight in the dried film, or equal to or greater than 1 milligram of lead per square centimeter (mg/cm²) in the dried film is defined as lead-bearing..

***TO BE ABATED FOR LEAD BEARING PAINT HAZARDS**

6.2 Dust Wipe Sampling

Dust wipe samples were collected 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 found in the Housing and Urban Development (HUD) Guidelines For The Evaluation and Control of Lead Based Paint Hazards in Housing.

Field collection of settled dust samples using single surface wipe sampling methods is used to determine the presence of lead dust hazards on floors and on window sills in a residential structure. In Wisconsin 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 floors and 100 $\mu\text{g}/\text{ft}^2$ on window sills.

A total of 12 dust wipe samples were collected and analyzed. One additional field blank sample anonymously marked was included and analyzed as a quality control check. Samples were analyzed by the:

Accurate Analytical Testing LLC
30105 Beverly Road
Romulus, MI 48174
(734) 629-8161
Laboratory ID # 100986

Wipe Sampling Summary Table

Sample #	Room	Sample Location	Results	Standard
228-1	Living Room	Floor	6.44 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-2	Living Room	Window Sill	13.2 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-3	Bathroom	Floor	<5.00 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-4	Kitchen	Floor	<5.00 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-5	Kitchen	Window Sill	83.8 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-6	Back Entry	Floor	48.1 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-7	Back Entry	Window Sill	984 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-8	Front Entry-BLANK	Floor-BLANK	<5.00 $\mu\text{g}/\text{ft}^2$	5 $\mu\text{g}/\text{ft}^2$
228-9	Bedroom A	Floor	6.63 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-10	Bedroom A	Window Sill	<10.6 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-11	Bedroom D	Floor	<5.00 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-12	Bedroom D	Window Sill	30800 $\mu\text{g}/\text{ft}^2$	$\mu\text{g}/\text{ft}^2$
228-13	Bathroom	Floor-Bathtub	26.2 $\mu\text{g}/\text{ft}^2$	NA
		Mean Average Window Sills	6380 $\mu\text{g}/\text{ft}^2$	100 $\mu\text{g}/\text{ft}^2$
		Mean Average Floors	12.2 $\mu\text{g}/\text{ft}^2$	10 $\mu\text{g}/\text{ft}^2$

Lead in Dust Limits:

Floors: 10 $\mu\text{g}/\text{ft}^2$

Window Sills: 100 $\mu\text{g}/\text{ft}^2$

Notes:

- The mean average is applied to all floors including those not tested. All floors have lead dust hazards and require corrective measures.
- The mean average is applied to all window sills including those not tested. All window sills have lead dust hazards and require corrective measures.
- There is no standard for lead in dust for bathtub samples. However, the EPA action level for lead in water is 15 $\mu\text{g}/\text{L}$ (micrograms per liter), and the FDA has established an allowable level of 5 $\mu\text{g}/\text{L}$ for bottled water. Lead may be ingested from mouthing behaviors while bathing.
- The Bedroom D window sill sampled did not meet minimum size requirements of 0.1 square feet defined in HUD Guidelines, Appendix 13.1.

6.3 Soil Sampling

Soil samples were collected following documented protocol and sampling methodologies found in Wisconsin Administrative Code DHS 163 and Appendix 13.3 Collecting Soil Samples for Lead Determination found in the HUD Guidelines. Composite soil samples were collected from all areas of bare soil in and around children's play areas and other areas of bare soil throughout the yard. In Wisconsin, a lead soil hazard is present if the results are ≥ 400 parts per million (ppm) in a play area and ≥ 1200 ppm in bare soil.

A total of 3 soil samples were collected. The samples were analyzed by the:

Accurate Analytical Testing LLC
30105 Beverly Road
Romulus, MI 48174
(734) 629-8161
Laboratory ID # 100986

Soil Sample Summary Table

Sample #	Sample Location	Results	Standard	Soil Lead Hazard Yes/No
228-A	Front Porch	775 ppm	1200 ppm	No
228-B	Driveway	2260 ppm	1200 ppm	Yes
228-C	Backyard/Play Area	1290 ppm	400 ppm	Yes

Notes: Driveway sample collected in bare soil along the bricks between the parallel concrete tracks of the driveway. Children's toys were noted in the backyard at the time of the assessment, which had areas of bare soil primarily between the base of the stairs to the upper porch and the garage.

