

OFFICIAL NOTICE

PUBLISHED BY THE DEPARTMENT OF NEIGHBORHOOD
SERVICES OF THE CITY OF MILWAUKEE

INVITATION FOR BIDS FOR MECHANICAL DEMOLITION PROJECT OPENING 5-25-2026

THE COMMISSIONER OF THE DEPARTMENT OF NEIGHBORHOOD SERVICES OF THE CITY OF MILWAUKEE ("Commissioner"), Milwaukee, Wisconsin, acting pursuant to Sec. 7-22-3, Milwaukee City Charter, will receive sealed bids for furnishing all labor and materials and performing all work necessary for and incidental to the demolition of five (5) primary and (2) secondary buildings located in the city of Milwaukee, Wisconsin, until **9:00 a.m. (central time) on Friday, May 22, 2026. Bids must be dropped off in the secure drop box labeled Demo Bids & Decon RFPs outside of Room 105 at 841 North Broadway. Any bids deposited in the wrong location or received after that time may be rejected and returned unopened. Bids will be opened and read on Monday, May 25, 2026. The bid opening will be made public by internet video conference only. Bidders wishing to observe the opening must provide their preferred email contact information legibly written or printed on the envelope of their sealed bid. Login and connection information will be emailed to participants. Others wishing to observe the bid opening may submit an email to jcheath@milwaukee.gov with "bid opening "052526" in the subject line to receive login and connection information.**

1. Bids shall be awarded to lowest, qualified, responsive, and responsible bidder on a per parcel basis.
2. All bids shall be held open for a period of sixty (60) days subsequent to the opening of bids and no bid may be withdrawn without the written consent of the Commissioner. **IN THE EVENT THE COMMISSIONER, DURING THE SIXTY DAYS FOLLOWING BID OPENING, TAKES NO ACTION RELATIVE TO THE BID OR BIDS RECEIVED, THEN THE BID OR BIDS SHALL BECOME NULL AND VOID WITHOUT RECOURSE OF ANY KIND BY EITHER THE BIDDER OR COMMISSIONER, ACTING ON BEHALF OF THE CITY.**

As part of the bid, each bidder shall submit a full and complete list of all the proposed subcontractors and the class of work to be performed by each, which list shall not be altered without the written consent of the Commissioner.

The Commissioner reserves the right to reject any and all bids at any time, if it is in the best interests of the City, and to waive any informalities in bidding.

Attention is called to the fact that: (a) the successful bidder will not discriminate against any qualified employee or qualified applicant for employment because of sex, race, religion, color, national origin or ancestry, age, disability, lawful source of income, marital status, sexual orientation, gender identity or expression, past or present membership in the military service, familial status, or based upon affiliation with, or perceived affiliation with any of these categories as provided by Section 109-9 of the Milwaukee Code of Ordinances. This provision must be included in all subcontracts. (b) Contractor agrees that they will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. 12101 et seq. (c) both parties understand that the City is bound by the Wisconsin Public Records Law, and as such all of the terms of this Agreement are subject to and conditioned on the provisions of Wis. Stat. Section 19.21, et seq. Contractor acknowledges that it is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of this Agreement, and that the Contractor must defend and hold the City harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven (7) years after receipt of final payment under this Agreement.

Successful bidder will be required to complete an Affidavit of Compliance/Disclosure of Participation in or Profits Derived from Slavery by Contractors before contract can be executed, if the company was established in or before 1865.

Small Business Enterprise (SBE) requirement for this project is 25% of the contract base bid.
For a complete listing of City of Milwaukee certified SBE firms please contact the Office of Equity and Inclusion (formerly the Office Small Business Development) at 414-286-5553. More information can be found at <https://city.milwaukee.gov/Equity-and-Inclusion>

Payment Monitoring Requirements: All Contractors awarded a contract valued at \$25,000 or more with SBE participation requirements shall participate in training on and report regular payments in the City of Milwaukee’s Compliance Reporting and Certification System (CRCS). Contractors must complete the training no later than 30 days after the date of contract award. Throughout the contract term, Contractors are required to provide timely monthly payment information in the City’s CRCS at <https://milwaukee.diversitycompliance.com/>. Please contact the Office of Equity and Inclusion at 414.286.5553 or OEI@milwaukee.gov if you have any questions regarding the training and reporting process.

This bid includes a Local Business (LBE) incentive in accordance with Chapter 365 Milwaukee Code of Ordinances. IT IS YOUR RESPONSIBILITY AS A BIDDER TO FAMILIARIZE YOURSELF WITH THIS ORDINANCE PRIOR TO SUBMITTING YOUR BID.



This bid includes Socially-Responsible Contractors (SRC) incentive in accordance with Chapter 310 Milwaukee Code of Ordinances. More information can be found at <https://city.milwaukee.gov/Purchasing/Programs/Socially-Responsible-Contractors-SRC-Program>.

COPIES OF THE CONTRACT DOCUMENTS MAY BE OBTAINED ELECTRONICALLY AT https://city.milwaukee.gov/DNS/Inspections_Sections/Condemnation/Demobids

PRINTED COPIES MAY BE PURCHASED IN PERSON AT THE DEPARTMENT OF NEIGHBORHOOD SERVICES AT THE ADDRESS SHOWN BELOW. THE COST IS \$.20 PER PAGE.

Anyone who requires an auxiliary aid or service for this event should contact the City of Milwaukee ADA Coordinator @ (414) 286-3475 or ADACoordinator@milwaukee.gov as soon as possible but *no later than 72 hours before the scheduled event.*

This material is available in alternative formats for individuals with disabilities upon request. Please contact the City of Milwaukee ADA Coordinator @ (414) 286-3475 or ADACoordinator@milwaukee.gov. Provide a 72 hour advance notice for large print and 7 days for braille documents.

 Braille	Alternative formats are available upon request for individuals with disabilities.
 Large Print	Contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or ADACoordinator@milwaukee.gov .

DEPARTMENT OF NEIGHBORHOOD SERVICES
OF THE CITY OF MILWAUKEE
841 NORTH BROADWAY RM 105
MILWAUKEE WI 53202-3650

April 22, 2026
April 23, 2026

BID DOCUMENTS
FOR
MECHANICAL DEMOLITION PROJECT

OPENING MONDAY, MAY 25, 2026

BIDS MUST BE RECEIVED IN DROP BOX BY FRIDAY, MAY 22, 2026, AT 9:00 A.M.

Milwaukee, Wisconsin

DEPARTMENT OF NEIGHBORHOOD SERVICES

CITY OF MILWAUKEE

Room 105

841 North Broadway

Milwaukee, Wisconsin 53202-3650

**WHEN SUBMITTING A BID FOR THIS PROJECT, PLEASE
USE FORMS INCLUDED IN THIS PACKET.**

5.0.0

TECHNICAL SPECIFICATIONS

(for this contract only)

5.1.0. PARCEL LOCATIONS AND DESCRIPTION OF STRUCTURES FOR MECHANICAL DEMOLITION PROJECT OPENING MONDAY, MAY 25, 2026

Parcel numbers, street addresses, approximate sizes of main structures to be demolished under this contract are listed in Section 5.7.0.

5.2.0. WORK BY OTHERS

Certain disconnections from utilities to be made by others are noted under sec. 4.3.23., entitled "Utility Services: Protection and Disconnection."

5.3.0. WORK NOT INCLUDED IN CONTRACT

- A. Work mentioned in Technical Specifications as not being a part of this contract.
- B. Replacing of curb and walk removed in connection with demolition of street walk basements (sidewalk vaults).
- C. Trees which are not damaged and are not obstructions to demolition as interpreted by the Commissioner, or unless otherwise noted in the Technical Specifications.

5.4.0. DEMOLITION WORK WITHIN PARCELS

- A. The structures, including foundation walls, columns, piers, floors, partitions, and attached appurtenances shall be removed down to a level two feet below the present ground level unless otherwise noted in Section 5.6.0 SCHEDULE OF DETAILED WORK WITHIN PARCELS and in any case two feet below the accepted finished grade by any method allowable under the City Building Code except for the following provisions.
- B. It shall be understood that the Contractor shall take whatever precautions are necessary to protect the City sidewalk. The Contractor shall also provide protection to the electric power poles and lines.
- C. The Contractor shall remove all portions of footing and foundation walls to a depth of two feet below finish grade unless otherwise noted in Section 5.6.0 SCHEDULE OF DETAILED WORK WITHIN PARCELS. All building concrete slabs, concrete stoops and concrete stairs to the buildings are also to be removed.
- D. All material and debris which would be disallowed for use as fill by sec. 4.5.6. is to be completely removed from the site and properly disposed of in accordance with all Environmental Requirements (as defined in sec. 4.5.1. above), except with the express advance, written permission of the Commissioner.
- E. All concrete or masonry floors below existing grade shall be broken up to pieces no larger than approximately one foot in all directions to permit fill to drain.

5.5.0. SCHEDULE OF DRAWINGS

5.6.0. SCHEDULE OF DETAILED WORK WITHIN PARCELS

(ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES DEMOLITION AND SITE CLEARANCE GENERAL SPECIFICATIONS (1999 REVISION))

Parcel 1 – 3279 North 21st Street (FRONT DWELLING) – 1.5-story frame 1-family dwelling

Remove fire-damaged front dwelling, sidewalks, concrete steps, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Alley access. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. Contractor must also notify neighbors on the block face of the demolition that demolition activity is about to begin. This notification shall be done via a department-approved letter or door knocker.

The inspection report from Harenda Management Group is included **BID PRICE MUST INCLUDE THE PROPER REMOVAL AND DISPOSAL OF ANY ASBESTOS-CONTAINING MATERIALS OR ANY OTHER HAZARDOUS MATERIALS LISTED IN THE REPORT FROM HMG REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. THE INSPECTOR FROM HMG WAS UNABLE TO GAIN ACCESS TO ALL AREAS OF THE BUILDING DUE TO THE FIRE DAMAGE. ON SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST IS TO BE INCLUDED IN THE BID PRICE. (5 days to complete)**

Parcel 2 – 2851 South 47th Street – 1-story frame 1-family dwelling & 1-story frame garage

Remove fire-damaged dwelling and garage, sidewalks, concrete steps, fences, railings, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Alley access. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. Contractor must also notify neighbors on the block face of the demolition that demolition activity is about to begin. This notification shall be done via a department-approved letter or door knocker.

The inspection report from Harenda Management Group is included **BID PRICE MUST INCLUDE THE PROPER REMOVAL AND DISPOSAL OF ANY ASBESTOS-CONTAINING MATERIALS OR ANY OTHER HAZARDOUS MATERIALS LISTED IN THE REPORT FROM HMG REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. (6 days to complete)**

Parcel 3 –3014 North Buffum Street (FRONT DUPLEX) – 2-story frame 2-family dwelling

Remove front dwelling only, asphalt garage slabs, sidewalks, trees, bushes and shrubs. **Sewer and water need to be extended to rear building.** Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Alley access. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. Contractor must also notify neighbors on the block face of the demolition that demolition activity is about to begin. This notification shall be done via a department-approved letter or door knocker.

The inspection report from Harenda Management Group is included. **BID PRICE MUST INCLUDE THE PROPER REMOVAL AND DISPOSAL OF ANY ASBESTOS-CONTAINING MATERIALS OR ANY OTHER HAZARDOUS MATERIALS LISTED IN THE REPORT FROM HMG REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. THE INSPECTOR FROM HMG WAS UNABLE TO GAIN ACCESS TO ALL AREAS OF THE BUILDING DUE TO THE FIRE DAMAGE. ON SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST IS TO BE INCLUDED IN THE BID PRICE. (5 days to complete)**

Parcel 4 – 3231 West Fairmount Avenue – 2-story frame 2-family dwelling & 1-story frame garage

Remove fire-damaged dwelling and garage, garage slabs, driveways, driveway approaches, sidewalks, concrete steps, fences, trees, bushes and shrubs. curb cuts, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. **BECAUSE DEMOLITION WILL RESULT IN THE DISCONTINUANCE OF THE USE OF AN EXISTING DRIVEWAY, REMOVAL OF THE DRIVEWAY AND RESTORATION OF THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK SHALL BE A CONDITION OF THE ISSUANCE OF THE DEMOLITION PERMIT IN ACCORDANCE WITH SECTION 218-6-10 OF THE MILWAUKEE CODE OF ORDINANCES. THE COST OF STREET PAVEMENT, CURB, GUTTER AND SIDEWALK REMOVAL AND REPLACEMENT IS TO BE INCLUDED IN THE BID PRICE. CONCRETE WORK MUST BE DONE BY A LICENSED CONCRETE CONTRACTOR UNDER DPW PERMIT IN ACCORDANCE WITH DPW SPECIFICATIONS. ANY AND ALL APPLICABLE PERMIT FEES ARE TO BE INCLUDED IN THE BID PRICE. TYPE 1 BARRICADES WITH FLASHERS MUST BE PLACED IN THE ROAD AFTER CURB REMOVAL. SPLASH BOARDS OR BARRICADES MUST BE PLACED AT EACH END OF WALK REMOVAL. ANY WINTER PROTECTION OF CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR.** No alley access – corner lot. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. Contractor must also notify neighbors on the block face of the demolition that demolition activity is about to begin. This notification shall be done via a department-approved letter or door knocker.

The inspection report from Harenda Management Group is included. **BID PRICE MUST INCLUDE THE PROPER REMOVAL AND DISPOSAL OF ANY ASBESTOS-CONTAINING MATERIALS OR ANY OTHER HAZARDOUS MATERIALS LISTED IN THE REPORT FROM HMG REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. THE INSPECTOR FROM HMG WAS UNABLE TO GAIN ACCESS TO ALL AREAS OF THE BUILDING AND GARAGE DUE TO THE FIRE DAMAGE. ON SITE MONITORING BY A CERTIFIED ASBESTOS SPECIALIST WILL BE REQUIRED DURING DEMOLITION. THIS COST IS TO BE INCLUDED IN THE BID PRICE. (8 days to complete)**

Parcel 5 –2474-76 West Vine Street – 2-story frame 2-family dwelling

Remove fire-damaged dwelling, fences, sidewalks, concrete steps, railings, trees, bushes and shrubs. Contractor shall be responsible for removal of all tree stumps on this parcel as part of the demolition. Alley access. Prior to demolition, the contractor must meet at the site with the Condemnation Inspector to provide a demolition plan. Contractor must also notify neighbors on the block face of the demolition that demolition activity is about to begin. This notification shall be done via a department-approved letter or door knocker.

The inspection report from Harenda Management Group is included. **BID PRICE MUST INCLUDE THE PROPER REMOVAL AND DISPOSAL OF ANY ASBESTOS-CONTAINING MATERIALS OR ANY OTHER HAZARDOUS MATERIALS LISTED IN THE REPORT FROM HMG REQUIRED TO BE ABATED BEFORE MECHANICAL DEMOLITION. (8 days to complete including concrete work)**

See Section 5.7.0 for ownership information.

MONTHLY REPORTING: Prime contracts awarded with SBE participation requirements shall utilize the City of Milwaukee's Compliance Reporting and Certification System (CRCS) to report a summary of SBE payments on a monthly basis. The CRCS is accessible via the City's Office of Equity and Inclusion (OEI) website: <https://milwaukee.diversitycompliance.com>. Both prime and subcontractors are required to report payment information in the CRCS.

The City of Milwaukee has contacted We Energies to cut gas and electrical services. Contractor is responsible for verifying that ALL utilities have been disconnected prior to starting work.

REQUIRED EROSION CONTROL MEASURES FOR PARCELS: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EROSION CONTROL PERMIT AND INSTALLING CONTROL MEASURES PER THE REQUIREMENTS OF CHAPTER 290 OF THE MILWAUKEE CODE OF ORDINANCES. MEASURES MUST BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES COMMENCING. CONTROL MEASURES MUST BE INTACT AT FINAL INSPECTION AND ARE TO REMAIN ON SITE.

