



**LEAD BASED PAINT
INSPECTION REPORT**

Job Site:

**Commercial Building
3456 North Buffum Street
Milwaukee, Wisconsin**

For:

**City of Milwaukee
Department of Neighborhood Services
Attn: Marge Piwaron
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613**

**HMG Report No.: 14-200-042.3456L
Contract No.: 360-14-0745**

Dean Jacobsen
Lead Risk Assessor # LRA 14370

Prepared by:

**HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204**

December 2014

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I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct a preliminary survey for possible Lead Based Paint on the concrete and masonry surfaces at the following location: **3456 North Buffum Street, Milwaukee, Wisconsin, commercial building**. Demolition is planned for the building. Enclosed you will find a summary of the paint testing at the above referenced location. All other areas/materials were excluded from this scope of work.

A lead based paint inspection and sampling are recommended for building materials that may contain surfaces painted before 1978. The inspection determines if lead based paint is present in the building, the location(s) of lead containing surfaces, and the amount of lead in the paint. If the surfaces will be disturbed or demolished, workers can then prepare proper safety measures to reduce exposure to lead containing dust.

The testing took place on December 30, 2014. Samples of paint were collected from masonry surfaces (block, brick, and concrete) representing all observed paint colors. Samples were analyzed at Quantem Laboratories of Oklahoma City, Oklahoma, for total lead content using USEPA Method 7000B (Reference Section II for results).

The Wisconsin Administrative Code (DHS 163) defines lead-based paint as having a surface concentration of lead that is more than 0.06% of lead per weight of a paint chip sample.

The results of the analysis was classified as follows:

- Positive:** Any result above the HFS 163 Standard of 0.06% lead.
- Negative:** Any result at or below the HFS 163 Standard of 0.06% lead.

II. COMPONENT TESTING

A. Summary

In an effort to develop a painting history of the building, masonry was tested for the presence of lead based paint.

Exterior: 3456 North Buffum Street

- **Painted masonry walls were not observed.**

Interior: 3456 North Buffum Street

- **Painted concrete, brick and block were observed on the interior floor, columns, and walls. Lead was not detected above 0.06%.**

Reference Test Results of Components below.

B. Test Results of Components:

Site: 3456 North Buffum Street, Milwaukee, Wisconsin

Date: 12/30/14

Paint Testing Results						
Sample	Location	Component & Feature	Substrate	Color	PbC (%)	Result
1L	1 st Floor West Room	East Wall	Brick	White	0.0038	Negative
2L	1 st Floor West Room	West Wall	Block	White	0.0142	Negative
3L	1 st Floor West Room	Column	Concrete	White	0.0099	Negative
4L	1 st Floor Boiler Room	South Wall	Brick	Red	0.0373	Negative
5L	1 st Floor Boiler Room	North Wall	Block	Blue	<0.0049	Negative
6L	1 st Floor Boiler Room	North Wall	Block	Tan	<0.0048	Negative
7L	2 nd Floor Industrial Area	Floor	Concrete	Gray	0.0103	Negative
8L	2 nd Floor Industrial Area	North Wall	Block	Green	<0.0049	Negative
9L	2 nd Floor Industrial Area	Ceiling	Concrete	Green	0.0437	Negative
10L	2 nd Floor Industrial Area	Column	Concrete	Green	<0.0047	Negative
11L	1 st Floor Boiler Room	North Wall	Block	Red	0.0262	Negative

The inspection did find not Lead-Based Paint on the masonry in the building.

If there are any further concerns over what to do with certain components, we can do additional testing, and/or review records for historical precedents for removal, disposal and cleanup.

Any other paint found in the building that is disturbed should be handled as lead based paint.

The testing of components in the structure fulfilled the need for OSHA notification of workers.

C. Summary of OSHA Lead Based Paint Regulations

The OSHA regulation for Lead Exposure in Construction is 29 CFR 1926.62. The law states that in the presence of any measurable amount of Lead a contractor is obligated to take some actions to ensure the safety of its work-force and that of the owner.

Workers demolishing building materials containing lead based paint must be monitored for lead exposure. Monitoring for lead exposure is covered under U.S. Department of Labor Occupational Safety and Health Administration 29 CFR 1926.62 for the construction industry, which includes:

- Demolition or salvage of structures where lead or materials containing lead are present.