7.0 Summary of Findings

Multiple lead-based paint hazards were identified both on the interior and exterior of the home. Dust wipe sampling found unsafe levels of lead in dust on window sills and floors. Soil sampling identified lead hazards in the driveway along the south side of the home, and in the backyard play area between the home and garage.

Paint Hazards

Interior

- **Windows**
 - **Win. Casings:** Back Entry (C-outer casing)
- **Doors**
 - **Door Casings:** Back Entry (A-Kitchen, B-hatch, C-exterior)
 - **Door Jambs:** Kitchen (C-Back Entry), Back Entry (A-Kitchen)
 - **Door Stops:** Kitchen (C-Back Entry), Back Entry (C-exterior)
 - **Doors:** Back Entry (B-hatch)
- **Walls:** Kitchen (B), Storage (A, B, D), Back Entry (C, D)
- **Ceilings:** Storage, Back Entry
- **Stairs**
 - **Stringers:** Back Entry
 - **Risers:** Back Entry
 - **Treads:** Back Entry
- **Baseboards:** Back Entry (D)

Exterior

- **Windows**
 - **Win. Casings:** All
 - **Win. Stops:** All
 - **Win. Sills:** All
- **Door Casings:** Back Porch (A-Back Entry)
- **Siding:** All (house), Garage (D-gray siding)
- **Foundation:** All, including brick basement entry hatch
- **Trim**
 - **Frieze Board:** All
 - **Lower Porch Trim:** Front Porch (along base of enclosed porch)
- **Soffit:** All (house), Garage (A, D)
- **Fascia:** All (house), Garage (A)

Dust Hazards

Lead dust hazards were identified on floors and windowsills throughout the home at the time of the assessment.

Soil Hazards

Soil hazards were identified along the driveway of the home and in the backyard play area.

Because lead hazards were found, the following prevention measures should be taken to help protect small children that reside at the property until all identified lead hazards are properly corrected:

- Small children should be prevented from accessing areas with deteriorating paint as much as possible.
- Block access to window sills and wells, or install a temporary barrier like duct tape over the paint on the window sills.
- Regular cleaning to minimize contaminated dust and debris build-up is strongly recommended, especially on floors and window surfaces. Clean all window sills and wells with warm water and soap. Use paper towels to dispose of after cleaning (if not available, a rag may be used, but should be laundered separately). Flush all cleaning water down the toilet.
- Cover bare soil with grass or mulch.
- Limit mouthing behaviors while utilizing the bathtub. Use an insert to prevent water from sitting in the tub, resurface the tub, or remove and replace bathtub.
- Place mat or rug over painted surfaces to limit the spread of dust into living areas. Remove shoes at entry.

Since lead-based paint (LBP) is present, ongoing monitoring of the property is necessary. When LBP is present, the potential exists for LBP hazards to develop. It is recommended that:

1. All painted surfaces are visually monitored on a regular basis for paint failure. Any deterioration should be immediately treated using approved lead-safe techniques. See the HUD publication *Guidelines for the Evaluation and Control of LBP Hazards in Housing*.
2. Precautions should be taken during any future remodeling or repairs that will disturb painted components. Improper work practices that do not control lead dust and debris may actually create a greater lead hazard in the home and expose both the workers and the occupants of the property to lead dust. The use of a Wisconsin certified lead company is highly recommended for work that will disturb coated surfaces that have not been proven to be lead free.

7.1 Monitoring, Maintenance, and Reevaluation

Regular, ongoing monitoring and visual inspections of the property should be conducted to identify any component failure or areas of new or redeveloping deterioration. Close attention should be given to surfaces that are enclosed, encapsulated or soil treated with mulch. The homeowner may do this monitoring, or a certified risk assessor or hazard investigator may be used to conduct a reevaluation. Any area of new deterioration, rot, substrate or component failure should be tested by a certified risk assessor or hazard investigator, or presumed to be lead based paint and treated using approved lead-safe work practices. See the HUD publication *Guidelines for the Evaluation and Control of LBP Hazards in Housing*. Precautions should be taken during any future remodeling or repairs that will disturb painted components. This includes but is not limited to repairs due to leaking gutters, missing downspouts, leaking roofs or pipes, etc. Improper work practices that do not control lead dust and debris will create a greater lead hazard in the home, and expose both the workers and the occupants of the property to lead dust. The use of a Wisconsin certified lead abatement contractor is highly recommended to correct all current and future lead hazards.