FAILURE TO REQUEST OPEN BASEMENT INSPECTION WILL RESULT IN THE INSPECTOR REQUIRING COMPLETE RE-EXCAVATION OF THE PARCEL.

CONTRACTOR IS REQUIRED TO CONTACT THIS DEPARTMENT TO ARRANGE FOR AN INSPECTION IF ADDITIONAL ASBESTOS-CONTAINING MATERIALS ARE FOUND IN THE BUILDING AFTER ASBESTOS ABATEMENT OR DEMOLITION HAS COMMENCED.

IF MORE THAN 5 WASTE TIRES ARE REMOVED FROM ANY SITE, THEY MUST BE TRANSPORTED BY A LICENSED WASTE TIRE TRANSPORTER. LICENSED TRANSPORTER MUST BE LISTED IN THE LIST OF SUBCONTRACTORS SUBMITTED WITH THE BID DOCUMENTS IF OTHER THAN PRIME CONTRACTOR. FOR INFORMATION ON LICENSED TRANSPORTERS, CONTACT CITY OF MILWAUKEE WASTE TIRE COORDINATOR AT 414-286-5028.

MANAGEMENT OF ANY MERCURY-CONTAINING PRODUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

MANAGEMENT OF ANY PCB'S OR PCB-CONTAINING PRODUCTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING CHAPTER NR157 OF THE WISCONSIN ADMINISTRATIVE CODE.

ANY REFRIGERANTS ON SITES MUST BE RECLAIMED BY A CERTIFIED CFC RECLAIMER. CERTIFIED RECLAIMER MUST BE LISTED IN THE LIST OF SUBCONTRACTORS SUBMITTED WITH THE BID DOCUMENTS IF OTHER THAN PRIME CONTRACTOR.

IF THE DEPARTMENT OF NEIGHBORHOOD SERVICES (DNS) HAS BEEN HOLDING A CONTRACT PAYMENT FOR A YEAR AND STILL HAS NOT RECEIVED REQUIRED DOCUMENTATION FROM THE CONTRACTOR TO CLOSE OUT THE CONTRACT, DNS MAY NOTIFY THE CONTRACTOR THAT UNLESS THE DOCUMENTATION IS FORTHCOMING WITHIN THIRTY (30) DAYS, THE PAYMENT WILL BE FORFEITED.

5.7.0. LOCATIONS AND DESCRIPTION OF BUILDINGS TO BE DEMOLISHED.

DEPARTMENT OF NEIGHBORHOOD SERVICES DEMOLITION PROJECTS

FORMAL BIDS

The complete Bid Documents shall include Bids for Demolition form, one Non-collusion Affidavit of Prime Bidder, one Bid Bond form, one Bid Bond Form Affidavit, one Certificate as to Corporate Principal, a complete List of Subcontractors, **a completed Form A** (Contractor Compliance Plan) and the Price Breakdown Sheet.

COMPLIANCE PLAN PER CITY OF MILWAUKEE OFFICE OF EQUITY AND INCLUSION:

SBE participation requirements are included in Bid documents as a condition of responsiveness. To affirm compliance with the requirements, the respondent should submit a Form A - Contractor Compliance Plan, which specifies the respondent's intent to award a percentage of the total contract value to the SBE(s), and the description of the commodity or services the SBE firm(s) will provide. Additionally, the respondent shall submit a copy of the SBE certificate (s) issued by the OEI as proof that the firm has the appropriate certification, and is approved to perform or provide the commodity or service outlined in the scope of services. The prime contractor/vendor may not replace the proposed SBE firm without approval from the OEI and contracting department.

SBE certification must be valid prior to bid/RFP submission, therefore, it is imperative to confirm a firm's certification status prior to listing their information on the Form A. A list of certified firms is accessible on the OEI's website at:

<https://milwaukee.diversitycompliance.com>.

Questions regarding the certification should be directed to the OEI at oei@milwaukee.gov or 414-286-5553.

The demolition contractor must include the plumbing contractor, asbestos abatement contractor, certified CFC reclaimer, licensed waste tire transporter and concrete contractor in the List of Subcontractors.

If any bidder has any questions as to the Bid Documents or Specifications, please contact this office by calling 414-286-2515.

BID FOR DEMOLITION

Department of Neighborhood Services
841 North Broadway
Milwaukee, Wisconsin

Gentlemen:

1. The undersigned, having familiarized _____ with the existing conditions on the Project Area affecting the cost of the work, and with the Contract Documents revised January, 1999, (which includes Invitation for Bids, Instruction to Bidders, the form of Bid, the form of the Bid Bond, Form of Contract (or agreement), form of Non-Collusion Affidavit, Addenda (if any), General Conditions, Technical Specifications, Drawings (as listed in the schedule of drawings), and Form of Surety Bond or Bonds); hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services including utility and transportation services and to perform and complete all work required for the demolition of five (5) primary buildings and 2 secondary buildings located in the City of Milwaukee, for mechanical Demolition Project opening May 25, 2026, all in accordance with the above-listed documents;

(a) for the lump sum of _____ Dollars (\$ _____), in addition to and above the value of such salvage materials specified to become the property of the Bidder;

(b) in consideration of any salvaged materials which under the Contract Documents are to become the property of the Bidder and other benefits, will pay the Department of Neighborhood Services of the City of Milwaukee, the sum of

_____ Dollars

(\$ _____),

(Bidder will strike out the subparagraph (a) or (b) not used.)

2. In submitting this Bid, the Bidder understands that the right is reserved by the Commissioner of the Department of Neighborhood Services of the City of Milwaukee to reject any and all Bids as provided in sec. 2.8.2. of the Instructions to Bidders. If written notice of the acceptance of this Bid is mailed, faxed or delivered to the undersigned within sixty (60) calendar days after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required bond within fourteen (14) calendar days after the agreement is presented to him or her for signature.

3. A Bid Guaranty equal in amount to at least 10% of the total bid is enclosed, which certified check, bank draft or bid bond is submitted as a guaranty of the good faith of the Bidder and as a further guaranty that the Bidder will enter into the written Contract as provided, if successful in securing the award thereof. It is hereby agreed that if at any time other than as provided in the Instructions to Bidder, the Bidder should withdraw this Bid, or if this Bid is accepted and there should be a failure on the part of the Bidder to execute the Contract and furnish the required surety bond or bonds, the Department of Neighborhood Services, in either of such events, shall be entitled and is hereby given the right to retain said Bid Guaranty.

4. Attached hereto is an affidavit in proof that the undersigned has not colluded with any person in respect to this Bid or any other Bid for the Contract for which this Bid is submitted.

5. The Bidder is prepared to submit a financial and experience statement upon request.

Date _____, 20____.

Company Name

OFFICIAL ADDRESS

By _____

TITLE _____

3.2.0. NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF _____)
)SS
COUNTY OF _____)

_____, being first duly sworn, deposes and says that:

- (1) S/he is _____,
(owner, partner, officer, representative or agent)
of _____, the Bidder that has submitted the attached Bid.
- (2) S/he is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid.
- (3) Such bid is genuine and is not a collusive or sham bid.
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has had or will have communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder or to fix the overhead, profit or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Department of Neighborhood Services of the City of Milwaukee or any person interested in the proposed Contract.
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.
- (6) Attached and following this affidavit is a full and complete list of all subcontractors and the class of work to be performed by each, which the Bidder proposes to use.

Subscribed and sworn to before me
this ___ day of _____, 20____

Notary Public, Milwaukee County, WI

Title

My commission expires: _____

3.8.0.

BID BOND AFFIDAVIT

STATE OF WISCONSIN)SS
MILWAUKEE COUNTY)

being first duly sworn, on oath deposes and says that s/he is

(Attorney-in-fact or agent)

of _____

surety on the within bond executed by

Affiant further deposes and says that no Commissioner or employee of the Department of Neighborhood Services of the City of Milwaukee, and no City official or employee of the City of Milwaukee has any interest, directly or indirectly in, or is receiving any premium, commission, fee or other thing of value on account of the sale or furnishing of said bid bond.

Subscribed and sworn to before me this

_____ day of _____, 20 _____

Notary Public, Milwaukee County, Wisconsin

My commission expires _____

Rev. 1/00

3.7.0. CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the
_____ Secretary of the corporation
named as Principal in the within bond; that
_____, who signed the said bond on
behalf of the Principal was then _____
of said corporation; that I know his signature, and his signature thereto is genuine, and that said
bond was duly signed, sealed, and attested to for and in behalf of said corporation by authority of
its governing body.

_____(Corporate)
Title _____(Seal)

3.3.0.

COMPLETE LIST OF SUBCONTRACTORS

(Include Plumbing Contractor, Hauling Contractor, Asbestos Abatement Contractor, Certified CFC Reclaimer, Licensed Waste Tire Transporter and Licensed Concrete Contractor)

Name of Proposed Subcontractor	Class of Work
1. _____ _____ Address	_____
2. _____ _____ Address	_____
3. _____ _____ Address	_____
4. _____ _____ Address	_____
5. _____ _____ Address	_____
6. _____ _____ Address	_____
7. _____ _____ Address	_____
8. _____ _____ Address	_____

MECHANICAL DEMOLITION PROJECT OPENING 5-25-2026
LOCATION AND DESCRIPTION OF BUILDINGS TO BE DEMOLISHED

Parcel Number	Address	Stories	Construction	Occupancy	Residential Units	Owner	Cubic Footage
1	3279 North 21 st Street (FRONT DWELLING)	1.5	Frame	Dwelling	1	PRIVATE	14,720
2	2851 South 47 th Street	1	Frame	Dwelling	1	PRIVATE	16,500
	2851 South 47 th Street	1	Frame	Garage	--	PRIVATE	3,300
3	3014 North Buffum Street (FRONT DUPLEX) (SHARED WATER SERVICE)	2	Frame	Dwelling	2	PRIVATE	26,880
4	3231 West Fairmount Avenue	2	Frame	Dwelling	2	PRIVATE	27,000
	3231 West Fairmount Avenue	1	Frame	Garage	--	PRIVATE	4,400
5	2474-76 West Vine Street	2	Frame	Dwelling	2	PRIVATE	35,000

Demolition contractor has the responsibility of verifying the listed information before bid is submitted. Bid is to be based upon contractor's own inspection of the structures and sites. No guarantee is made as to the accuracy of the above listed information, and the bid/contract shall not be invalidated by any errors in the descriptions and sizes listed.

PRICE BREAKDOWN

NO.	PARCEL ADDRESS	ASBESTOS ABATEMENT	DEMOLITION DWELLING	DEMOLITION GARAGE	TOTAL
1	3279 North 21 st Street (FRONT DUPLEX)				
2	2851 South 47th Street (dwelling & garage)				
3	3014 North Buffum Street (FRONT DUPLEX) **SHARED WATER SERVICE				
4	3231 West Fairmount Avenue (dwelling & garage)				
5	2474-76 West Vine Street (dwelling)				

NOTE: If bidder fails to list price breakdown for garage, it will be assumed that the cost to the City of Milwaukee for demolishing the garage is \$0.

CONTRACTOR MUST SUBMIT FORM WITH ALL ORIGINAL SIGNATURES.

BID BOND FORM

KNOW ALL PERSONS BY THESE PRESENTS, That we the undersigned,

(Name of Principal)

as PRINCIPAL, and

_____, as SURETY

(Name of Surety)

are held and firmly bound unto the Department of Neighborhood Services of the City of Milwaukee hereinafter called the "Building Inspector", in the sum of 10 percent of the total bid of:

Parcel 1 _____ Dollars \$ _____

Parcel 2 _____ Dollars \$ _____

Parcel 3 _____ Dollars \$ _____

Parcel 4 _____ Dollars \$ _____

Parcel 5 _____ Dollars \$ _____

(bid price in words)

(bid price in numerals)

lawful money of the United States, in addition to and above the value of such salvage materials specified to become the property of the Bidder, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the Principal has submitted the accompanying Bid,

dated _____, 20 ____, for DNS PROJECT OPENING 5-25-2026

DEMOLITION OF 5 PRIMARY BUILDINGS

NOW THEREFORE, if the Principal shall be awarded the contract and if his/her Bid shall not have been previously withdrawn in accordance with the provisions of the instructions to Bidders, and if the Principal shall enter into a formal contract with the Building Inspector in accordance with the accepted Bids, said Bid shall be accompanied by good and sufficient surety or sureties for the faithful performance of the work, then this obligation is void and of no effect. However, in the event that the Principal shall be awarded the contract, his/her Bid not being previously withdrawn in accordance with the instructions to Bidders, and if the Principal shall neglect or fail to execute such contract or to give sufficient surety or sureties within the time specified, or if no time be specified, within 14 days, then the Principal and/or surety shall forfeit to the Building Inspector as liquidated damages the amount of this bond.

Revised 1/01

IN WITNESS WHEREOF, the above-bounded parties have executed this instrument under their several seals this _____ day of _____, 20____, the names and corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

In presence of:

(Individual Principal) (SEAL)

(Business Address)

(Individual Principal) (SEAL)

(Business Address)

Attest:

(Corporate Principal) (SEAL)

(Business Address)

By _____ affix
corporate
seal

Attest:

(Corporate Surety)

Countersigned

by _____
Attorney-in-Fact

By _____ affix
corporate
Seal

State of _____

Power of attorney for person signing for surety company must be attached to bond



CITY OF MILWAUKEE | OFFICE OF EQUITY & INCLUSION
FORM A – CONTRACTOR COMPLIANCE PLAN

This compliance plan must be completed in its entirety and is a required submission with an Invitation to Bid or a Request for Proposal (RFP) if the solicitation includes an SBE requirement and/or if a Proposer is seeking to earn SBE bonus points as it relates to an RFP. Additionally, in order to qualify, an active (non-expired) certificate confirming Small Business Enterprise (SBE) certification issued by the City of Milwaukee Office of Equity and Inclusion for each SBE firm must accompany this form. The SBE firm must be certified at the time of bid opening and/or RFP closing.

I. GENERAL INFORMATION (REQUIRED)

Bid/RFP # _____ Total SBE % _____ Total proposed Bid/RFP amount \$ _____

Description of SBE Firm Participation

[Empty rectangular box for description of SBE firm participation]

II. PRIME CONTRACTOR INFORMATION (REQUIRED)

Contractor Name _____

Address _____

City, State, Zip Code _____

Contact Person _____ Title _____

Phone Number _____ E-mail Address _____

Prime Contractor City of Milwaukee SBE certified? Yes _____ No _____

III. ACKNOWLEDGEMENT (REQUIRED)

I certify that the information included in this Compliance Plan is true and complete to the best of my knowledge. I further understand and agree that this compliance plan is a condition of my Bid/RFP responsiveness. Failure to submit this form with my response and/or meet the specified SBE requirements may render the Bid/RFP unresponsive.

Name of Authorized Representative _____ Signature _____

Title _____ Date _____

FOR STAFF USE ONLY

SBE Firm(s) providing service/commodity consistent with NAICS Code(s) and Prime's scope of service? Yes _____ No _____

SBE certification(s) verified? Yes _____ No _____

OEI Analyst _____ Signature _____ Date _____

Department Representative _____ Signature _____ Date _____



CITY OF MILWAUKEE | OFFICE OF EQUITY & INCLUSION

FORM A – CONTRACTOR COMPLIANCE PLAN

List all subcontractor information in its entirety, identifying the Contractor’s SBE designation. Individual subcontractor SBE percentages should equal the overall participation as listed on Page 1. Please visit the following website to access the list of City of Milwaukee SBE certified firms: <https://milwaukee.diversitycompliance.com/>

IV. SUBCONTRACTOR INFORMATION

Contractor Name _____
Address _____
City, State, Zip Code _____
Contact Person _____ Title _____
Phone Number _____ E-mail Address _____
Subcontractor SBE-certified? Yes _____ No _____

Please identify the proposed commodity or service, award amount and contract percentage the subcontractor will fulfill.