- Removal or encapsulation of materials containing lead.
- New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead.

The employer is required to initially determine if any employee may be exposed to lead at or above the action level. **The action level means employee exposure, without regard to the use of respirators, to an airborne lead concentration of 30 µg/m³ of air calculated as an 8 hour time weighted average.** The employer must collect personal samples representative of a full shift for each job classification in each work area. The samples must be representative of the monitored employee's regular daily exposure to lead. **OSHA has also set a permissible exposure limit (PEL) which is defined as a lead concentration of 50 µg/m³ of air averaged over an eight hour period.** If the initial exposure assessment has not been completed, the employer must treat the employee as if the employee were exposed above the PEL, and not in excess of ten times the PEL, for tasks including demolition of structures with lead containing coatings or paint. This includes respiratory protection, personal protective clothing and equipment, change areas, hand washing facilities, biological monitoring, and training.

If all concentrations are below the action level, additional air monitoring is not needed except when there has been a change in equipment, process, control, personnel, or type of task that may result in additional employees being exposed to lead at or above the action level. If exposure is between the action level and PEL, air monitoring must be done at least every six months until two consecutive readings taken at least seven days apart are below the action level. If exposure is above the PEL, air monitoring must be done quarterly until two consecutive readings taken at least seven days apart are below the PEL. Employees must be notified in writing of the results within 5 working days after completion of the air exposure assessment.

D. Summary of Wisconsin Department of Natural Resources Information

According to Wisconsin Department of Natural Resources Planning Your Demolition or Renovation Project (WA-651), building materials from remodeling or demolition debris that contain lead based paint are considered a waste, unless an exemption is obtained from the Department. Check with the Department for further guidance. Lead based paint chips or paint residue by themselves may be a hazardous waste. Additional testing by the toxicity characteristic leaching procedure (TCLP) method and comparison to hazardous waste regulations would be needed to determine this.

III. LIMITATIONS

A limited inspection was conducted. The results are representative only of the specific painted locations that were sampled on the building. This inspection should not be used for purposes of determining where lead safe renovation or abatement procedures are required except where the samples were collected. This report represents the condition of the building and the visible/ accessible locations sampled at the date and the time of the onsite inspection.

The care and skill given to our procedures insures the most reliable test results possible. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. No other warranty is expressed or implied. Prior to any abatement or renovation activities,

it is recommended that HMG be provided the opportunity to review such plans in order that the inspection and assessments contained herein are properly interpreted and implemented.

This report and the information contained herein is prepared for the sole and exclusive use and possession of the City of Milwaukee Department of Neighborhood Services. No other person or entity may rely on this report or any information contained herein. Any dissemination of the report or any information contained herein is strictly prohibited without prior written authorization from Harenda Management Group.

IV. LABORATORY RESULTS



2033 HERITAGE PARK DR, OKLAHOMA CITY, OK 73120 | 1.800.822.1650

Environmental Chemistry Analysis Report

QuanTEM Set ID: 245473
Date Received: 01/13/15
Received By: Sherrie Leftwich
Date Sampled:
Time Sampled:
Analyst: BM
Date of Report: 1/14/2015

Client: Harenda Management Group
 Dean Jacobsen
 1237 West Bruce St.
 Milwaukee, WI 53204

Acct. No.: B929

Project: DNS

Location: Milwaukee, WI

Project No.: 14-200-042.3456

AIHA ID: 101352

QuanTEM ID	Client ID	Matrix	Parameter	Results	Reporting Limits	Units	Date/Time Analyzed	Method
001	1L	Paint	Lead	0.0338	0.00486	%	01/13/15 14:40	P EPA 7000B (1)
002	2L	Paint	Lead	0.0142	0.00484	%	01/13/15 14:40	P EPA 7000B (1)
003	3L	Paint	Lead	0.00993	0.00469	%	01/13/15 14:40	P EPA 7000B (1)
004	4L	Paint	Lead	0.0373	0.00484	%	01/13/15 14:40	P EPA 7000B (1)
005	5L	Paint	Lead	<0.00493	0.00493	%	01/13/15 14:40	P EPA 7000B (1)
006	6L	Paint	Lead	<0.00482	0.00482	%	01/13/15 14:40	P EPA 7000B (1)
007	7L	Paint	Lead	0.0103	0.00471	%	01/13/15 14:40	P EPA 7000B (1)
008	8L	Paint	Lead	<0.00492	0.00492	%	01/13/15 14:40	P EPA 7000B (1)
009	9L	Paint	Lead	0.0437	0.00482	%	01/13/15 14:40	P EPA 7000B (1)
010	10L	Paint	Lead	<0.00478	0.00478	%	01/13/15 14:40	P EPA 7000B (1)
011	11L	Paint	Lead	0.0262	0.00479	%	01/13/15 14:40	P EPA 7000B (1)