8.0 Lead Hazard Control Options

Contractors must be appropriately certified with the Wisconsin Department of Health Services and follow all applicable federal, state and local regulations, laws, rules, and guidelines for lead remediation. The contractor must also comply with all relevant codes and ordinances for the municipality and the State of Wisconsin.

8.1 Component(s): Interior Window Casings

Location(s): Back Entry stairwell, outer casing.

Lead hazards resulting from impact damage and deterioration were identified on the Back Entry stairwell window casing. Because there are several layers of lead-based paint on these components, this will be an ongoing issue if temporary interim controls are done. It is strongly recommended that abatement controls be used to permanently eliminate lead hazards from redeveloping in the future.

Interim Controls:

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from interior window components, including sashes, sill, casing, and stops. Feather edges with a wet sponge sanding block. HEPA vacuum all dust and chips. Wash all surfaces with a de-glossing wash. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first wet coat film of not less than 6 mils.

Abatement Controls:

Wet scrape the surface and exposed edges of windowsills and casings to bare wood. HEPA vacuum and wash the sills to remove all paint chips and dust. Apply high quality bonding primer and high quality interior latex paint that has a first-coat wet film of not less than 6 mils.

Or

Using lead- safe abatement practices, remove and properly dispose of existing trim. Install new trim using construction grade dimensional lumber or manufactured mill stock. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils.

8.2 Component(s): Interior Doors

Location(s): Door casings in the Back Entry. Door jambs in the Kitchen C/Back Entry A. Door stops in the Kitchen C/Back Entry A. Door to side B hatch in the Back Entry.

Lead hazards resulting from impact damage were identified on several door components. Because these are friction and impact surfaces, and there are several layers of lead-based paint on these components, this will continue to be an issue if temporary interim controls are done. **It is strongly recommended that abatement controls are used to permanently eliminate lead hazards from redeveloping in the future.**

Interim Controls:

Using lead-safe work practices, wet scrape all loose, peeling, cracked, or blistered paint from door and door components including casing, jamb, and stop. 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 or exterior latex or acrylic paint on exterior surfaces and components that has a first coat wet film of not less than 6 mils.

And

Using lead-safe work practices, plane door edges and adjust the strike plate if needed to minimize door/jamb friction and contact. Door is to operate smoothly.

Abatement Controls:

Using lead-safe abatement practices, remove and properly dispose of the existing door and jamb. Supply and install a new pre-hung interior door measured to fit existing opening. Door casing is to be replaced. Apply high-quality bonding primer. Apply high-quality interior latex top coat paint.

8.3 Component(s): Interior Walls and Ceilings

Location(s): Storage walls (A, B, D), Kitchen wall (B), and Back Entry walls (C, D). Ceilings in Storage and Back Entry.

Lead hazards were identified on these walls and ceilings. Because there are several layers of lead-based paint on these components, this will continue to be an issue if temporary interim controls are done. It is strongly recommended that abatement controls are used to permanently eliminate lead hazards from redeveloping in the future.

Note: Plaster is a suspect asbestos-containing material and must be tested by an asbestos inspector certified with the Wisconsin Department of Health Services prior to being disturbed.

Interim Controls:

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:

Using lead-safe abatement practices, install wood paneling, wainscot, or not less than 3/8-inch drywall 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. 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.

8.4 Component(s): Interior Baseboards and Stair Stringers

Location(s): All stair stringers in Back Entry. Baseboard in Back Entry side D.

Lead hazards resulting from deterioration were identified on baseboard and stair stringers in the Back Entry. Because there are several layers of lead-based paint on these components, this will be an ongoing issue if temporary interim controls are used.

Interim Controls:

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:

Using lead-safe abatement practices, remove and properly dispose of existing trim. Install new trim using construction grade dimensional lumber or manufactured mill stock. Apply high-quality bonding primer. Apply high-quality interior latex paint that has a first coat wet film of not less than 6 mils.

8.5 Component(s): Interior Stair Treads and Risers

Location(s): Back Entry.

Lead hazards resulting from impact and deterioration were identified on stair treads and risers. Because there are several layers of lead-based paint on these components, this will require ongoing maintenance if interim controls are used.