Proposed award amount \$ _____ Percentage of contract _____ %
Work performed/materials provided _____
Name of Owner/Representative _____
Signature of Owner/Representative _____ Date _____

Contractor Name _____
Address _____
City, State, Zip Code _____
Contact Person _____ Title _____
Phone Number _____ E-mail Address _____
Subcontractor SBE-certified? Yes _____ No _____

Please identify the proposed commodity or service, award amount and contract percentage the subcontractor will fulfill.

Proposed award amount \$ _____ Percentage of contract _____ %
Work performed/materials provided _____
Name of Owner/Representative _____
Signature of Owner/Representative _____ Date _____

If you need to provide additional subcontractor information, please duplicate this page as needed.



DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION

Revised December 28, 2016

LOCAL BUSINESS ENTERPRISE (LBE) PROGRAM
AFFIDAVIT OF COMPLIANCE

IMPORTANT: This form must be submitted with your bid to be considered for LBE status.

Bid/RFP #: _____

Company Name: _____

Address: _____

City, State, Zip _____

This signed and notarized affidavit of compliance will be the contractor's sworn statement that the business satisfies all of the following criteria:

- 1. Operates a business, or owns or leases property within the geographical boundaries of the City of Milwaukee.
2. A residential address may suffice to establish compliance as a Local Business Enterprise, but only if the business does not operate another business...
3. Leased property shall not suffice to establish compliance as a Local Business Enterprise unless at least half of the acreage...
4. Has been doing business in the City of Milwaukee for at least one (1) year.
5. The business is not delinquent in the payment of any local taxes, charges or fees...
6. The business will perform at least 10% of the monetary value of the work required under the contract.

IMPORTANT: Is your business certified as a Small Business Enterprise (SBE) with the City of Milwaukee?
Please Select: ___ Yes or ___ No

NOTE: If you are the primary owner of more than one business location and the other business location(s) is not located within the geographical boundaries of the City of Milwaukee, the business you are seeking to qualify as a Local Business Enterprise must serve as the primary functionally operational entity...

SITE VISITS: Please note the contractor agrees to allow the City to verify Local Business Enterprise status by allowing City Staff to visit the operation(s) of the business that is seeking Local Business Enterprise status at any time without notice...

I hereby declare compliance with the City of Milwaukee Code of Ordinances Chapter 365.

Authorized Signature: _____

Printed Name: _____

Date: _____

NOTARIZATION

Subscribed to before me on this _____ day of _____ in the year _____, at
_____ County, _____ State.

NOTARY PUBLIC SIGNATURE: _____

(SEAL)

PRINT NAME: _____

My commission expires: _____

PLEASE SUBMIT THIS FORM WITH YOUR BID OR PROPOSAL TO:
841 NORTH BROADWAY, ROOM 105
MILWAUKEE, WISCONSIN 53202



DEPARTMENT OF NEIGHBORHOOD SERVICES

**LOCAL BUSINESS ENTERPRISE (LBE) PROGRAM
BUSINESS PROPERTY LOCATION FORM**

Important Note: This form must be submitted with your bid to be considered for LBE status.

Bid / RFP # _____

Property Location 1 Check one: Own | Lease

Name:	
Address:	
City, State, Zip	

Property Location 2 Check one: Own | Lease

Name:	
Address:	
City, State, Zip	

Property Location 3 Check one: Own | Lease

Name:	
Address:	
City, State, Zip	

Property Location 4 Check one: Own | Lease

Name:	
Address:	
City, State, Zip	

PLEASE SUBMIT THIS FORM WITH YOUR BID TO:
DEPT. OF NEIGHBORHOOD SERVICES
841 NORTH BROADWAY, ROOM 105
MILWAUKEE, WISCONSIN 53202

PAYMENT MONITORING REQUIREMENTS:

All Contractors awarded a contract valued at \$25,000 or more with SBE participation requirements shall participate in training on and report regular payments in the City of Milwaukee's Compliance Reporting and Certification System (CRCS). Contractors must complete the training no later than 30 days after the date of contract award. Throughout the contract term, Contractors are required to provide timely monthly payment information in the City's CRCS at <https://milwaukee.diversitycompliance.com/>. Please contact the Office of Equity and Inclusion at 414.286.5553 or OEI@milwaukee.gov if you have any questions regarding the training and reporting process.

All buildings and structures included in this bid notice are considered part of a larger planned renovation/demolition project, not excluding single structures, and deemed regulated facilities and shall be inspected, noticed and abated per Wisconsin State Statute NR447 prior to any renovation or demolition activities.



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Two Family Dwelling
2474-76 West Vine Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

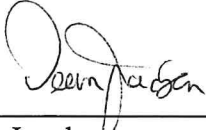
**HMG Project No.: 25-400-042.2474
Inspector: Eric Dillard
Contract No.: C360251100**

By:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

December 2025

Signature Page
Pre-Demolition Inspection Report
Two Family Dwelling
2474-76 West Vine Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/26
Harenda Management Group



Eric Dillard
Asbestos Inspector No. AII-110260
Expiration Date: 10/13/26
Harenda Management Group

December 30, 2025

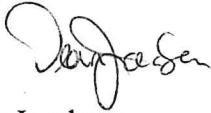
City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
2474-76 West Vine Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a two family dwelling at 2474-76 West Vine Street, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling located at 2474-76 West Vine Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected above the regulatory level of 1% in exterior transite siding on the southeast wall. Asbestos was not detected in any other materials sampled at this location. Specific results and recommendations are in Section IV of this report.

No universal wastes were also observed in the dwelling.

TABLE OF CONTENTS
Pre-Demolition Inspection Report

I. Introduction 1

II. Asbestos Inspection..... 1

III. Asbestos Laboratory 2
 A. Method of Analysis

IV. Asbestos Findings and Observations 2

V. Exclusions 3

VI. Limitations 3

VII. Pre-Demolition Environmental Checklist..... 5

VIII. Asbestos Laboratory Results..... 9

IX. Floor Plans 10

X. HMG Certifications 11

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling at 2474-76 West Vine Street, Milwaukee, Wisconsin, prior to demolition. This dwelling is a two story wood framed structure with basement. It has wood exterior walls. The dwelling did not have a roof.

II. ASBESTOS INSPECTION

Heather Gaworski, of the City of Milwaukee Department of Neighborhood Services, authorized HMG to conduct a building inspection and to analyze samples collected during the inspection.

On December 15, 2025, HMG conducted an asbestos inspection of a two family dwelling, scheduled for mechanical demolition, located at 2474-76 West Vine Street, Milwaukee, Wisconsin. The inspection was conducted by Eric Dillard, Wisconsin License No. AII-14370.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the building.
2. Sampling and documentation of observable suspect asbestos containing materials.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Paper insulation
- Transite Siding
- Tar paper
- Plaster

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using the bulk samples for visual observation and slide preparation(s) for microscopical examination and identification. The slides are analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non-asbestos constituents.

The microscopist visually estimates relative amounts of each constituent using a stereoscope if necessary. The test results are based on a visual determination of relative volume of the bulk sample components. The results are valid only for the item tested. Current federal and Wisconsin regulations state asbestos containing material means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – south wall – pink paper insulation	Negative	MPIp
2	Exterior – south wall bottom edge – transite siding	Positive 12% Chrysotile	MTP
3	Exterior – south wall – gray paper insulation	Negative	MTP
5a	2 nd floor – stair – on south wall – on tar paper – tar	Negative	MPT
5b	2 nd floor – stair – on south wall – tar paper	Negative	MPT
6a	1 st floor – stair – south wall – plaster base coat	Negative	SPI
6b	1 st floor – stair – south wall – plaster skim coat	Negative	SPI
7a	2 nd floor – stair – south wall – plaster base coat	Negative	SPI
7b	2 nd floor – stair – south wall – plaster skim coat	Negative	SPI
8a	2 nd floor – stair – north wall – plaster base coat	Negative	SPI
8b	2 nd floor – stair – north wall – plaster skim coat	Negative	SPI

One (1) of the materials sampled contains greater than 1% asbestos and is an asbestos containing material (ACM):

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Transite Siding	MTP	Exterior Southeast Wall Bottom Edge	5 SF	Category II Non-Friable

The transite siding is a category II non-friable ACM. It will likely meet the definition of a regulated asbestos containing material (RACM) as defined in NR 447 (crumbled or reduced to powder by the demolition forces).

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the transite siding be abated prior to demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Homogeneous Material Codes

SPI	Plaster
MPIp	Pink Paper Insulation
MPIy	Gray Paper Insulation
MTP	Transite Siding
MPT	Tar Paper

V. EXCLUSIONS

2nd floor rooms and attic area gutted/damaged and not accessible. Basement surfaces damaged and not safely accessible.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. EPA/NESHAP and/or the WDNR/NR447 regulations, as owner/operator.

This report represents the condition of the buildings and the visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or inaccessible materials, or those materials that could be present at the point of inspection, over and above those stated in the inspection report, are the responsibility of the building owner and the demolition contractor.

VI. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes San Air Technologies Laboratory, Inc., for our asbestos testing. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. Significant limited data is gathered during the course of the preliminary asbestos specific site assessment. 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 are 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.

VII. PRE-DEMOLITION ENVIRONMENTAL CHECKLIST

This guide lists materials and products commonly found in buildings with examples. It is not intended as a substitute for reading the rules and statutes and making your own independent determination of their applicability to your demolition project. These examples presented here do not represent an exhaustive listing of types of materials that may be required to be removed from the building prior to demolition.

ASBESTOS

Persons conducting inspections for asbestos must hold a valid asbestos inspector certification card issued by the State of Wisconsin, Dept. of Health Services. **Please follow the Asbestos Inspection and Sampling Protocol for Buildings to be Demolished or Renovated.**

CFCs and HALONS

Equipment that may contain CFCs and Halons:

<u>N/A</u>	Air Conditioners (roof top, room, and central)
<u>N/A</u>	Dehumidifiers
<u>N/A</u>	Heat Pumps
<u>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<u>N/A</u>	Water Coolers

LEAD

Lead or Lead Based Paint (LBP) is common in many older buildings. When recycling construction and demolition debris, be aware that wood containing lead paint may not be chipped and spread for landscaping. State law also prohibits the sale or transfer of any fixture or other object containing LBP that might be placed upon any surface of a dwelling, which is ordinarily accessible to children.

MERCURY

Products that may contain mercury:

LIGHTING

<u>N/A</u>	Fluorescent Lights
<u>N/A</u>	High Intensity Discharge -Metal Halide -High Pressure Sodium -Mercury Vapor
<u>N/A</u>	Neon
<u>N/A</u>	Switches for lighting using mercury relays -Look for any control associated with exterior or automated lighting systems such as "Silent" wall switches.

HVAC

Check thermostats and any control associated with air handling units for switches containing mercury.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

<u>N/A</u>	Old Thermostats
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

BOILERS, FURNACES, HEATERS AND TANKS

<u>N/A</u>	Mercury Flame Sensors by pilot lights
<u>N/A</u>	Manometers, Thermometers, Gauges
<u>N/A</u>	Pressure-control
<u>N/A</u>	Float or Level Controls
<u>N/A</u>	Space Heaters

ELECTRICAL SYSTEMS

<u>N/A</u>	Load Meters and Supply Relays
<u>N/A</u>	Phase Splitters
<u>N/A</u>	Microwave Relays
<u>N/A</u>	Mercury Displacement Relays

PCBs

For electrical devices manufactured prior to 1987, it is safe to assume that they contain PCBs and should be managed accordingly. Most equipment manufactured after this time will say "PCB Free". The following is a list of areas in a building where PCBs may be found:

<u>N/A</u>	Transformers
<u>N/A</u>	Capacitors (appliances, electronic equipment)
<u>N/A</u>	Heat Transfer Equipment
<u>NA</u>	Ballasts
<u>N/A</u>	Specialty Paints (such as for swimming pools or other industrial applications)
<u>N/A</u>	Sumps or Oil Traps (in maintenance and industrial facilities)

OTHER ENVIRONMENTAL ISSUES

<u>N/A</u>	Hazardous Waste
<u>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
25085208
FINAL REPORT
12/23/2025 3:33:06 PM

Name: Harena Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2474
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 12/15/2025
Received Date: 12/22/2025 10:20:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 8 sample(s) were received on Monday, December 22, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 5, 6, 7, 8. The following sample(s) were unusable and were not tested: 4

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is written in a cursive, flowing style.

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 7 samples in Good condition.
- 1 samples in Sample Not Received condition. (#4)



SanAir ID Number
25085208
 FINAL REPORT
 12/23/2025 3:33:06 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2474
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 12/15/2025
Received Date: 12/22/2025 10:20:00 AM

Analyst: Hedge, Emily

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 25085208-001	Tan Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
2 / 25085208-002	Grey Non-Fibrous Homogeneous		88% Other	12% Chrysotile
3 / 25085208-003 , Tar	Black Non-Fibrous Homogeneous		100% Other	None Detected
3 / 25085208-003 , Felt	Grey Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
4 / 25085208-004				Not Submitted
5 / 25085208-005 , Tar	Black Non-Fibrous Homogeneous		100% Other	None Detected
5 / 25085208-005 , Felt	Grey Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
6 / 25085208-006 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
6 / 25085208-006 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
7 / 25085208-007 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 12/23/2025

Date: 12/23/2025



SanAir ID Number
25085208
FINAL REPORT
12/23/2025 3:33:06 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2474
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 12/15/2025
Received Date: 12/22/2025 10:20:00 AM

Analyst: Hedge, Emily

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
7 / 25085208-007 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
8 / 25085208-008 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
8 / 25085208-008 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 12/23/2025

Date: 12/23/2025

Disclaimer and Additional Information

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted in the condition they were received at the laboratory and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC, which includes the project name, project number, P.O. number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
25085208

 Received by RB on 12/22/25 at 10:20 AM
 Page 1 of 1

Company: Harenda Management Group		Project #: 25-400-042.2474		Collected by:	
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS		Phone #: (414) 383-4800	
City, St., Zip: Milwaukee, WI 53204		Date Collected: 12/15/25		Fax #: (414) 647-1540	
State of Collection: WI Account#: 3904		P.O. Number:		Email: dean.jacobsen@kphenvironmental.com	

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
** Available on 24-hr. to 5-day TAT			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix Other		
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
				Positive Stop	<input type="checkbox"/>			
Water								
ABHE	EPA 100.2	<input type="checkbox"/>						

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					

Relinquished by	Date	Time	Received by	Date	Time
	12/19/25	1600			

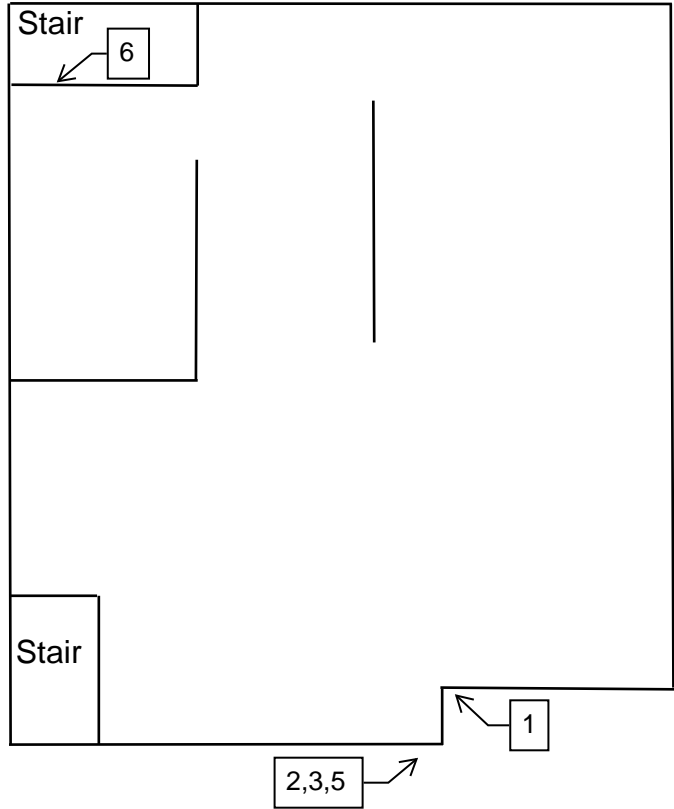
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS



**Two Family Dwelling
2474-76 West Vine Street
Milwaukee, Wisconsin**

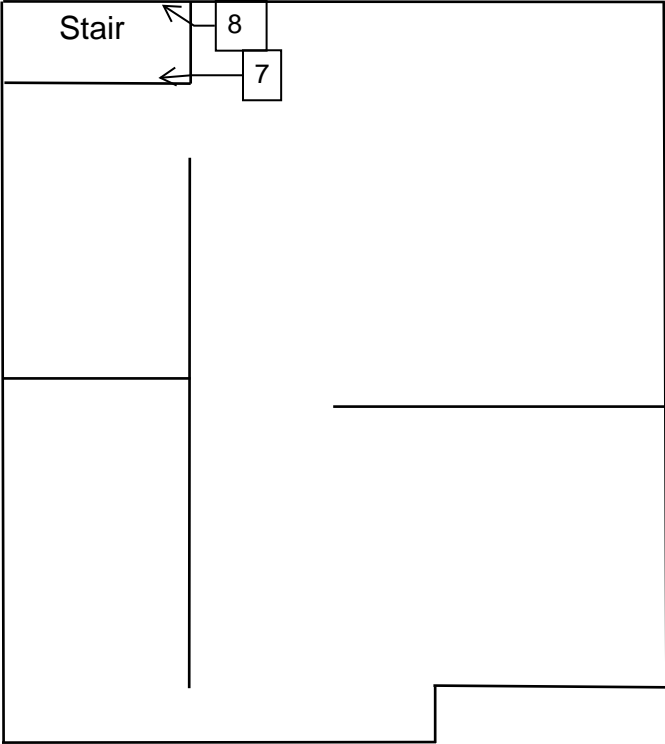
1st Floor Plan





**Two Family Dwelling
2474-76 West Vine Street
Milwaukee, Wisconsin**

2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 383-4800

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: April 28, 2025
Expiration Date: August 31, 2027



Miriam Hasan

Miriam Hasan
Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services
1 W Wilson Street
Madison, WI 53701
608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Eric Paul Dillard

1237 W Bruce St

Milwaukee WI 53204-1218

		167 lbs	5' 07"
AII-110260	Exp: 10/13/2026	10/12/1977	

Training due by: 10/13/2026



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**One Family Dwelling and Garage
2851 South 47th Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

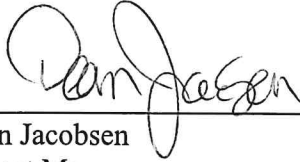
**HMG Project No.: 25-400-042.2851
Inspector: Jazmin Spears
Contract No.: C360251100**

By:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

September 2025

Signature Page
Pre-Demolition Inspection Report
One Family Dwelling and Garage
2851 South 47th Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/26
Harenda Management Group



Jazmin Spears
Asbestos Inspector No. AII-111055
Expiration Date: 12/11/25
Harenda Management Group

September 30, 2025

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
2851 South 47th Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a one family dwelling and garage at 2851 South 47th Street, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling and garage located at 2851 South 47th Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected above a level of 1% in caulk on the exterior windows and doors, and in and kitchen beige and brown linoleum. Asbestos was detected at less than 1% in gas meter beige caulk, as confirmed by point count analysis. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing and floor tile/mastic on the dwelling and garage.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the dwelling. Specific materials listed are in Section VII of this report.

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I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling and garage at 2851 South 47th Street, Milwaukee, Wisconsin, prior to demolition. This dwelling is a one story wood framed structure with basement. It has aluminum, asphalt, and wood exterior walls with an asphalt shingled roof. The garage has aluminum, asphalt, and wood walls with asphalt roofing.

II. ASBESTOS INSPECTION

Heather Gaworski, of the City of Milwaukee Department of Neighborhood Services, authorized HMG to conduct a building inspection and to analyze samples collected during the inspection.

On September 9, 2025, HMG conducted an asbestos inspection of a one family dwelling and garage, scheduled for mechanical demolition, located at 2851 South 47th Street, Milwaukee, Wisconsin. The inspection was conducted by Jazmin Spears, Wisconsin License No. AII-111055.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the building.
2. Sampling and documentation of observable suspect asbestos containing materials.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Fiber board
- Asphalt shingle siding
- Paper insulation
- Caulk
- Linoleum
- Ceramic tile
- Ceiling tile
- Plaster
- Asphalt roofing
- Mastics

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using the bulk samples for visual observation and slide preparation(s) for microscopical examination and identification. The slides are analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non-asbestos constituents.

The microscopist visually estimates relative amounts of each constituent using a stereoscope if necessary. The test results are based on a visual determination of relative volume of the bulk sample components. The results are valid only for the item tested. Current federal and Wisconsin regulations state asbestos containing material means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. A point count analysis was performed for sample layers that were near 1% asbestos by the PLM method to better define the asbestos content. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – east wall under aluminum siding – fiberboard	Negative	MFB
2	Exterior – south wall under aluminum siding – fiberboard	Negative	MFB
3	Exterior – west wall under aluminum siding – fiberboard	Negative	MFB
4a	Exterior – east wall under fiberboard – gray asphalt shingle siding	Negative	MSSy
4b	Exterior – east wall under tar layer – fiber layer	Negative	MSSy
5a	Exterior – south wall under fiberboard – gray asphalt shingle siding	Negative	MSSy
5b	Exterior – south wall under tar layer – fiber layer	Negative	MSSy
6a	Exterior – west wall under fiberboard – gray asphalt shingle siding	Negative	MSSy
6b	Exterior – west wall under tar layer – fiber layer	Negative	MSSy
7	Exterior – east wall under wood siding – black paper insulation	Negative	MPIk
8	Exterior – south wall under wood siding – black paper insulation	Negative	MPIk
9	Exterior – west wall under wood siding – black paper insulation	Negative	MPIk
10	Exterior – on east window – gray caulk	Positive 2% Chrysotile	MCLKy
10	Point Count Result	Positive 1.3% Chrysotile	MCLKy

Sample #	Location and Description	Results	Homogenous Code
11	Exterior – on south window – gray caulk	Positive 2% Chrysotile	MCLKy
11	Point Count Result	Positive 1.3% Chrysotile	MCLKy
12	Exterior – on west window – gray caulk	Positive 2% Chrysotile	MCLKy
12	Point Count Result	Positive 1.2% Chrysotile	MCLKy
13	Exterior – south wall at gas meter – beige caulk	Trace 1% Chrysotile	MCLKe
13	Point Count Result	Trace <0.25%	MCLKe
14	Exterior – south wall at vent – black caulk	Negative	MCLKk
15a	1 st floor – kitchen floor 3 rd layer – beige and brown linoleum	Negative	MFLen
15b	1 st floor – kitchen floor 3 rd layer – under beige and brown linoleum – clear mastic	Negative	MFLen
16a	1st floor – kitchen 3rd layer – south side – beige and brown linoleum	Positive 30 % Chrysotile	MFLen
16b	1 st floor – kitchen 3 rd layer – south side – under beige and brown linoleum – fiber layer	Negative	MFLen
17a	1 st floor – kitchen 3 rd layer – north side – on beige and brown linoleum – clear mastic	Negative	MFLen
17b	1st floor – kitchen 3rd layer – north side – beige and brown linoleum	Positive 30% Chrysotile	MFLen
17c	1 st floor – kitchen 3 rd layer – north side – under beige and brown linoleum – fiber layer	Negative	MFLen
18a	1 st floor – bathroom – brown ceramic tile	Negative	MCTMn
18b	1 st floor – bathroom – under brown ceramic tile – mortar	Negative	MCTMn
19	Basement – middle area – fiber board #2	Negative	MFB2
20	2 nd floor – west area – ceiling – 2' x 4' ceiling tile	Negative	MSCT24
21	Basement – floor debris – 2' x 4' ceiling tile	Negative	MSCT24
22	Basement – ceiling – 2' x 4' ceiling tile	Negative	MSCT24
23a	1 st floor – living room – west wall – plaster base coat	Negative	SP1
23b	1 st floor – living room – west wall – plaster skim coat	Negative	SP1
24a	1 st floor – west bedroom – north wall – plaster base coat	Negative	SP1
24b	1 st floor – west bedroom – north wall – plaster skim coat	Negative	SP1
25a	1 st floor – kitchen – south wall – plaster base coat	Negative	SP1
25b	1 st floor – kitchen – south wall – plaster skim coat	Negative	SP1
26a	2 nd floor – hallway – north wall – plaster base coat	Negative	SP1
26b	2 nd floor – hallway – north wall – plaster skim coat	Negative	SP1
27a	2 nd floor – stairs – west wall – plaster base coat	Negative	SP1
27b	2 nd floor – stairs – west wall – plaster skim coat	Negative	SP1

Two (2) of the materials sampled contain greater than 1% asbestos and are asbestos containing materials (ACM):

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Gray Caulk	MCLKy	Dwelling & Garage Exterior on Windows & Doors	21 Windows & 3 Doors	Category II Non-Friable
Beige & Brown Linoleum	MFLen	1 st Floor Kitchen Under Two Layers Floor Tile	160 SF	Friable

One (1) of the materials sampled contains less than 1% asbestos, and is not an ACM:

Material	Homogeneous Code	Location	Material Type
Beige Caulk	MCLKe	Exterior at Gas Meter	Category II Non-Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Shingles & Flashing	House & Garage Roofs	2,500 SF	Category I Non-Friable
Floor Tile & Mastic	Kitchen	320 SF	Category I Non-Friable

The linoleum is a friable asbestos containing material and meets the definition of a regulated asbestos containing material (RACM) as defined in NR 447. The gray caulk is a category II non-friable ACM and was in non-friable condition at the time of the inspection. It will become RACM during demolition if it is crumbled or reduced to powder by the demolition equipment.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that linoleum and windows with gray caulk be abated prior to demolition.

The asphalt roofing and floor tile/mastic are category I nonfriable asbestos containing materials. Under NR 447 they do not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing and floor tile/mastic may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Homogeneous Material Codes

- SP1 Plaster
- MFB Fiber Board Exterior
- MFB2 Fiber Board Basement
- MSSy Gray Asphalt Shingle Siding

Homogeneous Material Codes

MPIk	Black Paper Insulation
MCLKy	Gray Caulk
MCLKe	Beige Caulk
MCLKk	Black Caulk
MFLen	Beige & Brown Linoleum
MCTMn	Brown Ceramic Tile
MSCT24	2' x 4' Ceiling Tile

V. EXCLUSIONS

No access to attic space.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. EPA/NESHAP and/or the WDNR/NR447 regulations, as owner/operator.

This report represents the condition of the buildings and the visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or inaccessible materials, or those materials that could be present at the point of inspection, over and above those stated in the inspection report, are the responsibility of the building owner and the demolition contractor.

VI. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes San Air Technologies Laboratory, Inc., for our asbestos testing. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. Significant limited data is gathered during the course of the preliminary asbestos specific site assessment. 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 are 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.

VII. PRE-DEMOLITION ENVIRONMENTAL CHECKLIST

This guide lists materials and products commonly found in buildings with examples. It is not intended as a substitute for reading the rules and statutes and making your own independent determination of their applicability to your demolition project. These examples presented here do not represent an exhaustive listing of types of materials that may be required to be removed from the building prior to demolition.

ASBESTOS

Persons conducting inspections for asbestos must hold a valid asbestos inspector certification card issued by the State of Wisconsin, Dept. of Health Services. **Please follow the Asbestos Inspection and Sampling Protocol for Buildings to be Demolished or Renovated.**

CFCs and HALONS

Equipment that may contain CFCs and Halons:

<u>N/A</u>	Air Conditioners (roof top, room, and central)
<u>NA</u>	Dehumidifiers
<u>N/A</u>	Heat Pumps
<u>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<u>N/A</u>	Ice Maker

LEAD

Lead or Lead Based Paint (LBP) is common in many older buildings. When recycling construction and demolition debris, be aware that wood containing lead paint may not be chipped and spread for landscaping. State law also prohibits the sale or transfer of any fixture or other object containing LBP that might be placed upon any surface of a dwelling, which is ordinarily accessible to children.

MERCURY

Products that may contain mercury:

LIGHTING

<u>NA</u>	Fluorescent Lights
<u>N/A</u>	High Intensity Discharge -Metal Halide -High Pressure Sodium -Mercury Vapor
<u>N/A</u>	Neon
<u>N/A</u>	Switches for lighting using mercury relays -Look for any control associated with exterior or automated lighting systems such as "Silent" wall switches.

HVAC

Check thermostats and any control associated with air handling units for switches containing mercury.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

<u>N/A</u>	Old Thermostats
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

BOILERS, FURNACES, HEATERS AND TANKS

<u>N/A</u>	Mercury Flame Sensors by pilot lights
<u>N/A</u>	Manometers, Thermometers, Gauges
<u>N/A</u>	Pressure-control
<u>N/A</u>	Float or Level Controls
<u>N/A</u>	Space Heaters

ELECTRICAL SYSTEMS

<u>N/A</u>	Load Meters and Supply Relays
<u>N/A</u>	Phase Splitters
<u>N/A</u>	Microwave Relays
<u>N/A</u>	Mercury Displacement Relays

PCBs

For electrical devices manufactured prior to 1987, it is safe to assume that they contain PCBs and should be managed accordingly. Most equipment manufactured after this time will say "PCB Free". The following is a list of areas in a building where PCBs may be found:

<u>N/A</u>	Transformers
<u>N/A</u>	Capacitors (appliances, electronic equipment)
<u>N/A</u>	Heat Transfer Equipment
<u>NA</u>	Ballasts
<u>N/A</u>	Specialty Paints (such as for swimming pools or other industrial applications)
<u>N/A</u>	Sumps or Oil Traps (in maintenance and industrial facilities)

OTHER ENVIRONMENTAL ISSUES

<u>N/A</u>	Hazardous Waste
<u>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires
<u>N/A</u>	Junk Vehicles
<u>1</u>	Gas Meter – Exterior Southeast Side

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
25062007
FINAL REPORT
9/16/2025 5:55:12 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2851
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/16/2025 10:15:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 27 sample(s) were received on Tuesday, September 16, 2025 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is written in a cursive style.

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 27 samples in Good condition.



