Quality Inspections L.L.C. dba

National Property Inspections

8330 Corporate Dr.
Mt. Pleasant, WI 53406
www.npi-wi.com
262-636-9909

Lead Dust Clearance Report

Name of Client: Charles Mau Phone Number: 773-851-7864

Client Address: 2401 S Williams St. Milwaukee, WI

Clearance Contractor: National Property Inspections
Name of Lead Risk Assessor: James Oezer
Certification No: LRA-191891
Lead Company Certification No: DHS-2137430

Lab Name: City of Milwaukee Public Health Laboratories
841 N. Broadway Ave. Milwaukee, WI 53202
414-286-3526
AIHA-LAP # 102186

Abatement Contractor: Weatherization Services Project Number: ARPA-4854

Lead Supervisor: Edgar Munoz Certification No: LCS-292818

Dates of Work: 4/14/2025 – 4/22/2025

Date/ Time of Contractor Ended Cleaning: 4/22/2025 - 1:00 pm

Date/ Time of Sample Collection: 4/22/2025 - 2:30 pm

Date/ Time of Sample Collection Shipped to Lab: 4/22/2025 – 3:55 pm

Date Results Posted By Lab: 4/23/2025

Lab Analyst Name: David Payne

Understanding your Clearance Report:
The primary purpose of the Clearance Inspection and testing is to determine whether the work area is safe for occupancy. The EPA-HUD and DHS have certain requirements to help ensure the property is safe. Those standards are listed in the next section of this report. As part of our Clearance Inspection we completed the following items: We completed a visual assessment of the exterior and interior of the property to ensure it meets the standards set forth by EPA-HUD and DHS. We collected samples through-out the property as set forth by EPA-HUD and DHS. We used a lab for analysis of the samples taken and they have forwarded the results to our office. The next section in this report list the samples taken, location of samples and the lab results of samples taken.

Clearance Standards based on EPA, HUD and DHS

Allowable Lead Dust Clearance Standards: Floor – <10 ug/ft2 Window Sill/ Trough – <100 ug/ft2 Porch Floor – <40 ug/ft2

Sample Number	Location	Sample Type	Sample Area Measurements	Comments	Results of Lab Analysis Ug of LPb in Sample Ug/ft2	Pass or Fail
4854-1	1 Entry A	Floor	12x12		<5	PASS
4854-2	1 Kitchen Entry D	Floor	12x12		<5	PASS
4854-3	1 Entry B	Floor	12x12		<5	PASS
4854-4	1 Living Room	Floor	12x12		<5	PASS
4854-5	1 Living Room	Sill	2x8	Unable to read	N/A	FAIL
4854-6	1 Playroom B	Floor	12x12		<5	PASS
4854-7	1 Playroom B	Trough	2x8		52	PASS
4854-8	1 Dining Room	Floor	12x12		<5	PASS
4854-9	1 Dining Room	Sill	2x8		<45	PASS
4854-10	2 Bath	Floor	12x12		<5	PASS
4854-11	2 Bath	Trough	2x8		<45	PASS
4854-12	2 Bedroom CD	Floor	12x12		<5	PASS
4854-13	2 Bedroom CD	Sill	2x8		<45	PASS
4854-14	Basement Entry D	Floor	12x12		<5	PASS
4854-15	Basement Laundry	Floor	12x12		<5	PASS
4854-16	Basement Laundry	Sill	2x8		<45	PASS
4854-17	Blank	Floor	12x12		<5	PASS

Description of work performed:
Few 1st and 2nd floor windows were replaced with vinyl windows. Many of the basement windows were replaced with glass block windows. See Risk Assessment and Work Scope for detailed information on the work completed. Whole house containment was performed.

Summary of results from lab:
Based on the results from the lab the property listed above has not been properly cleaned and tested to ensure the property meets the lead dust clearance standards after lead work was performed on your home. The failed locations marked in red need re-cleaning and a new clearance test performed to ensure the property meets the lead dust clearance standards.