Interim Controls: Stair Treads

Using lead-safe work practices, repair all loose or damaged treads and risers to remove all loose, peeling, blistered, or flaking paint. Feather all edges with a wet sponge sanding block. HEPA vacuum all components. Apply high-quality bonding primer if required. Apply high-quality latex or acrylic interior floor paint per manufacturer's instructions. The paint used must be specifically for interior floors or designed to withstand foot traffic

Or

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. Securely install a vinyl or rubber floor runner in high-traffic areas or secure tread protectors on all stair treads.

Abatement Controls:

Using lead-safe abatement practices, including HEPA filtered exhaust dust collection, sand the flooring down to bare wood. Using the crevice attachment, slowly HEPA vacuum each seam between individual boards. Using the hard floor attachment, HEPA vacuum the entire floor surface slowly in two directions. Apply high-quality polyurethane or acrylic hardwood floor sealer per manufacturer's instructions. **OPTION:** apply a lead-free floor stain or finish prior to the finish sealer.

8.6 Component(s): Exterior Windows

Location(s): All window trim (casings, sills, stops) on exterior of home.

Lead hazards resulting from impact damage and deterioration were identified on window components on the exterior of the dwelling. Because there are several layers of lead-based paint on these components, this will be an ongoing issue if temporary interim controls are done. **It is strongly recommended that abatement controls be used to permanently eliminate lead hazards from redeveloping in the future.**

Note: Some windows on the second floor or side D could not be assessed or accessed for testing due to the presence of aluminum storm windows affixed to the exterior trim. Based on the age of the building, and as testing of similar components indicate the presence of lead-based paint, these surfaces are assumed to contain lead-based paint.

Interim Controls:

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 exterior window components, including sashes, sills, jambs, stops, and trough. 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:

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

8.7 Component(s): Exterior Door Casings and Interior/Exterior Door Stop

Location(s): Back Porch (door to Back Entry).

Deterioration of paint was identified on these door components. Because there are several layers of lead-based paint on these components, this will be an ongoing issue if temporary interim controls are done. It is strongly recommended that abatement controls be used to permanently eliminate lead hazards from redeveloping in the future.

Interim Controls:

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, and fascia. 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:

Using lead-safe abatement practices, repair or replace all areas of damaged, missing, or rotten wood. Apply a chemical paint stripper that does not contain methylene chloride to remove all layers of paint to bare wood. Apply high-quality bonding primer and a high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

Or

Using lead-safe abatement practices, replace any missing or rotten trim with dimensional pine or fir stock as needed. Wrap all exposed exterior window and door trim, sills, beams, and headers with

aluminum coil stock custom bent to cover the component. Secure with nails and seal all edges and seams with an exterior silicon caulk.

8.8 Component(s): Exterior Siding

Location(s): All house siding. Garage side D.

Lead hazards resulting from deterioration were identified on siding. Because there are several layers of lead-based paint on these components, this will be an ongoing issue if temporary interim controls are done. **It is strongly recommended that abatement controls be used to permanently eliminate lead hazards from redeveloping in the future.**

Interim Controls:

Using lead-safe work practices, repair or replace all areas of damaged, missing, or rotten siding. 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:

Using lead-safe abatement practices, remove and properly dispose of the existing siding. Install house wrap over sheathing following manufacturer's instructions. Install insulation board if necessary and install new vinyl or metal siding. **OPTION TO ENCLOSE SIDING:** 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.

8.9 Component(s): Exterior Foundation

Location(s): All, including basement entry hatch.

Lead hazards resulting from deterioration were identified on the foundation.

Interim Controls:

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 paint in accordance with the manufacturer's instructions.

8.10 Component(s): Exterior Trim

Location(s): Frieze board and lower porch trim on enclosed Front Porch.

Deterioration of paint was identified on exterior trim boards. It is strongly recommended that abatement controls be used to permanently eliminate lead hazards from redeveloping in the future.

Interim Controls:

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 exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

Abatement Controls:

Using lead-safe abatement practices, repair or replace all areas of damaged, missing, or rotten wood. Apply a chemical paint stripper that does not contain methylene chloride to remove all layers of paint to bare wood. Apply high-quality bonding primer and a high-quality exterior latex or acrylic paint that has a first coat wet film of not less than 6 mils.