SanAir ID Number
25062007
 FINAL REPORT
 9/16/2025 5:55:12 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2851
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/16/2025 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 25062007-001	Brown Fibrous Homogeneous	80% Cellulose	20% Other	None Detected
2 / 25062007-002	Brown Fibrous Homogeneous	80% Cellulose	20% Other	None Detected
3 / 25062007-003	Brown Fibrous Homogeneous	80% Cellulose	20% Other	None Detected
4 / 25062007-004 , Tar	Black Non-Fibrous Homogeneous		100% Other	None Detected
4 / 25062007-004 , Felt	Brown Fibrous Homogeneous	80% Cellulose	20% Other	None Detected
5 / 25062007-005 , Tar	Black Non-Fibrous Homogeneous		100% Other	None Detected
5 / 25062007-005 , Felt	Brown Fibrous Homogeneous	80% Cellulose	20% Other	None Detected
6 / 25062007-006 , Tar	Black Non-Fibrous Homogeneous		100% Other	None Detected
6 / 25062007-006 , Felt	Brown Fibrous Homogeneous	80% Cellulose	20% Other	None Detected
7 / 25062007-007	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 9/16/2025

Date: 9/16/2025



SanAir ID Number
25062007
 FINAL REPORT
 9/16/2025 5:55:12 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2851
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/16/2025 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
8 / 25062007-008	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
9 / 25062007-009	Black Fibrous Homogeneous	60% Cellulose	40% Other	None Detected
10 / 25062007-010	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
11 / 25062007-011	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
12 / 25062007-012	Grey Non-Fibrous Homogeneous		98% Other	2% Chrysotile
13 / 25062007-013	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
14 / 25062007-014	Grey Non-Fibrous Homogeneous		100% Other	None Detected
15 / 25062007-015 , Flooring	White Non-Fibrous Homogeneous		100% Other	None Detected
15 / 25062007-015 , Mastic	Clear Non-Fibrous Homogeneous		100% Other	None Detected
16 / 25062007-016 , Flooring	Tan Non-Fibrous Homogeneous		70% Other	30% Chrysotile

Analyst:

Approved Signatory:

Analysis Date: 9/16/2025

Date: 9/16/2025



SanAir ID Number
25062007
 FINAL REPORT
 9/16/2025 5:55:12 PM

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Address: 1237 West Bruce Street
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Project Number: 25-400-042.2851
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Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/16/2025 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
16 / 25062007-016 , Felt	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
17 / 25062007-017 , Mastic	Clear Non-Fibrous Homogeneous		100% Other	None Detected
17 / 25062007-017 , Flooring	Tan Non-Fibrous Homogeneous		70% Other	30% Chrysotile
17 / 25062007-017 , Felt	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
18 / 25062007-018 , Tile	Red Non-Fibrous Homogeneous		100% Other	None Detected
18 / 25062007-018 , Leveler	Grey Non-Fibrous Homogeneous		100% Other	None Detected
19 / 25062007-019	Grey Fibrous Homogeneous	60% Glass	40% Other	None Detected
20 / 25062007-020	White Fibrous Homogeneous	60% Cellulose 5% Glass	35% Other	None Detected
21 / 25062007-021	White Fibrous Homogeneous	60% Cellulose 5% Glass	35% Other	None Detected
22 / 25062007-022	White Fibrous Homogeneous	60% Cellulose 5% Glass	35% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 9/16/2025

Date: 9/16/2025



SanAir ID Number
25062007
 FINAL REPORT
 9/16/2025 5:55:12 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2851
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/16/2025 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
23 / 25062007-023 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
23 / 25062007-023 , Skim Coat	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
24 / 25062007-024 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
24 / 25062007-024 , Skim Coat	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
25 / 25062007-025 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
25 / 25062007-025 , Skim Coat	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
26 / 25062007-026 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
26 / 25062007-026 , Skim Coat	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
27 / 25062007-027 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
27 / 25062007-027 , Skim Coat	Off-White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 9/16/2025

Date: 9/16/2025

Disclaimer and Additional Information

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Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number

25062007

Company: Harenda Management Group		Project #: 25-400-042.2851	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 9/9/25	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Matrix Other	
		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		
Water			Positive Stop <input type="checkbox"/>		
ABHE	EPA 100.2 <input type="checkbox"/>				

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	9/15/25	1600	<i>[Signature]</i>	SEP 16 2025	10:15am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.



SanAir ID Number
25062318
FINAL REPORT
9/18/2025 3:52:49 PM

Name: Harena Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2851
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/17/2025 9:05:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 4 sample(s) were received on Wednesday, September 17, 2025 via Fax or Email request. The final report(s) is enclosed for the following sample(s): 10, 11, 12, 13.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley".

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 4 samples in Good condition.



SanAir ID Number
25062318
FINAL REPORT
9/18/2025 3:52:49 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.2851
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 9/9/2025
Received Date: 9/17/2025 9:05:00 AM

Analyst: Graham, Daniel

Asbestos Bulk EPA PLM NOB EPA 600/R-93/116

SanAir ID / Description	Appearance	% Fibrous	% Non Fibrous	Asbestos Types	% Total Asbestos
25062318-001 / 10	Grey Non-Fibrous Homogeneous		98.7 %	Chrysotile	1.3 %
25062318-002 / 11	Grey Non-Fibrous Homogeneous		98.7 %	Chrysotile	1.3 %
25062318-003 / 12	Grey Non-Fibrous Homogeneous		98.8 %	Chrysotile	1.2 %
25062318-004 / 13	White Non-Fibrous Homogeneous		100 %	Chrysotile	< 0.25%

EPA 400 Point Count with Gravimetric Reduction.

Analyst:

Approved Signatory:

Analysis Date: 9/18/2025

Date: 9/18/2025

Disclaimer and Additional Information:
Method for the Determination of Asbestos in Bulk Building Materials
EPA 600/R-93/116 July 1993 PLM EPA NOB

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Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. Samples are held for a period of 60 days.



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
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 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
NOB 25062318 PLM 25062007

Company: Harenda Management Group		Project #: 25-400-042.2851	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 9/9/25	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input checked="" type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABBIK	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
ABBNEN	PLM EPA NOB** <input checked="" type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
** Available on 24-hr. to 5-day TAT		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Matrix Other	
Water		ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		
ABHE	EPA 100.2 <input type="checkbox"/>		Positive Stop <input type="checkbox"/>		

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input checked="" type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions

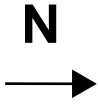
Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
10					
11					
12					
13					

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	9/17/25	7:00	<i>[Signature]</i>	SEP 17 2025	9:05 am

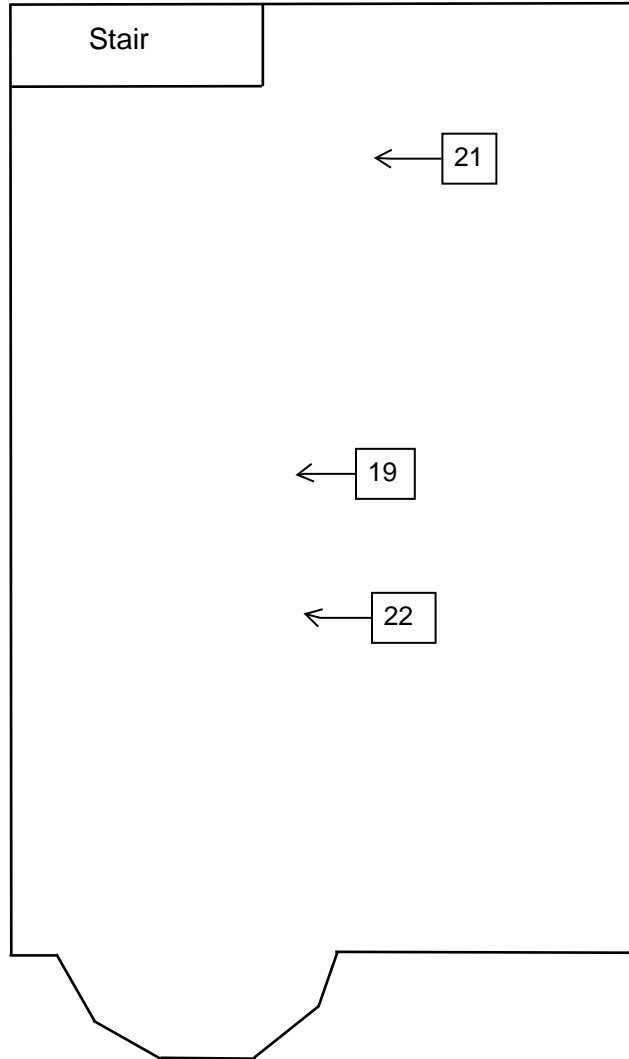
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS

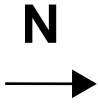
**One Family Dwelling & Garage
2851 South 47th Street
Milwaukee, Wisconsin**



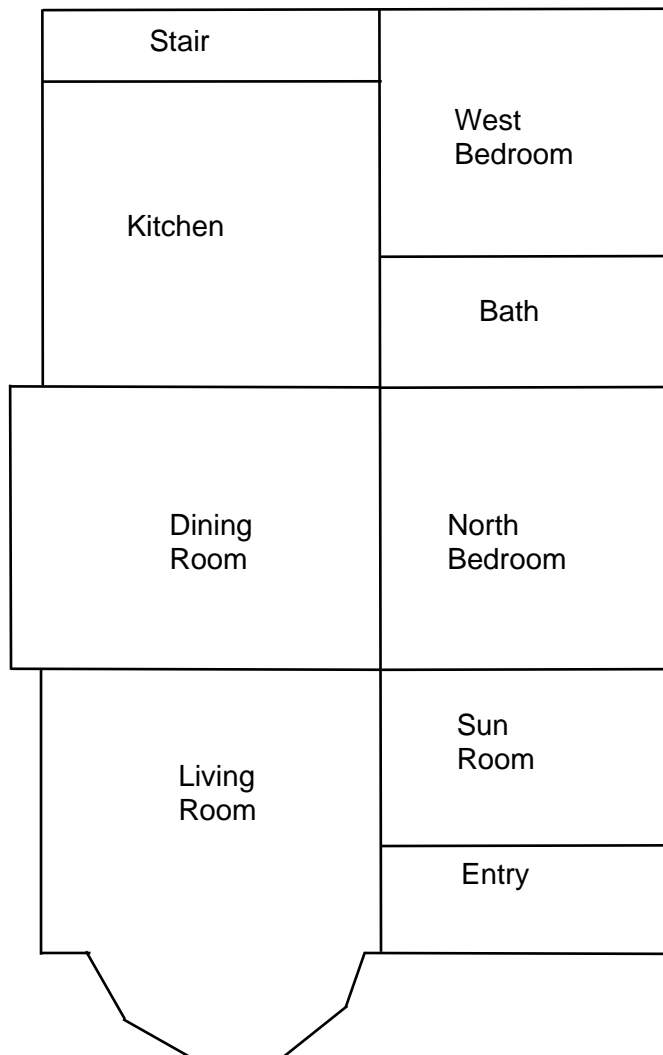
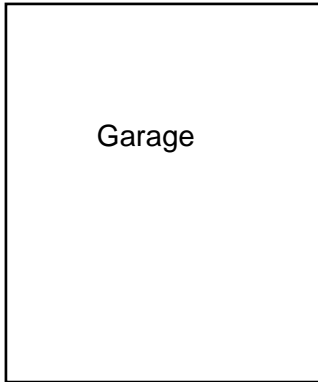
Basement Floor Plan



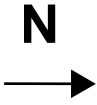
**One Family Dwelling & Garage
2851 South 47th Street
Milwaukee, Wisconsin**



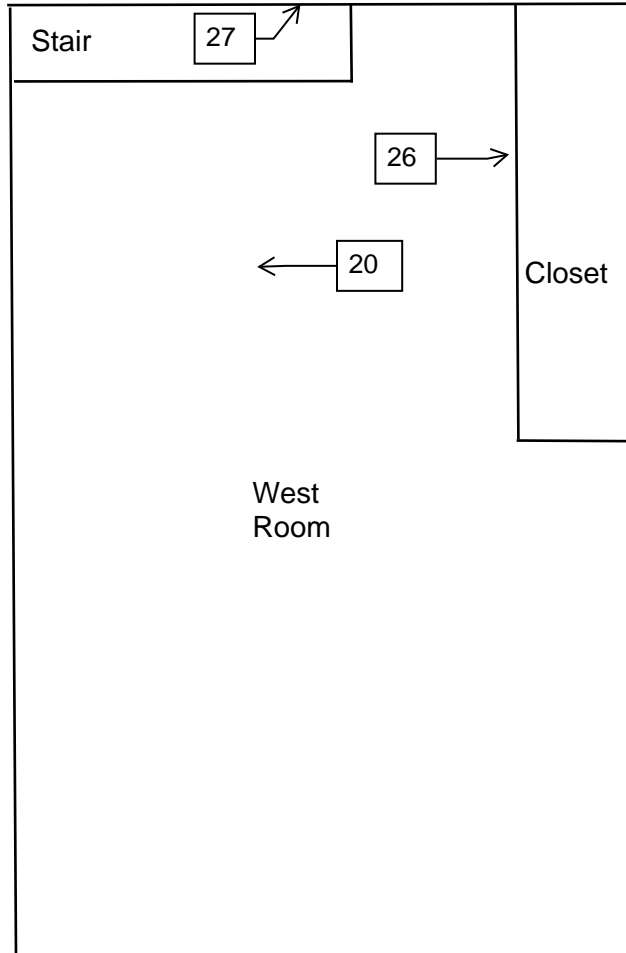
1st Floor Plan



**One Family Dwelling & Garage
2851 South 47th Street
Milwaukee, Wisconsin**



2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 383-4800

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: April 28, 2025
Expiration Date: August 31, 2027



Miriam Hasan

Miriam Hasan
Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services
1 W Wilson Street
Madison, WI 53701
608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By:

STATE OF WISCONSIN

Dept. of Health Services

Jazmin K C Spears
1237 W Bruce St
Milwaukee WI 53204-1 218

		202 lbs	5' 08"
All-111055	Exp: 12/11/2025	10/19/1974	

Training due by: 12/11/2025



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Two Family Dwelling
3014 North Buffum Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

**HMG Project No.: 25-400-042.3014
Inspector: Jazmin Spears
Contract No.: C360251100**

By:

**HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800**

June 2025

Signature Page
Pre-Demolition Inspection Report
Two Family Dwelling
3014 North Buffum Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/25
Harenda Management Group



Jazmin Spears
Asbestos Inspector No. AII-111055
Expiration Date: 12/11/25
Harenda Management Group

May 28, 2025

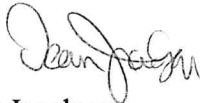
City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
3014 North Buffum Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a two family dwelling at 3014 North Buffum Street, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling located at 3014 North Buffum Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected above a level of 1% in 1st and 2nd floor black and brown wall mastics and in basement duct wrap. Asbestos was detected at less than 1% in plaster, dry wall/joint compound, and window glazing compound as confirmed by point count analysis. Asbestos was not detected in any other materials sampled at this location. Asbestos is assumed to be in the category I non-friable asphalt roofing and floor tile/mastic on the dwelling.

Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the dwelling. Specific materials listed are in Section VII of this report.

TABLE OF CONTENTS
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I. Introduction 1

II. Asbestos Inspection..... 1

III. Asbestos Laboratory 2
 A. Method of Analysis

IV. Asbestos Findings and Observations 2

V. Exclusions 6

VI. Limitations 6

VII. Pre-Demolition Environmental Checklist..... 7

VIII. Asbestos Laboratory Results..... 11

IX. Floor Plans 12

X. HMG Certifications 13

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling at 3014 North Buffum Street, Milwaukee, Wisconsin, prior to demolition. This dwelling is a two story wood framed structure with basement. It has vinyl and wood walls with asphalt shingled roof.

II. ASBESTOS INSPECTION

Heather Gaworski, of the City of Milwaukee Department of Neighborhood Services, authorized HMG to conduct a building inspection and to analyze samples collected during the inspection.

On April 10, 2025, HMG conducted an asbestos inspection of a two family dwelling, scheduled for mechanical demolition, located at 3014 North Buffum Street, Milwaukee, Wisconsin. The inspection was conducted by Jazmin Spears, Wisconsin License No. AII-111055.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the building.
2. Sampling and documentation of observable suspect asbestos containing materials.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Paper insulation
- Suspended ceiling tie
- Mastics
- Window glazing compound
- Caulk
- Linoleum
- Ceramic tile
- Drywall/joint compound
- Plaster
- Duct wrap
- Flue packing
- Asphalt roofing
- Floor tile

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using the bulk samples for visual observation and slide preparation(s) for microscopical examination and identification. The slides are analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non-asbestos constituents.