Signature of Lead Risk Assessor: _____ Date: 4/23/2025

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Visual Assessment - Lead Hazard Clearance Examination

Visual Assessment Passed? ☒ Yes ☐ No

Name of Client: Charles Mau Phone Number: 773-851-7864

Client Address: 2401 S Williams St. Milwaukee, WI

Abatement Contractor: Weatherization Services Project: ARPA-4854

Name of Lead Risk Assessor: James Oezer Certification No: LRA- 191891
Lead Company Certification No: DHS-2137430

Date/ Time of Visual Assessment: 4/22/2025 – 2:00pm Repeat Visual Assessment? ☐ Yes ☒ No

This form covers ☒ Dwelling units (specify which units) _____

☐ Common areas (specify which areas) _____

☐ Exterior areas/outbuildings (specify) _____

Any deteriorated paint, visible dust, paint chips, or paint related debris observed ☐ Yes ☒ No
If "Yes" record observations in the table below

Room, Area, or Side of Building (if exterior)	Building Component or Other Surface (such as ground or vegetation	Additional Notes on Specific Location	Description of Problem (i.e., deteriorated paint, visible dust, paint chips, or paint-related debris

Notes (include any explanations by the client of why deteriorate paint has not been repaired; also include any instructions to client regarding further cleaning):

Exterior to be completed at a later time.

Signature of Lead Risk Assessor: 

Lead Clearance Pictures



2401 S Williams St.
Milwaukee, WI
Owner: Charles Mau
ARPA-4854

Prepared for: Milwaukee Health Department

Prepared by: National Property Inspections
8330 Corporate Drive
Mount Pleasant, WI 53406
Inspection Date: 4/22/2025



Address/Permits



Side A

Palm-Tech Picture Album, Copyright © 1998-2025 Palm-Tech



1 Entry A - Floor



1 Kitchen Entry D - Floor

Palm-Tech Picture Album, Copyright © 1998-2025 Palm-Tech



1 Entry B - Floor



1 Living Room - Floor and Sill

Palm-Tech Picture Album, Copyright © 1998-2025 Palm-Tech



1 Playroom B - Floor and trough



1 Dining Room - Floor and Sill

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2 Bath - Floor and Trough



2 Bedroom CD - Floor and Sill

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Basement Entry D - Floor



Basement Laundry - Floor

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Basement Laundry - Sill

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Lab Name: City of Milwaukee Public Health Laboratories
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414-286-3526
AIHA-LAP # 102186

Abatement Contractor: Weatherization Services Project Number: ARPA-4854

Lead Supervisor: Edgar Munoz Certification No: LCS-292818

Dates of Work: 4/14/2025 – 4/24/2025

Date/ Time of Contractor Ended Cleaning: 4/24/2025 - 10:00 am

Date/ Time of Sample Collection: 4/24/2025 - 11:00 am

Date/ Time of Sample Collection Shipped to Lab: 4/24/2025 – 11:30 am

Date Results Posted By Lab: 4/24/2025

Lab Analyst Name: David Payne

Understanding your Clearance Report:
The primary purpose of the Clearance Inspection and testing is to determine whether the work area is safe for occupancy. The EPA-HUD and DHS have certain requirements to help ensure the property is safe. Those standards are listed in the next section of this report. As part of our Clearance Inspection we completed the following items: We completed a visual assessment of the exterior and interior of the property to ensure it meets the standards set forth by EPA-HUD and DHS. We collected samples through-out the property as set forth by EPA-HUD and DHS. We used a lab for analysis of the samples taken and they have forwarded the results to our office. The next section in this report list the samples taken, location of samples and the lab results of samples taken.

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Sample Number	Location	Sample Type	Sample Area Measurements	Comments	Results of Lab Analysis Ug of LPb in Sample Ug/ft2	Pass or Fail
4854-1	1 Living Room	Sill	2x8		<45	PASS
4854-2	Blank	Floor	12x12		<5	PASS

Description of work performed:
Few 1st and 2nd floor windows were replaced with vinyl windows. Many of the basement windows were replaced with glass block windows. See Risk Assessment and Work Scope for detailed information on the work completed. Whole house containment was performed.

Summary of results from lab:
Based on the results from the lab the property listed above has been properly cleaned and tested to ensure the property meets the lead dust clearance standards after lead work was performed on your home.

Signature of Lead Risk Assessor: _____ Date: 4/24/2025

Quality Inspections L.L.C. dba

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Mt. Pleasant, WI 53406
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Visual Assessment - Lead Hazard Clearance Examination

Visual Assessment Passed? ☒ Yes ☐ No

Name of Client: Charles Mau Phone Number: 773-851-7864

Client Address: 2401 S Williams St. Milwaukee, WI

Abatement Contractor: Weatherization Services Project: ARPA-4854

Name of Lead Risk Assessor: James Oezer Certification No: LRA- 191891
Lead Company Certification No: DHS-2137430

Date/ Time of Visual Assessment: 4/24/2025 – 11:00am Repeat Visual Assessment? ☐ Yes ☒ No