Or

Using lead-safe abatement practices, replace any missing or rotten trim with dimensional pine or fir stock as needed. Wrap all exposed exterior window and door trim, sills, beams, and headers with

aluminum coil stock custom bent to cover the component. Secure with nails and seal all edges and seams with an exterior silicon caulk.

8.11 Component(s): Exterior Soffit and Fascia

Location(s): All on house. Soffit side A, D, and fascia side A on Garage.

Deterioration of paint was identified on soffit and fascia of the home and garage. Because there are several layers of lead-based paint on these components, this will be an ongoing issue if temporary interim controls are done. **It is strongly recommended that abatement controls be used to permanently eliminate lead hazards from redeveloping in the future.**

Note: Based on the age of the building and testing of similar components, it is assumed untested soffit and fascia components are covered with lead-based paint.

Interim Controls:

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, and fascia. 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:

Using lead-safe work practices, replace any missing or rotten trim with dimensional wood. Install solid aluminum soffit panels. If soffit is vented, install vented aluminum soffit panels in locations of existing vents. Wrap all fascia and fascia trim with aluminum coil stock.

8.12 Component(s): Soil

Location(s): Bare soil in the driveway (side B, south) and in backyard play area (side C, west).

Interim Controls:

HEPA vacuum all paint chips on the ground. Install a barrier of not less than 3 inches of mulch or install new topsoil that has a lead concentration of less than 400 parts per million (ppm). Thoroughly tamp new soil to prevent settling. Soil cultivation or rototill mixing is not allowed to lower concentration.

Abatement Controls:

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 400 ppm. Soil cultivation or rototill mixing is not allowed to lower concentration.

8.13 Component(s): Interior Dust Hazards

Location(s): All interior floors and window sills.

Interim Controls:

Hard surface flooring (wood flooring, tile, vinyl/linoleum)

Using a hard surface attachment for floors and crevice attachments for seams, joints, and right angle corners, slowly HEPA vacuum areas. 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. Repeat HEPA vacuuming again after surfaces have dried. **OPTION:** Use a two bucket wet washing method in place of disposable wet wipes.

Carpet

Using a beater bar attachment, slowly HEPA vacuum the carpeting in two different directions. Steam clean carpeting and HEPA vacuum a second time after carpet has dried.

9.0 Standard Operating Procedures and Signature Page

This 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, door casing, window sash, 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 risk assessment is performed by use of the following **assessment logic**. In Wisconsin any applied coating that is greater than 0.5 percent lead by weight in the dried film, or equal to or greater than 1 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, cracking, chewed) may also be noted for surfaces in deteriorated condition. The size of area of deteriorated paint need not be measured but simply estimated. The risk assessor then makes an appropriate recommendation to correct the deterioration using interim control measures (temporary), or abatement control measures (permanent).

This report has been produced in accordance with accepted guidelines and methodologies. Measurements within this report are accurate to the best of my knowledge and reflect conditions at the time of the assessment.

Risk Assessor:  Date: 10/16/2024
Signature

Reviewed By:  Date: 10/16/2024
Signature

APPENDIX A: XRF Performance Characteristic Sheet

SciAps X-550 PCS February 2022

Action Level: 1.0 mg/cm²

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:

1.0 mg/cm²

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 (quick) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0
Rh Anode (Timed or Quick), Au Anode (Timed) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	0.9
	Concrete	0.9
	Drywall	0.9
	Metal	0.9
	Plaster	0.9
	Wood	0.9

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 Quick mode are classified as **positive** if they are **greater than or equal** to 1.0 mg/cm² and **negative** if they are **less than** 1.0 mg/cm². XRF results for the Au Anode in Timed mode and for the Rh Anode in Timed or Quick mode are classified as **positive** if they are **greater than or equal** to 0.9 mg/cm² and **negative** if they are **less than** 0.9 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>.