The microscopist visually estimates relative amounts of each constituent using a stereoscope if necessary. The test results are based on a visual determination of relative volume of the bulk sample components. The results are valid only for the item tested. Current federal and Wisconsin regulations state asbestos containing material means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. A point count analysis was performed for sample layers that were near 1% asbestos by the PLM method to better define the asbestos content. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements regarding asbestos containing materials.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – west wall under wood siding – outer layer – black paper insulation	Negative	MPIk
2	Exterior – south wall under wood siding – outer layer – black paper insulation	Negative	MPIk
3	Exterior – east wall under wood siding – outer layer – black paper insulation	Negative	MPIk
4	Exterior – west wall under wood siding – inner layer – brown paper insulation	Negative	MPIIn
5	Exterior – south wall under wood siding – inner layer – brown paper insulation	Negative	MPIIn
6	Exterior – east wall under wood siding – inner layer – brown paper insulation	Negative	MPIIn
7	1 st floor – living room – 2’ x 2’ ceiling tile	Negative	MSCT22
8	1 st floor – dining room – 2’ x 2’ ceiling tile	Negative	MSCT22
9	1 st floor – north room – 2’ x 2’ ceiling tile	Negative	MSCT22
10	1 st floor – front entry – on west wall – tan mastic	Negative	MWMt

Sample #	Location and Description	Results	Homogenous Code
11a	1 st floor – living room – on west wall under wood panel – drywall	Negative	MWMt
11b	1 st floor – living room – on west wall under wood panel – tan mastic	Negative	MWMt
12	2 nd floor – kitchen – on north wall – tan mastic	Negative	MWMt
13	1 st floor – dining room – on west wall – black mastic	Positive 2% Chrysotile	MWMk
13	Point Count Result	Positive 1.6% Chrysotile	MWMk
14	1 st floor – living room – on west wall – black mastic	Positive 2% Chrysotile	MWMk
15	1 st floor – north room – on west wall – black mastic	Positive 2% Chrysotile	MWMk
16	1 st floor – kitchen – on south wall – brown mastic	Trace < 1% Chrysotile	MWMn
17	2 nd floor – northwest room – on west wall – brown mastic	Positive 6% Chrysotile	MWMn
18	2 nd floor – north room – on north wall – brown mastic	Positive 2% Chrysotile	MWMn
19	1 st floor – dining room – on west window – glazing compound	Negative	MPG
20	2 nd floor – north room – on north window glazing compound	Negative	MPG
21	2 nd floor – northwest room – on west window glazing compound	Trace < 1% Chrysotile	MPG
21	Point Count Result	Trace < 0.25% Chrysotile	MPG
22a	1 st floor – bathroom – around tub area – cream caulk	Negative	MCLKt
22b	1 st floor – bathroom – around tub area – tan caulk	Negative	MCLKc
23	1 st floor – rear stairs – beige and gray linoleum	Negative	MFLey
24	2 nd floor – stairs – brown linoleum	Negative	MFLn
25	1 st floor – kitchen – countertop – brown linoleum	Negative	MFLn
26	1 st floor – kitchen east side 3 rd layer – gray and tan linoleum	Negative	MFLyt
27	1 st floor – kitchen west side – gray and tan linoleum	Negative	MFLyt
28	1 st floor – kitchen east side – gray and tan linoleum	Negative	MFLyt
29a	1 st floor – bathroom – floor – gray ceramic tile	Negative	MCTMy
29b	1 st floor – bathroom – floor – under gray ceramic tile – mortar	Negative	MCTMy
30a	1 st floor – bathroom – above tub – black ceramic tile	Negative	MCTMk
30b	1 st floor – bathroom – above tub – under black ceramic tile – mortar	Negative	MCTMk
31a	1 st floor – bathroom – on west wall – white and tan ceramic tile	Negative	MCTMwt
31b	1 st floor – bathroom – on west wall – under white and tan ceramic tile – tan mastic	Negative	MCTMwt
32a	2 nd floor – bathroom – on south wall – white ceramic tile	Negative	MCTMw
32b	2 nd floor – bathroom – on south wall – under white ceramic tile – tan mastic	Negative	MCTMw
33a	2 nd floor – bathroom – on east tub wall – cream ceramic tile	Negative	MCTMc
33b	2 nd floor – bathroom – on east tub wall – tan grout	Negative	MCTMc
33c	2 nd floor – bathroom – under cream ceramic tile – mortar	Negative	MCTMc

Sample #	Location and Description	Results	Homogenous Code
34	2 nd floor – northwest room – west wall – plaster	Negative	SPI
35a	2 nd floor – north room – north wall – plaster base coat	Negative	SPI
35b	2 nd floor – north room – north wall – plaster skim coat	Negative	SPI
36a	2 nd floor – kitchen – east wall – plaster base coat	Trace 1% Chrysotile	SPI
36a	Point Count Result	Trace <0.25% Chrysotile	SPI
36b	2 nd floor – kitchen – east wall – plaster skim coat	Negative	SPI
37a	1 st floor – dining room – north wall – plaster base coat	Trace < 1% Chrysotile	SPI
37a	Point Count Result	Trace <0.25% Chrysotile	SPI
37b	1 st floor – dining room – north wall – plaster skim coat	Negative	SPI
38a	1 st floor – living room – west wall – plaster base coat	Negative	SPI
38b	1 st floor – living room – west wall – plaster skim coat	Negative	SPI
39a	1 st floor – north room – north wall – plaster base coat	Negative	SPI
39b	1 st floor – north room – north wall – plaster skim coat	Negative	SPI
40a	Basement – stair – north wall – plaster base coat	Negative	SPI
40b	Basement – stair – north wall – plaster skim coat	Negative	SPI
41	Basement – west side on duct – duct wrap	Positive 50% Chrysotile	TDW
42	Basement – on chimney – flue packing	Negative	TFP
43a	1 st floor – kitchen – west wall – drywall	Negative	MDW
43b	1 st floor – kitchen – west wall – joint compound	Positive 3% Chrysotile	MDW
43b	Composite Point Count Result	Trace 0.25% Chrysotile	MDW
44a	1 st floor – kitchen – north wall – drywall	Negative	MDW
44b	1 st floor – kitchen – north wall – joint compound	Negative	MDW
45a	1 st floor – front entry – west wall – drywall	Negative	MDW
45b	1 st floor – front entry – west wall – joint compound	Positive 3% Chrysotile	MDW
45b	Composite Point Count Result	Trace 0.5 % Chrysotile	MDW

Three (3) of the materials sampled contain greater than 1% asbestos and are asbestos containing materials (ACM):

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Black Wall Mastic	MWMk	1 st Floor Dining/Living Room/North Room on Walls	950 SF	Category I Non-Friable
Brown Wall Mastic	MWMn	1 st Floor Kitchen and East Room/2 nd Floor North Room & Northwest Room on Walls	1,300 SF	Category I Non-Friable
Duct Wrap	TDW	On Basement Ducts	4 SF	Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Shingles & Flashing	House Roof	1,900 SF	Category I Non-Friable
Floor Tile & Mastic	1 st Bath/Kitchen/Entry/East Room 2 nd Floor Bath/Kitchen/North Bedroom	920 SF	Category I Non-Friable

The following materials contain less than 1% asbestos, and are not ACM:

Material	Homogeneous Code	Location	Material Type
Window Glazing Compound	MPG	All Floors	Category II Non-Friable
Plaster	SPI	1 st and 2 nd Floor Rooms	Category II Non-Friable
Drywall/Joint Compound	MDW	1 st Floor Kitchen & Front Entry	Category II Non-Friable

The duct wrap is a friable asbestos containing material and meets the definition of a regulated asbestos containing material (RACM) in NR 447 of the Wisconsin Administrative Code. The black and brown wall mastics are category II non-friable ACM. They may become RACM during demolition (crumbled or reduced to powder by the demolition forces).

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the duct wrap, brown mastic, and black mastic be abated prior to demolition.

The asphalt roofing and floor tile/mastic are category I nonfriable asbestos containing materials. Under NR 447 they do not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing and floor tile/mastic may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Note #3: Additional duct wrap may be within walls and ceilings

Homogeneous Material Codes

- SP1 Plaster
- MPIk Black Paper Insulation
- MPIn Brown Paper Insulation
- MSCT22 2' x 2' Suspended Ceiling Tile
- MWMt Tan Wall Mastic
- MWMk Black Wall Mastic
- MWMn Brown Wall Mastic
- MPG Window Compound Glazing
- MCLKc Cream Caulk

Homogeneous Material Codes

MFLey	Beige & Gray Linoleum
MFLn	Brown Linoleum
MFLyt	Gray & Tan Linoleum
MCTMy	Gray Ceramic Tile
MCTMk	Black Ceramic Tile
MCTMwt	White & Tan Ceramic Tile
MCTMw	White Ceramic Tile
MCTMc	Cream Ceramic Tile
MDW	Drywall/Joint Compound
TDW	Duct Wrap
TFP	Flue Packing

V. EXCLUSIONS

No access to 2nd floor southwest room.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. EPA/NESHAP and/or the WDNR/NR447 regulations, as owner/operator.

This report represents the condition of the buildings and the visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or inaccessible materials, or those materials that could be present at the point of inspection, over and above those stated in the inspection report, are the responsibility of the building owner and the demolition contractor.

VI. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes San Air Technologies Laboratory, Inc., for our asbestos testing. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. Significant limited data is gathered during the course of the preliminary asbestos specific site assessment. 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 are 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.

VII. PRE-DEMOLITION ENVIRONMENTAL CHECKLIST

This guide lists materials and products commonly found in buildings with examples. It is not intended as a substitute for reading the rules and statutes and making your own independent determination of their applicability to your demolition project. These examples presented here do not represent an exhaustive listing of types of materials that may be required to be removed from the building prior to demolition.

ASBESTOS

Persons conducting inspections for asbestos must hold a valid asbestos inspector certification card issued by the State of Wisconsin, Dept. of Health Services. **Please follow the Asbestos Inspection and Sampling Protocol for Buildings to be Demolished or Renovated.**

CFCs and HALONS

Equipment that may contain CFCs and Halons:

<u>N/A</u>	Air Conditioners (roof top, room, and central)
<u>N/A</u>	Dehumidifiers
<u>N/A</u>	Heat Pumps
<u>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<u>N/A</u>	Water Coolers

LEAD

Lead or Lead Based Paint (LBP) is common in many older buildings. When recycling construction and demolition debris, be aware that wood containing lead paint may not be chipped and spread for landscaping. State law also prohibits the sale or transfer of any fixture or other object containing LBP that might be placed upon any surface of a dwelling, which is ordinarily accessible to children.

MERCURY

Products that may contain mercury:

LIGHTING

<u>1</u>	Fluorescent Lights – Basement
<u>N/A</u>	High Intensity Discharge -Metal Halide -High Pressure Sodium -Mercury Vapor
<u>N/A</u>	Neon
<u>N/A</u>	Switches for lighting using mercury relays -Look for any control associated with exterior or automated lighting systems such as "Silent" wall switches.

HVAC

Check thermostats and any control associated with air handling units for switches containing mercury.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

<u>N/A</u>	Old Thermostats
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

BOILERS, FURNACES, HEATERS AND TANKS – 1 Furnace in Basement

<u>N/A</u>	Mercury Flame Sensors by pilot lights
<u>N/A</u>	Manometers, Thermometers, Gauges
<u>N/A</u>	Pressure-control
<u>N/A</u>	Float or Level Controls
<u>N/A</u>	Space Heaters

ELECTRICAL SYSTEMS – Two Electrical Boxes in Basement

<u> N/A </u>	Load Meters and Supply Relays
<u> N/A </u>	Phase Splitters
<u> N/A </u>	Microwave Relays
<u> N/A </u>	Mercury Displacement Relays

PCBs

For electrical devices manufactured prior to 1987, it is safe to assume that they contain PCBs and should be managed accordingly. Most equipment manufactured after this time will say "PCB Free". The following is a list of areas in a building where PCBs may be found:

<u> N/A </u>	Transformers
<u> N/A </u>	Capacitors (appliances, electronic equipment)
<u> N/A </u>	Heat Transfer Equipment
<u> NA </u>	Ballasts
<u> N/A </u>	Specialty Paints (such as for swimming pools or other industrial applications)
<u> N/A </u>	Sumps or Oil Traps (in maintenance and industrial facilities)

OTHER ENVIRONMENTAL ISSUES

<u> N/A </u>	Hazardous Waste
<u> N/A </u>	Oil Tanks
<u> N/A </u>	Well Abandonment
<u> N/A </u>	Junk Auto Tires
<u> N/A </u>	Junk Vehicles

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
25024079
FINAL REPORT
4/18/2025 3:20:05 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3014
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/10/2025
Received Date: 4/11/2025 10:15:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 45 sample(s) were received on Friday, April 11, 2025 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is written in a cursive, flowing style.

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 45 samples in Good condition.



SanAir ID Number
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 4/18/2025 3:20:05 PM

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 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3014
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/10/2025
Received Date: 4/11/2025 10:15:00 AM

Analyst: Farnsworth-Pinkerton, Shoshauna

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 25024079-001	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
2 / 25024079-002	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
3 / 25024079-003	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
4 / 25024079-004	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
5 / 25024079-005	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
6 / 25024079-006	Black Fibrous Homogeneous	50% Cellulose	50% Other	None Detected
7 / 25024079-007	Grey Fibrous Homogeneous	40% Cellulose 10% Glass 5% Min. Wool	45% Other	None Detected
8 / 25024079-008	Grey Fibrous Homogeneous	40% Cellulose 10% Glass 5% Min. Wool	45% Other	None Detected
9 / 25024079-009	Grey Fibrous Homogeneous	40% Cellulose 10% Glass 5% Min. Wool	45% Other	None Detected
10 / 25024079-010	Tan Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/18/2025

Date: 4/18/2025



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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
11 / 25024079-011 , Drywall	White Non-Fibrous Homogeneous	2% Cellulose	98% Gypsum	None Detected
11 / 25024079-011 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
12 / 25024079-012	Tan Non-Fibrous Homogeneous		100% Other	None Detected
13 / 25024079-013	Black Non-Fibrous Homogeneous		98% Other	2% Chrysotile
14 / 25024079-014	Black Non-Fibrous Homogeneous		98% Other	2% Chrysotile
15 / 25024079-015	Black Non-Fibrous Homogeneous		98% Other	2% Chrysotile
16 / 25024079-016	Brown Non-Fibrous Heterogeneous		100% Other	< 1% Chrysotile
17 / 25024079-017	Brown Non-Fibrous Heterogeneous		94% Other	6% Chrysotile
18 / 25024079-018	Brown Non-Fibrous Heterogeneous		98% Other	2% Chrysotile
19 / 25024079-019	Various Non-Fibrous Heterogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/18/2025

Date: 4/18/2025



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Analyst: Farnsworth-Pinkerton, Shoshauna

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
20 / 25024079-020	White Non-Fibrous Homogeneous		100% Other		None Detected
21 / 25024079-021	Various Non-Fibrous Heterogeneous		100% Other		< 1% Chrysotile
22 / 25024079-022 , Linoleum	Off-White Non-Fibrous Homogeneous	20% Glass 5% Synthetic	75% Other		None Detected
22 / 25024079-022 , Mastic	Tan Non-Fibrous Homogeneous		100% Other		None Detected
23 / 25024079-023	Brown Non-Fibrous Homogeneous	20% Cellulose 5% Glass	75% Other		None Detected
24 / 25024079-024	Brown Non-Fibrous Homogeneous	20% Cellulose 5% Glass	75% Other		None Detected
25 / 25024079-025	Brown Fibrous Homogeneous	80% Cellulose	20% Other		None Detected
26 / 25024079-026	Tan Non-Fibrous Homogeneous	20% Cellulose 5% Glass	75% Other		None Detected
27 / 25024079-027	Tan Non-Fibrous Homogeneous	20% Glass 5% Synthetic	75% Other		None Detected
28 / 25024079-028	Beige Non-Fibrous Homogeneous	20% Cellulose 5% Glass	75% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/18/2025