Note: Sample results have not been corrected for blank values.

This report applies only to the standards or procedures indicated and to the specific samples tested. It is not indicative of the qualities of apparently identical or similar products or procedures, nor does it represent an ongoing assurance program unless so noted. These reports are for the exclusive use of the client and are not to be reproduced without specific written permission. QuanTEM is not responsible for user-supplied data used in calculations.

Unless otherwise noted, upon receipt the condition of the sample was acceptable for analysis.

Wipe materials must meet ASTM E1792 criteria. Method detection limits and resultant reporting limits may not be valid for non-ASTM E1792 wipe material.

EPA Method 7000B (1) = EPA 600/R-93/200 Preparation Modified. EPA 7000B Analysis Modified

EPA Method 7082 (2) = EPA 600/R-93/200 Preparation Modified. EPA 7082 Analysis Modified



2033 HERITAGE PARK DR, OKLAHOMA CITY, OK 73120 | 1.800.822.1650

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Date Received: 01/13/15
Received By: Sherrie Leftwich
Date Sampled:
Time Sampled:
Analyst: BM
Date of Report: 1/14/2015

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Dean Jacobsen
1237 West Bruce St.
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Acct. No.: B929

Project: DNS

Location: Milwaukee, WI

Project No.: 14-200-042.3456

AIHA ID: 101352

QuanTEM ID	Client ID	Matrix	Parameter	Results	Reporting Limits	Units	Date/Time Analyzed	Method
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Authorized Signature: _____

Benton Miller, Analyst

Note: Sample results have not been corrected for blank values.

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LEAD CHAIN OF CUSTODY

2033 Heritage Park Drive, Oklahoma City, OK 73120-7502
 (800) 822-1650 • (405) 755-7272 • Fax: (405) 755-2058

www.QuanTEM.com

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

Contact Information		Project Information	
Company: Harenda Management Group	Phone: (414) 383-4800	Project Name: DNS	Report Results (<input checked="" type="checkbox"/> one box)
Contact: Dean Jacobsen	Cell Phone:	Project Location: Milwaukee, WI	<input checked="" type="checkbox"/> QuantEM Website
Account #: B929	E-mail: djacobsen@harenda.com	Project ID: 14-200-042.3456	Other email _____

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For Lab Use Only

Lab No. 245473

Accept Reject

Sampled By:	Name:	Date:
RELINQUISHED BY:	DATE & TIME: 1/12/15 1700	VIA: FedEx
	RECEIVED BY: S. P. Harenda	DATE & TIME: 1/13/15 10:15

REQUESTED SERVICES (Please the Appropriate Boxes)

No.	Sample ID (10 Characters Max)	Sample Description	Volume (Liters)	Volume Area (Length x Width)	Sample Matrix (See matrix code box)	Analysis		Units (<input checked="" type="checkbox"/> ONE box only)					Sample Matrix Codes	
						Pb	Pb	PPM	Wt %	mg / l	µg / ft ²	µg / m ³		mg / cm ²
1	1L				B	X		X					A	Soil
2	2L												B	Paint Chips
3	3L												C	Surface / Dust Wipes
4	4L												D	Bulk Miscellaneous
5	5L												E	Air Cassette
6	6L													
7	7L													
8	8L													
9	9L													
10	10L													
11	11L													
12														

TURNAROUND TIME	
Same Day	<input type="checkbox"/>
24 - Hour	<input checked="" type="checkbox"/>
3 - Day	<input type="checkbox"/>
5 - Day	<input type="checkbox"/>