APPENDIX B: Laboratory Analysis Report



30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

Certificate of Analysis: Lead In Dust Wipe by EPA Method 7000B/NIOSH 7082*

Client : City of Racine Public Health Department
730 Washington Ave. City Hall Rm 1
Racine, WI 53403

Attn : Ciara Rahn **Email :** Ciara.Rahn@cityofracine.org
Phone : 262-636-9538 **Fax :**

Client Project : 24-228

Project Location : 228 HOWLAND AVE

AAT Project : 1078037
Sampling Date : 10/08/2024
Date Received : 10/10/2024
Date Analyzed : 10/10/2024
Date Reported : 10/10/2024

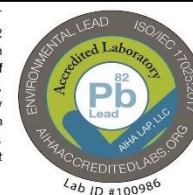
Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft² *
9814669	228-1	LIV RM F	12	12	1.00	6.44
9814670	228-2	LIV RM WS	22.125	2.625	0.40	13.2
9814671	228-3	BTHRM F	12	12	1.00	<5.00
9814672	228-4	KIT F	12	12	1.00	<5.00
9814673	228-5	KIT WS	28.625	1.875	0.37	83.8
9814674	228-6	BACK ENT F	12	12	1.00	48.1
9814675	228-7	BACK ENT WS	17.875	2.25	0.28	984
9814676	228-8	FRONT ENT F	12	12	1.00	<5.00
9814677	228-9	BDRM A F	12	12	1.00	6.63
9814678	228-10	BDRM A WS	19.375	3.5	0.47	<10.6
9814679	228-11	BDRM D F	12	12	1.00	<5.00
9814680	228-12	BDRM D WS	22.875	0.5	0.08	30800
9814681	228-13	BATHTUB F	12	12	1.00	26.2

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (3) significant figures. AAT internal SOP S205. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 10 ug/ft² (Floors, Carpeted/Uncarpeted), 100 ug/ft² (Window Sills/Stools), 400 ug/ft² (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft² (Interior Floors), 40 ug/ft² (Porch Floors), 100 ug/ft² (Window Sills), 100 ug/ft² (Window Troughs). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values. Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. * = Validated modified method. Samples are stored for 15 days following report date.

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 10/10/2024

AAT Project: 1078037



Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
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Analyst Signature

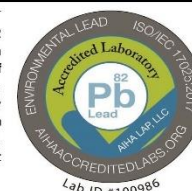
Nathan Ditty

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (3) significant figures. AAT internal SOP S205. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 10 ug/ft2 (Floors, Carpeted/Uncarpeted), 100 ug/ft2 (Window Sills/Stools), 400 ug/ft2 (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft2 (Interior Floors), 40 ug/ft2 (Porch Floors), 100 ug/ft2 (Window Sills), 100 ug/ft2 (Window Troughs). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values. Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. * = Validated modified method. Samples are stored for 15 days following report date.

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 10/10/2024

AAT Project: 1078037





30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : City of Racine Public Health Department
730 Washington Ave. City Hall Rm 1
Racine, WI 53403

Attn : Ciara Rahn

Email : Ciara.Rahn@cityofracine.org

Phone : 262-636-9538

Project Location : 228 HOWLAND AVE

AAT Project : 1078037

Client Project : 24-228

Date Reported 10/10/2024

Sample	Client Code	Analysis Requested	Completed	Analyst
9814669	228-1	Dust Wipe	10/10/2024	Nathan Ditty
9814670	228-2	Dust Wipe	10/10/2024	Nathan Ditty
9814671	228-3	Dust Wipe	10/10/2024	Nathan Ditty
9814672	228-4	Dust Wipe	10/10/2024	Nathan Ditty
9814673	228-5	Dust Wipe	10/10/2024	Nathan Ditty
9814674	228-6	Dust Wipe	10/10/2024	Nathan Ditty
9814675	228-7	Dust Wipe	10/10/2024	Nathan Ditty
9814676	228-8	Dust Wipe	10/10/2024	Nathan Ditty
9814677	228-9	Dust Wipe	10/10/2024	Nathan Ditty
9814678	228-10	Dust Wipe	10/10/2024	Nathan Ditty
9814679	228-11	Dust Wipe	10/10/2024	Nathan Ditty
9814680	228-12	Dust Wipe	10/10/2024	Nathan Ditty
9814681	228-13	Dust Wipe	10/10/2024	Nathan Ditty

Reviewed By

Elyse Bidle

Quality Assurance Coordinator

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AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 10/10/2024 2:51PM

AAT Project: 1078037



30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

Certificate of Analysis: Lead In Soil by EPA SW-846 7000B and 3050B Method*

Client : City of Racine Public Health Department
730 Washington Ave. City Hall Rm 1
Racine, WI 53403