This form covers ☒ Dwelling units (specify which units) _____

☐ Common areas (specify which areas) _____

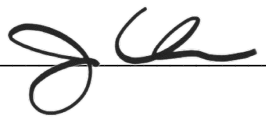
☐ Exterior areas/outbuildings (specify) _____

Any deteriorated paint, visible dust, paint chips, or paint related debris observed ☐ Yes ☒ No
If "Yes" record observations in the table below

Room, Area, or Side of Building (if exterior)	Building Component or Other Surface (such as ground or vegetation	Additional Notes on Specific Location	Description of Problem (i.e., deteriorated paint, visible dust, paint chips, or paint-related debris

Notes (include any explanations by the client of why deteriorate paint has not been repaired; also include any instructions to client regarding further cleaning):

Exterior to be completed at a later time.

Signature of Lead Risk Assessor: 

Lead Clearance Pictures



2401 S Williams St.
Milwaukee, WI
Owner: Charles Mau
ARPA-4854

Prepared for: Milwaukee Health Department

Prepared by: National Property Inspections
8330 Corporate Drive
Mount Pleasant, WI 53406
Inspection Date: 4/24/2025



Address/Permits



Side A

Palm-Tech Picture Album, Copyright © 1998-2025 Palm-Tech



1 Living Room - Sill

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Visual Assessment - Lead Hazard Clearance Examination

Visual Assessment Passed? ☒ Yes ☐ No

Name of Client: Charles Mau Phone Number: 773-851-7864

Client Address: 2401 S Williams St. Milwaukee, WI

Abatement Contractor: Weatherization Services Project: ARPA-4854

Name of Lead Risk Assessor: Joseph Al Hasan Certification No: LRA- 283109
Lead Company Certification No: DHS-2137430

Date/ Time of Visual Assessment: 4/29/2025 – 10:15am Repeat Visual Assessment? ☐ Yes ☒ No

This form covers ☐ Dwelling units (specify which units) _____

☐ Common areas (specify which areas) _____

☒ Exterior areas/outbuildings (specify) _____

Any deteriorated paint, visible dust, paint chips, or paint related debris observed ☒ Yes ☐ No
If "Yes" record observations in the table below

Room, Area, or Side of Building (if exterior)	Building Component or Other Surface (such as ground or vegetation	Additional Notes on Specific Location	Description of Problem (i.e., deteriorated paint, visible dust, paint chips, or paint-related debris
Under Porch C	**Foundation C**	**Lead Based Paint**	**Deteriorated Paint**

Notes (include any explanations by the client of why deteriorate paint has not been repaired; also include any instructions to client regarding further cleaning):

The paint under Porch C on Foundation Side C is lead based paint. The contractor has repaired the door and installed a latch to lock it. Once the homeowner puts a lock on it, it will no longer be accessible to children.

Signature of Lead Risk Assessor: Joseph Al Hasan

Lead Clearance Pictures



2401 S Williams St.
Milwaukee, WI
Owner: Charles Mau
ARPA-4854

Prepared for: Milwaukee Health Department

Prepared by: National Property Inspections
8330 Corporate Drive
Mount Pleasant, WI 53406
Inspection Date: 4/29/2025



Side A



Side A

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Side A



Side A

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Side A



Side B

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Side B



Side B

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Side B



Side B

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Side B



Side B

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Side C



Side C

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Side C



Side C

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Foundation Side C Under Porch C - Deteriorated Paint



Side D

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Side D



Side D

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Side D



Side D

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INVOICE

National Property Inspections
dba Quality Inspections LLC
8330 Corporate Drive
Mount Pleasant, WI 53406

jim.oezer@npi-wi.com
+1 (262) 636-9909
www.npi-wi.com

Bill to
Milwaukee Health Department

Ship to
Milwaukee Health Department

Invoice details
Invoice no.: 30272
Terms: Net 30
Invoice date: 05/03/2025

#	Product or service	Description	Amount
1.	**Lead Clearance**	Lead Clearance Completed 4/22/2025 at: Charles Mau 2401 S. Williams St. Milwaukee, WI ARPA-4854	$300.00
2.	**Lead Clearance**	Lead Clearance Re-Wipe Completed 4/24/2025 - Broken Tube at Lab (No Reading)	$300.00
3.	**Lead Clearance**	Lead Clearance Exterior Visual Completed 4/29/2025	$300.00

Total **$900.00**

Note to customer

Thank-you for using National Property Inspections