Attn : Ciara Rahn Email : Ciara.Rahn@cityofracine.org
Phone : 262-636-9538 Fax :

Client Project : 228 HOWLAND AVE

Project Location : 228 HOWLAND AVE

AAT Project : 1078038

Sampling Date : 10/08/2024

Date Received : 10/10/2024

Date Analyzed : 10/10/2024

Date Reported : 10/10/2024

Lab Sample ID	Client Code	Sample Description	Results Lead µg/g (PPM)	Calculated RL µg/g *
9814682	228-A	FRONT PORCH	775	13.0
9814683	228-B	DRIVEWAY	2260	14.2
9814684	228-C	BACKYARD PLAY AREA	1290	14.4

Analyst Signature

Zachary St John

ND = Not Detected, N/A = Not Available, RL = Reporting Limit. For true values assume (3) significant figures. The method and batch QC are acceptable unless otherwise stated. Current EPA/HUD Interim Standard for soil samples are: 400 PPM (parts per million) for play area's, 1200 PPM for building Perimeter and 1000 PPM for California Building Perimeters. AAT internal sop S218. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not permitted. AAT does not blank correct reported values. Sample data apply only to items analyzed. Samples are stored for 15 days following report date. * = Validated modified method.

AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 10/10/2024 3:16PM

AAT Project: 1078038





30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : City of Racine Public Health Department
730 Washington Ave. City Hall Rm 1
Racine, WI 53403

Attn : Ciara Rahn

Email : Ciara.Rahn@cityofracine.org

Phone : 262-636-9538

Project Location : 228 HOWLAND AVE

AAT Project : 1078038

Client Project : 228 HOWLAND AVE

Date Reported : 10/10/2024

Sample	Client Code	Analysis Requested	Completed	Analyst
9814682	228-A	Lead Soil	10/10/2024	Zachary St John
9814683	228-B	Lead Soil	10/10/2024	Zachary St John
9814684	228-C	Lead Soil	10/10/2024	Zachary St John

Reviewed By

Elyse Bidle
Quality Assurance Coordinator

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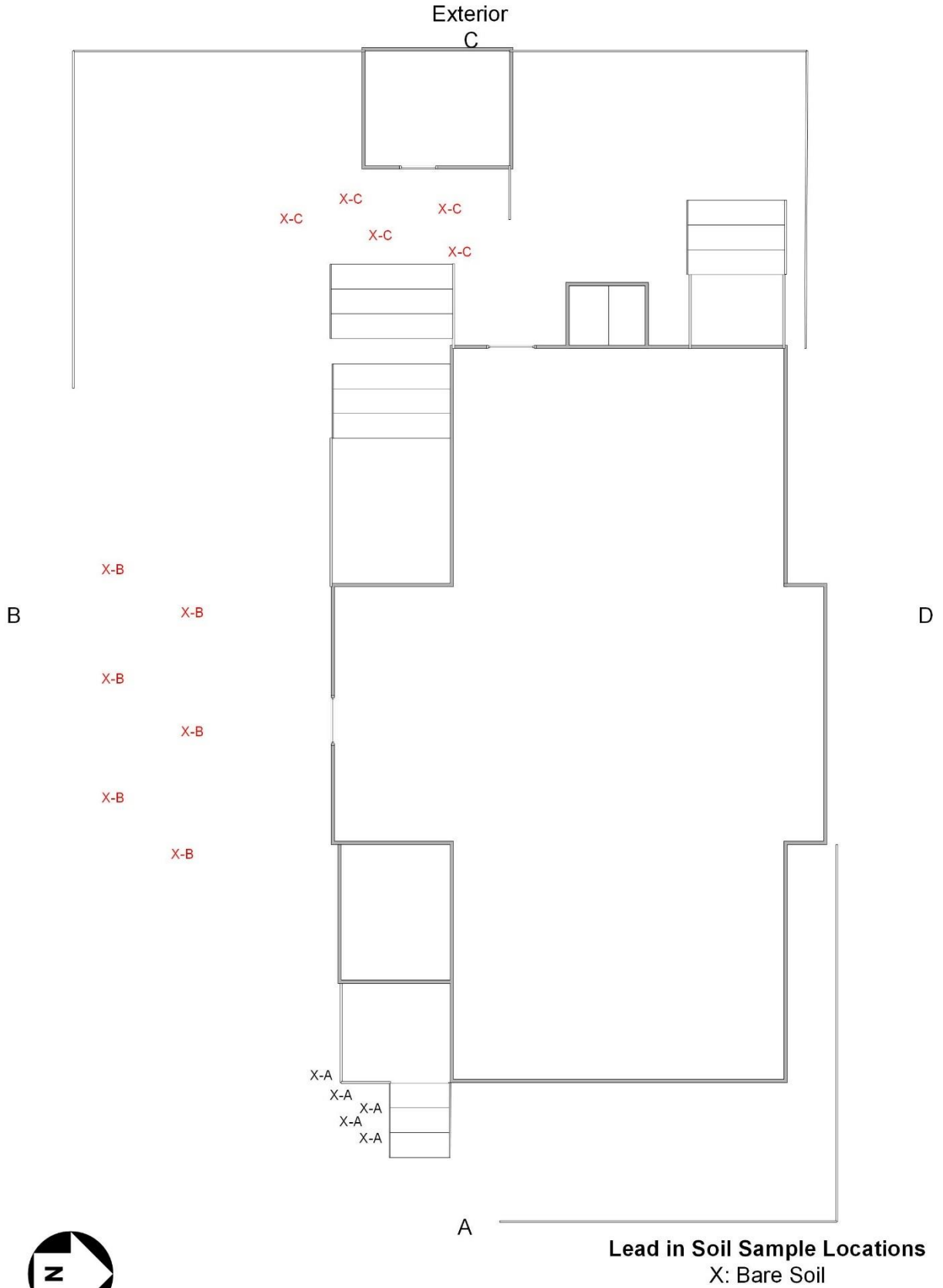
NY State DOH ELAP -Lab ID #11864, Michigan State Lab # 9996

Date Printed: 10/10/2024 3:16PM

AAT Project: 1078038

Page 2 of 2

APPENDIX C: Floor Plan 228 Howland Ave



Howland Ave

228 Howland Ave

First Floor

C



Note: Floor Plan not drawn to scale

Howland Ave

228 Howland Ave

Second Floor

C



Note: Floor Plan not drawn to scale

A

Lead in Dust Sample Locations

F: Floor Sample

S: Window Sill Sample

Tub: Bathtub Sample

Howland Ave

APPENDIX D: Pictures



Window Casing (Outer)
Back Entry



Door Jamb
Kitchen Side C



Door Jamb
Back Entry Side A



Door, Door Casing
Back Entry Side B-Hatch



Wall
Storage



Wall
Kitchen Side B



Wall
Back Entry Side C



Ceiling
Back Entry



Stair Stringer
Back Entry



Stair Tread, Riser
Back Entry



Baseboard
Back Entry Side C



Door Stop
Back Entry Side C
Interior/Exterior Door



Siding
Upper Porch



Siding
Upper Porch



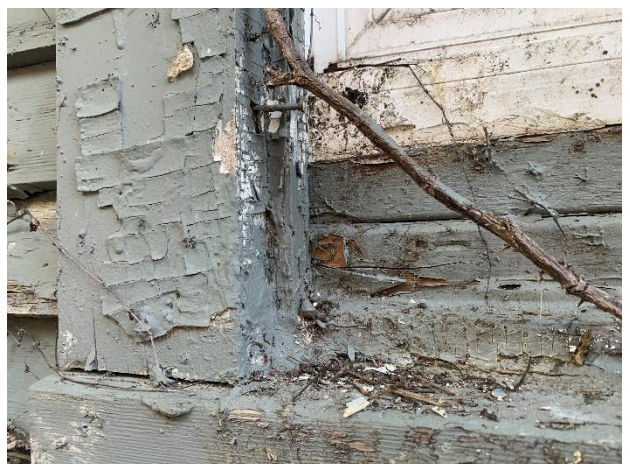
Typical Siding
Exterior



Siding
Garage



Foundation, Basement Entry Hatch
Exterior Side C



Typical Window Casing, Sill
Exterior



Soffit, Frieze Board
Exterior



Fascia, Soffit
Exterior



Soffit, Fascia
Garage Side A



Bare Soil
Driveway Side B



Bare Soil
Backyard/Play Area Side C



Bare Soil
Backyard/Play Area Side C