Date: 4/18/2025



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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components		Asbestos Fibers
	Appearance	% Fibrous / % Non-fibrous	
29 / 25024079-029 , Ceramic	White Non-Fibrous Homogeneous	100% Other	None Detected
29 / 25024079-029 , Thin Set	Grey Non-Fibrous Homogeneous	100% Other	None Detected
30 / 25024079-030 , Ceramic	Black Non-Fibrous Homogeneous	100% Other	None Detected
30 / 25024079-030 , Thin Set	Grey Non-Fibrous Homogeneous	100% Other	None Detected
31 / 25024079-031 , Ceramic	White Non-Fibrous Homogeneous	100% Other	None Detected
31 / 25024079-031 , Mastic	Tan Non-Fibrous Homogeneous	100% Other	None Detected
32 / 25024079-032 , Ceramic	White Non-Fibrous Homogeneous	100% Other	None Detected
32 / 25024079-032 , Mastic	Tan Non-Fibrous Homogeneous	100% Other	None Detected
33 / 25024079-033 , Ceramic	White Non-Fibrous Homogeneous	100% Other	None Detected
33 / 25024079-033 , Grout	Tan Non-Fibrous Homogeneous	100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/18/2025

Date: 4/18/2025



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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
33 / 25024079-033 , Thin Set	Grey Non-Fibrous Homogeneous		100% Other		None Detected
34 / 25024079-034	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
35 / 25024079-035 , Plaster	Grey Non-Fibrous Heterogeneous	< 1% Cellulose	100% Other		None Detected
35 / 25024079-035 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
36 / 25024079-036 , Plaster	Grey Non-Fibrous Heterogeneous	< 1% Hair	100% Other		< 1% Chrysotile
36 / 25024079-036 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
37 / 25024079-037 , Plaster	Grey Non-Fibrous Heterogeneous	< 1% Hair	100% Other		< 1% Chrysotile
37 / 25024079-037 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
38 / 25024079-038 , Plaster	Grey Non-Fibrous Heterogeneous	2% Hair	98% Other		None Detected
38 / 25024079-038 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 4/18/2025

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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
39 / 25024079-039 , Plaster	Grey Non-Fibrous Heterogeneous	2% Hair	98% Other	None Detected
39 / 25024079-039 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
40 / 25024079-040 , Plaster	Grey Non-Fibrous Heterogeneous	2% Hair	98% Other	None Detected
40 / 25024079-040 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
41 / 25024079-041	Grey Fibrous Homogeneous		50% Other	50% Chrysotile
42 / 25024079-042	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
43 / 25024079-043 , Drywall	White Non-Fibrous Homogeneous	2% Cellulose	98% Gypsum	None Detected
43 / 25024079-043 , Joint Compound	Tan Non-Fibrous Homogeneous		97% Other	3% Chrysotile
44 / 25024079-044 , Drywall	White Non-Fibrous Homogeneous	2% Cellulose	98% Gypsum	None Detected
44 / 25024079-044 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

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Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
45 / 25024079-045 , Drywall	White Non-Fibrous Homogeneous	2% Cellulose	98% Gypsum	None Detected
45 / 25024079-045 , Joint Compound	Tan Non-Fibrous Homogeneous		97% Other	3% Chrysotile

Analyst:

Approved Signatory:

Analysis Date: 4/18/2025

Date: 4/18/2025

Disclaimer and Additional Information

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted in the condition they were received at the laboratory and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC, which includes the project name, project number, P.O. number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
250 24079

Company: Harenda Management Group		Project #: 25-400-042.3014	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 4/10/25	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
			Positive Stop			Matrix	Other	<input type="checkbox"/>
								<input type="checkbox"/>

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	4/10/25	1600	<i>[Signature]</i>	4/11/25	10:17am
<i>[Signature]</i>	4-17-25	1:47pm	<i>[Signature]</i>	APR 18 2025	9:30am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

25024079

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
35					
36					
37					
38					
39					
40					
41					
42					
43					

Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	4/10/25	1600	<i>[Signature]</i>	4/11/25	10:15 AM
<i>[Signature]</i>	4-17-25	1:47 pm	<i>[Signature]</i>	APR 18 2025	9:30 am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges. Page 2 of 3



SanAir ID Number
25025704
FINAL REPORT
4/24/2025 5:25:49 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3014
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/10/2025
Received Date: 4/21/2025 8:00:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 4 sample(s) were received on Monday, April 21, 2025 via Fax or Email request. The final report(s) is enclosed for the following sample(s): 36, 37, 43, 45.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is written in a cursive, flowing style.

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 4 samples in Good condition.



SanAir ID Number
25025704
 FINAL REPORT
 4/24/2025 5:25:49 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3014
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/10/2025
Received Date: 4/21/2025 8:00:00 AM

Analyst: Farnsworth-Pinkerton, Shoshauna

Asbestos Bulk EPA PLM 400 Point Count

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
36 / 25025704-001 Plaster	Grey Non-Fibrous Heterogeneous		100% Other	< 0.25% Chrysotile
37 / 25025704-002 Plaster	Grey Non-Fibrous Heterogeneous		100% Other	< 0.25% Chrysotile
43 / 25025704-003 Composite Point Count	Off-White Non-Fibrous Heterogeneous	2% Cellulose	87.75% Gypsum 10% Other	0.25% Chrysotile
45 / 25025704-004 Composite Point Count	Off-White Non-Fibrous Heterogeneous	2% Cellulose	87.5% Gypsum 10% Other	0.5% Chrysotile

Analyst:

Approved Signatory:

Analysis Date:

4/24/2025

Date:

4/24/2025

Disclaimer and Additional Information

400 Point Count Method EPA 600/R-93/116

EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples

EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure, additions, exclusions, method deviations and information provided to the laboratory by the client on the COC. When the client requires samples to be tested in a way that deviates from a specific method or condition, all reported results may be affected by the deviation. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they are received at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, P.O. number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start-stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. Limit of detection for this method is 0.25%. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses:

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health Asbestos Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



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Asbestos
 Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 25025704

Company: Harenda Management Group		Project #: 25-400-042.3014	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 4/10/25	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116	ABA	PCM NIOSH 7400	ABSE	PLM EPA 600/R-93/116 (Qual.)
	Positive Stop	ABA-2	OSHA w/TWA*	Vermiculite	
ABEPA	PLM EPA 400 Point Count	ABTEM	TEM AHERA	ABB	PLM EPA 600/R-93/116
ABB1K	PLM EPA 1000 Point Count	ABATN	TEM NIOSH 7402	ABEPA3	PLM EPA 400 Point Count
ABBEN	PLM EPA NOB**	ABT2	TEM Level II	ABCM	Cincinnati Method
ABBCH	TEM Chatfield**	Other:		Dust	
ABBTM	TEM EPA NOB**	New York ELAP		ABWA	TEM Wipe ASTM D-6480
ABQ	PLM Qualitative	ABEPA2	NY ELAP 198.1	ABDMV	TEM Microvac ASTM D-5755
** Available on 24-hr. to 5-day TAT		ABENY	NY ELAP 198.6 PLM NOB	Matrix	
Water		ABBNY	NY ELAP 198.4 TEM NOB	Other	
ABHE	EPA 100.2	Positive Stop			

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions Analyze Samples 13, 14, and 15 until greater than 1%.

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
13					
14					
15					
21					
36	plaster				
37	plaster				
43	composite point count				
45	composite point count				

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	4/18/25	1445	<i>[Signature]</i>	APR 18 2025	4:45pm

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.



SanAir ID Number

25025706

FINAL REPORT

4/24/2025 5:14:54 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3014
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/10/2025
Received Date: 4/21/2025 8:00:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 4 sample(s) were received on Monday, April 21, 2025 via Fax or Email request. The final report(s) is enclosed for the following sample(s): 13, 14, 15, 21.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is written in a cursive style.

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 4 samples in Good condition.



SanAir ID Number
25025706
 FINAL REPORT
 4/24/2025 5:14:54 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3014
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 4/10/2025
Received Date: 4/21/2025 8:00:00 AM

Analyst: Farnsworth-Pinkerton, Shoshauna

Asbestos Bulk EPA PLM NOB EPA 600/R-93/116

SanAir ID / Description	Appearance	% Fibrous	% Non Fibrous	Asbestos Types	% Total Asbestos
25025706-001 / 13	Black Non-Fibrous Homogeneous		98.4 %	Chrysotile	1.6 %
25025706-002 / 14				Not Analyzed	
25025706-003 / 15				Not Analyzed	
25025706-004 / 21	Various Non-Fibrous Heterogeneous		100 %	Chrysotile	< 0.25%

Analyst:

Approved Signatory:

Analysis Date: 4/24/2025

Date: 4/24/2025

Disclaimer and Additional Information:
Method for the Determination of Asbestos in Bulk Building Materials
EPA 600/R-93/116 July 1993 PLM EPA NOB

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. When the client requires samples to be tested that deviates from a specific method or condition, all reported results may be affected by the deviation. Where noted on the COC, 400 point count with gravimetric reduction was employed with this analysis. The information provided in this report applies only to the samples submitted, in the condition they were received at the laboratory, and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC, which includes the project name, project number, P.O. number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. Samples are held for a period of 60 days.



10501 Trade Ct., Suite 100
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Asbestos
 Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
 25025706

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State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk			Air			Soil		
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	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input checked="" type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABBIK	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input checked="" type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>			
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
			Water			Matrix	Other	
ABHE	EPA 100.2	<input type="checkbox"/>	Positive Stop			<input type="checkbox"/>	<input type="checkbox"/>	

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions Analyze Samples 13, 14, and 15 until greater than 1%

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
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21					
36	plaster				
37	plaster				
43	composite point count				
45	composite point count				

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	4/18/25	1445	<i>[Signature]</i>	APR 18 2025	4:45pm

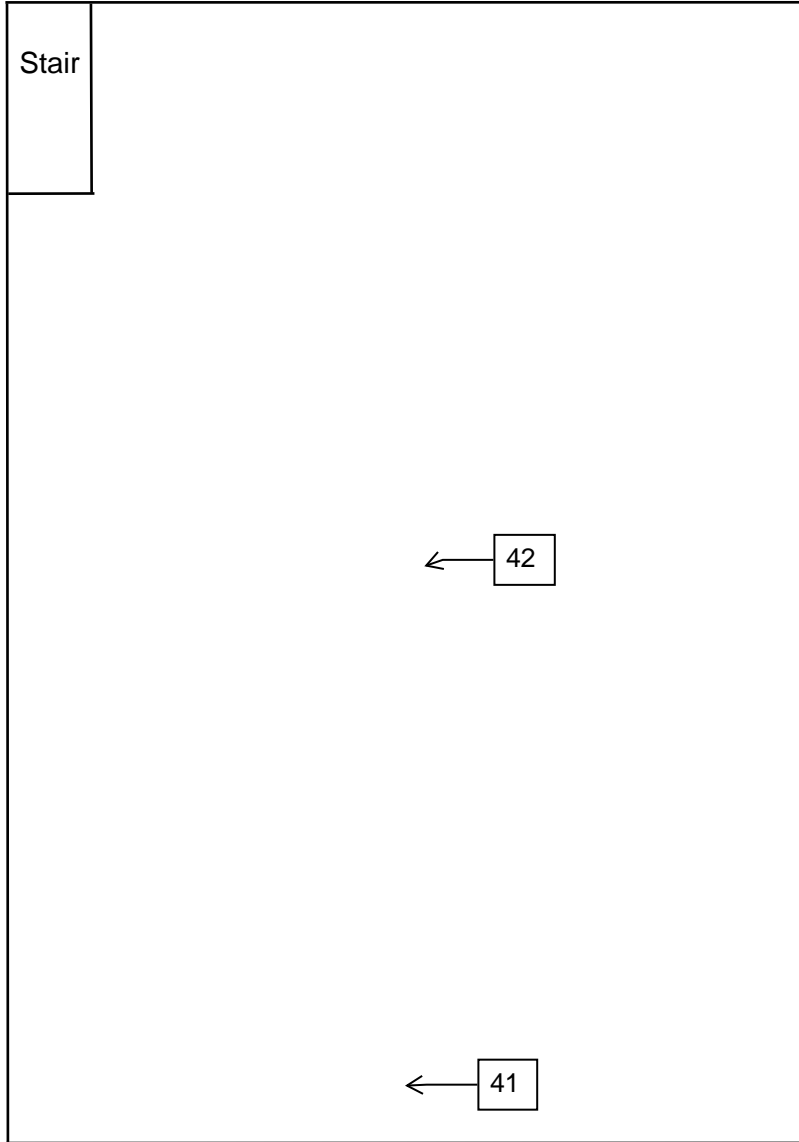
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS

**Two Family Dwelling
3014 North Buffum Street
Milwaukee, Wisconsin**



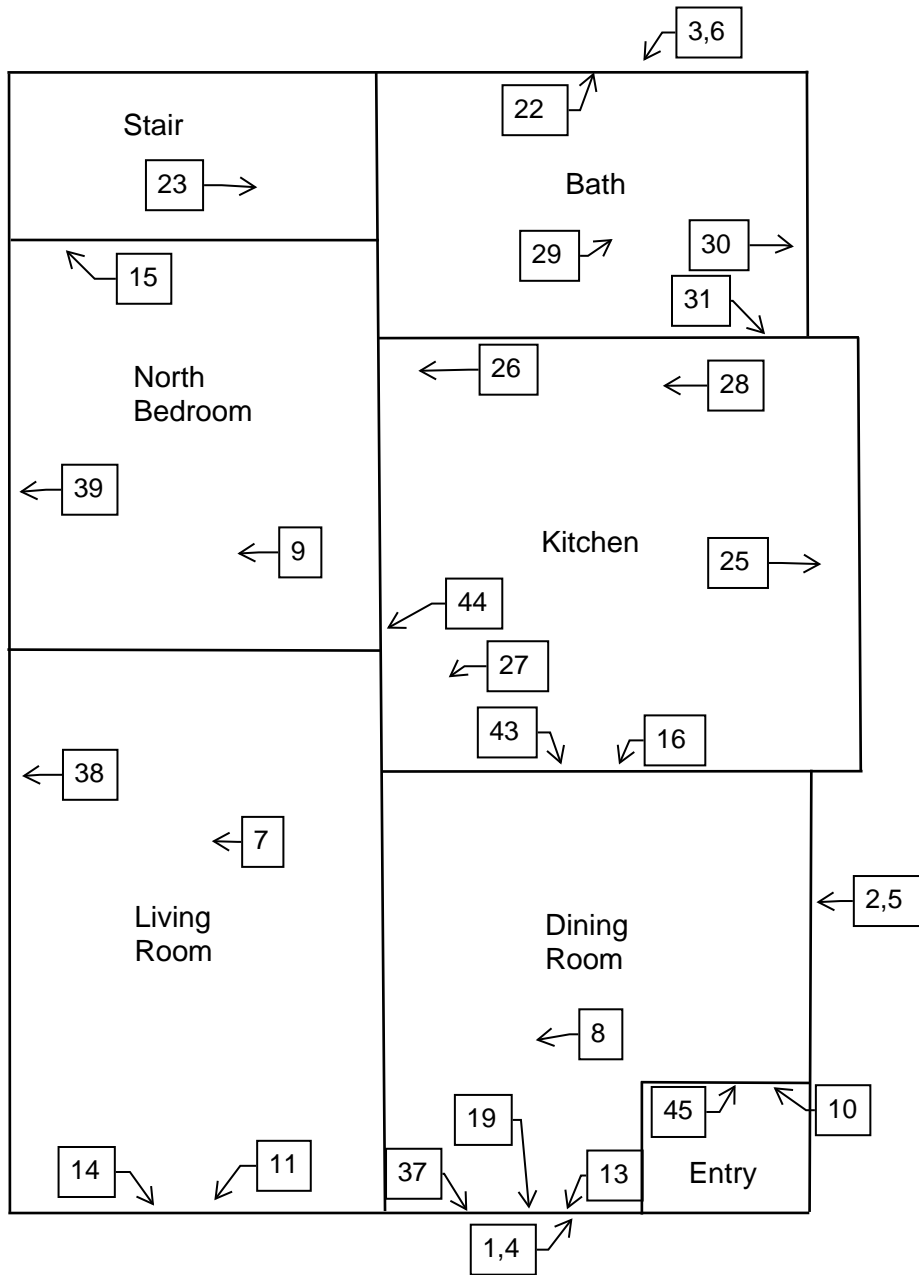
Basement Floor Plan



**Two Family Dwelling
3014 North Buffum Street
Milwaukee, Wisconsin**



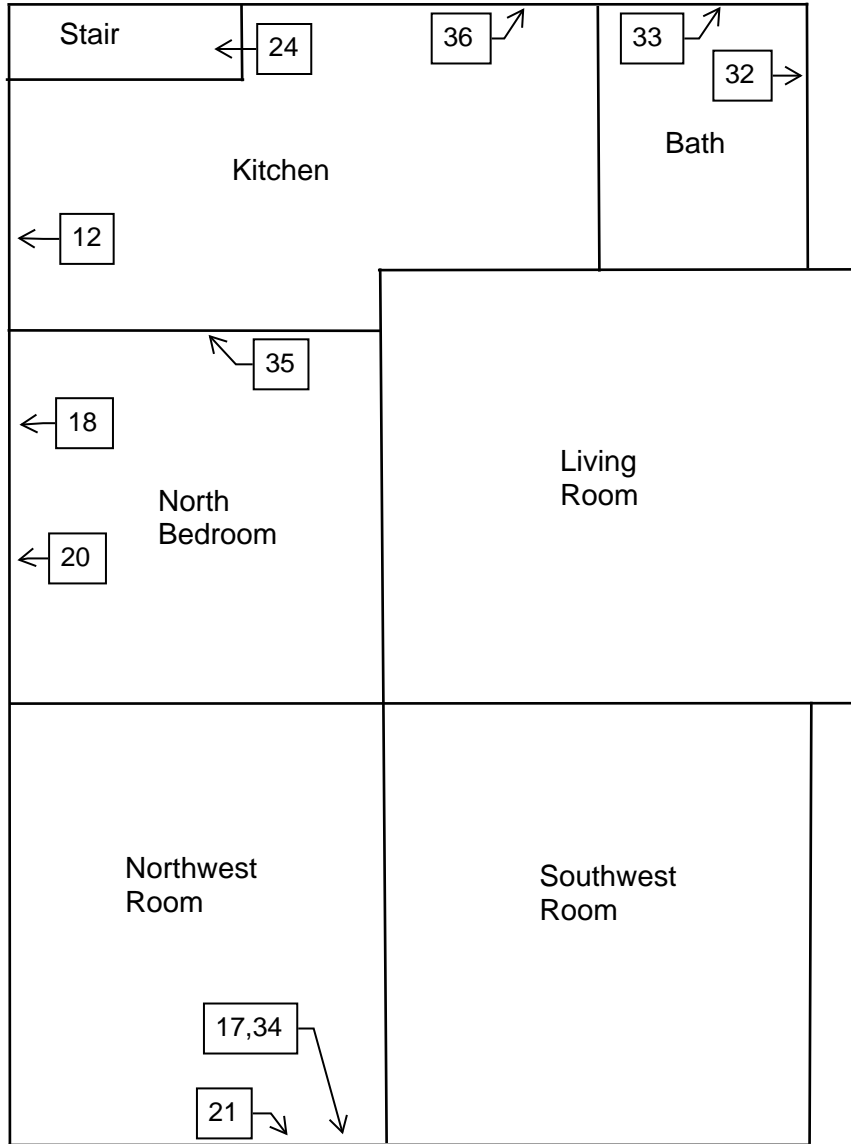
1st Floor Plan



**Two Family Dwelling
3014 North Buffum Street
Milwaukee, Wisconsin**



2nd Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 727-7900

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: June 21, 2023

Expiration Date: August 31, 2025



Miriam Hasan

Miriam Hasan

Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services

1 W Wilson Street

Madison, WI 53701

608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By:

STATE OF WISCONSIN

Dept. of Health Services

Jazmin K C Spears
1237 W Bruce St
Milwaukee WI 53204-1 218

		202 lbs	5' 08"
All-111055	Exp: 12/11/2025	10/19/1974	

Training due by: 12/11/2025



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Fire Damaged
Two Family Dwelling
3231 West Fairmount Avenue
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

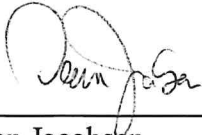
**HMG Project No.: 25-400-042.3231
Inspector: Jesus Silva
Contract No.: C360251100**

By:

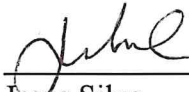
HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

December 2025

Signature Page
Pre-Demolition Inspection Report
Two Family Dwelling
3231 West Fairmount Avenue
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/26
Harenda Management Group



Jesus Silva
Asbestos Inspector No. AII-117297
Expiration Date: 10/13/26
Harenda Management Group

December 30, 2025

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
3231 West Fairmount Avenue
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a two family dwelling and garage at 3231 West Fairmount Avenue, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling and garage located at 3231 West Fairmount Avenue, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

The dwelling interior was severely fire damaged and not accessible. Asbestos was not detected in any of the materials sampled at this location. Asbestos was assumed to be in the category I non-friable asphalt roofing on the building. Specific results and recommendations are in Section IV of this report.

No universal wastes were also observed.

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III. Asbestos Laboratory 2
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IV. Asbestos Findings and Observations 2

V. Exclusions 4

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X. HMG Certifications 11

I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a two family dwelling and garage at 3231 West Fairmount Avenue, Milwaukee, Wisconsin, prior to demolition. This building is a two story wood framed structure with basement. It has wood exterior walls with an asphalt shingled roof. The garage has fiberboard walls with asphalt roofing.

II. ASBESTOS INSPECTION

Ambryanna Roby, of the City of Milwaukee Department of Neighborhood Services, authorized HMG to conduct a building inspection and to analyze samples collected during the inspection.

On January 20, 2026, HMG conducted an asbestos inspection of a two family dwelling and garage, scheduled for mechanical demolition, located at 3231 West Fairmount Avenue, Milwaukee, Wisconsin. The inspection was conducted by Jesus Silva, Wisconsin License No. AII-117297.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the building.
2. Sampling and documentation of observable suspect asbestos containing materials.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Tar paper
- Window glazing compound
- Fiberboard
- Asphalt roofing

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using the bulk samples for visual observation and slide preparation(s) for microscopical examination and identification. The slides are analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non-asbestos constituents.

The microscopist visually estimates relative amounts of each constituent using a stereoscope if necessary. The test results are based on a visual determination of relative volume of the bulk sample components. The results are valid only for the item tested. Current federal and Wisconsin regulations state asbestos containing material means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. A point count analysis was performed for sample layers that were near 1% asbestos by the PLM method to better define the asbestos content. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – west wall under wood siding – tar paper	Negative	MPT
2	Exterior – south wall under wood siding – tar paper	Negative	MPT
3	Exterior – east wall under wood siding – tar paper	Negative	MPT
4	Exterior – on south basement window – glazing compound	Negative	MPG
5	Exterior – on west window – glazing compound	Negative	MPG
6	Exterior – on east window – glazing compound	Negative	MPG
7	Garage Exterior – east wall – fiberboard	Negative	MFB
8	Garage Exterior – north wall – fiberboard	Negative	MFB
9	Garage Exterior – south wall – fiberboard	Negative	MFB

None of the materials sampled contain asbestos.

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Shingles & Flashing	Dwelling & Garage Roofs	2,300 SF	Category I Non-Friable

The asphalt roofing is a category I nonfriable asbestos containing material. Under NR 447 it does not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Homogeneous Material Codes

MPT	Tar Paper
MPG	Window Glazing Compound
MFB	Fiberboard

V. EXCLUSIONS

Dwelling fire damaged – interior unsafe and not accessible. Garage interior not accessible at time of inspection.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. EPA/NESHAP and/or the WDNR/NR447 regulations, as owner/operator.

This report represents the condition of the buildings and the visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or inaccessible materials, or those materials that could be present at the point of inspection, over and above those stated in the inspection report, are the responsibility of the building owner and the demolition contractor.

VI. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes San Air Technologies Laboratory, Inc., for our asbestos testing. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. Significant limited data is gathered during the course of the preliminary asbestos specific site assessment. 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 are 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.

VII. PRE-DEMOLITION ENVIRONMENTAL CHECKLIST

This guide lists materials and products commonly found in buildings with examples. It is not intended as a substitute for reading the rules and statutes and making your own independent determination of their applicability to your demolition project. These examples presented here do not represent an exhaustive listing of types of materials that may be required to be removed from the building prior to demolition.

ASBESTOS

Persons conducting inspections for asbestos must hold a valid asbestos inspector certification card issued by the State of Wisconsin, Dept. of Health Services. **Please follow the Asbestos Inspection and Sampling Protocol for Buildings to be Demolished or Renovated.**

CFCs and HALONS

Equipment that may contain CFCs and Halons:

<u>N/A</u>	Air Conditioners (roof top, room, and central)
<u>N/A</u>	Dehumidifiers
<u>N/A</u>	Heat Pumps
<u>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<u>N/A</u>	Water Coolers

LEAD

Lead or Lead Based Paint (LBP) is common in many older buildings. When recycling construction and demolition debris, be aware that wood containing lead paint may not be chipped and spread for landscaping. State law also prohibits the sale or transfer of any fixture or other object containing LBP that might be placed upon any surface of a dwelling, which is ordinarily accessible to children.

MERCURY

Products that may contain mercury:

LIGHTING

<u>N/A</u>	Fluorescent Lights
<u>N/A</u>	High Intensity Discharge -Metal Halide -High Pressure Sodium -Mercury Vapor
<u>N/A</u>	Neon
<u>N/A</u>	Switches for lighting using mercury relays -Look for any control associated with exterior or automated lighting systems such as "Silent" wall switches.

HVAC

Check thermostats and any control associated with air handling units for switches containing mercury.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

<u>N/A</u>	Old Thermostats
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

BOILERS, FURNACES, HEATERS AND TANKS

<u>N/A</u>	Mercury Flame Sensors by pilot lights
<u>N/A</u>	Manometers, Thermometers, Gauges
<u>N/A</u>	Pressure-control
<u>N/A</u>	Float or Level Controls
<u>N/A</u>	Space Heaters

ELECTRICAL SYSTEMS

<u>N/A</u>	Load Meters and Supply Relays
<u>N/A</u>	Phase Splitters
<u>N/A</u>	Microwave Relays
<u>N/A</u>	Mercury Displacement Relays

PCBs

For electrical devices manufactured prior to 1987, it is safe to assume that they contain PCBs and should be managed accordingly. Most equipment manufactured after this time will say "PCB Free". The following is a list of areas in a building where PCBs may be found:

<u>N/A</u>	Transformers
<u>N/A</u>	Capacitors (appliances, electronic equipment)
<u>N/A</u>	Heat Transfer Equipment
<u>NA</u>	Ballasts
<u>N/A</u>	Specialty Paints (such as for swimming pools or other industrial applications)
<u>N/A</u>	Sumps or Oil Traps (in maintenance and industrial facilities)

OTHER ENVIRONMENTAL ISSUES

<u>N/A</u>	Hazardous Waste
<u>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Auto Tires

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
26003972
FINAL REPORT
1/22/2026 4:31:06 PM

Name: Harena Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3231
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 1/20/2026
Received Date: 1/22/2026 10:15:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 9 sample(s) were received on Thursday, January 22, 2026 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7, 8, 9.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley". The signature is written in a cursive style with a large, sweeping initial "M".

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 9 samples in Good condition.



SanAir ID Number
26003972
 FINAL REPORT
 1/22/2026 4:31:06 PM

Name: Harenda Management Group
Address: 1237 West Bruce Street
 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3231
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 1/20/2026
Received Date: 1/22/2026 10:15:00 AM

Analyst: Hedge, Emily

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 26003972-001	Black Fibrous Homogeneous	55% Cellulose	45% Other	None Detected
2 / 26003972-002	Black Fibrous Homogeneous	55% Cellulose	45% Other	None Detected
3 / 26003972-003	Black Fibrous Homogeneous	55% Cellulose	45% Other	None Detected
4 / 26003972-004	White Non-Fibrous Homogeneous		100% Other	None Detected
5 / 26003972-005	White Non-Fibrous Homogeneous		100% Other	None Detected
6 / 26003972-006	White Non-Fibrous Homogeneous		100% Other	None Detected
7 / 26003972-007	Brown Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
8 / 26003972-008	Brown Fibrous Homogeneous	85% Cellulose	15% Other	None Detected
9 / 26003972-009	Brown Fibrous Homogeneous	85% Cellulose	15% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 1/22/2026

Date: 1/22/2026

Disclaimer and Additional Information

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted in the condition they were received at the laboratory and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC, which includes the project name, project number, P.O. number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2012

SanAir ID Number
26003972



Received by RB on 1/22/26 at 10:15 AM
 Page 1 of 1

Company: Harenda Management Group		Project #: 25-400-042.3231		Collected by:	
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS		Phone #: (414) 383-4800	
City, St., Zip: Milwaukee, WI 53204		Date Collected: 1/20/26		Fax #: (414) 647-1540	
State of Collection: WI Account#: 3904		P.O. Number:		Email: dean.jacobsen@kphenvironmental.com	

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	<input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400	<input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.)	<input type="checkbox"/>
	Positive Stop	<input type="checkbox"/>	ABA-2	OSHA w/ TWA*	<input type="checkbox"/>	Vermiculite		
ABEPA	PLM EPA 400 Point Count	<input type="checkbox"/>	ABTEM	TEM AHERA	<input type="checkbox"/>	ABB	PLM EPA 600/R-93/116	<input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count	<input type="checkbox"/>	ABATN	TEM NIOSH 7402	<input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count	<input type="checkbox"/>
ABBEN	PLM EPA NOB**	<input type="checkbox"/>	ABT2	TEM Level II	<input type="checkbox"/>	ABCM	Cincinnati Method	<input type="checkbox"/>
ABBCH	TEM Chatfield**	<input type="checkbox"/>	Other:		<input type="checkbox"/>	Dust		
ABBTM	TEM EPA NOB**	<input type="checkbox"/>	New York ELAP			ABWA	TEM Wipe ASTM D-6480	<input type="checkbox"/>
ABQ	PLM Qualitative	<input type="checkbox"/>	ABEPA2	NY ELAP 198.1	<input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755	<input type="checkbox"/>
** Available on 24-hr. to 5-day TAT			ABENY	NY ELAP 198.6 PLM NOB	<input type="checkbox"/>	Matrix <input type="checkbox"/> Other <input type="checkbox"/>		
			ABBNY	NY ELAP 198.4 TEM NOB	<input type="checkbox"/>			
				Positive Stop	<input type="checkbox"/>			
Water								
ABHE	EPA 100.2	<input type="checkbox"/>						

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
7					
8					
9					

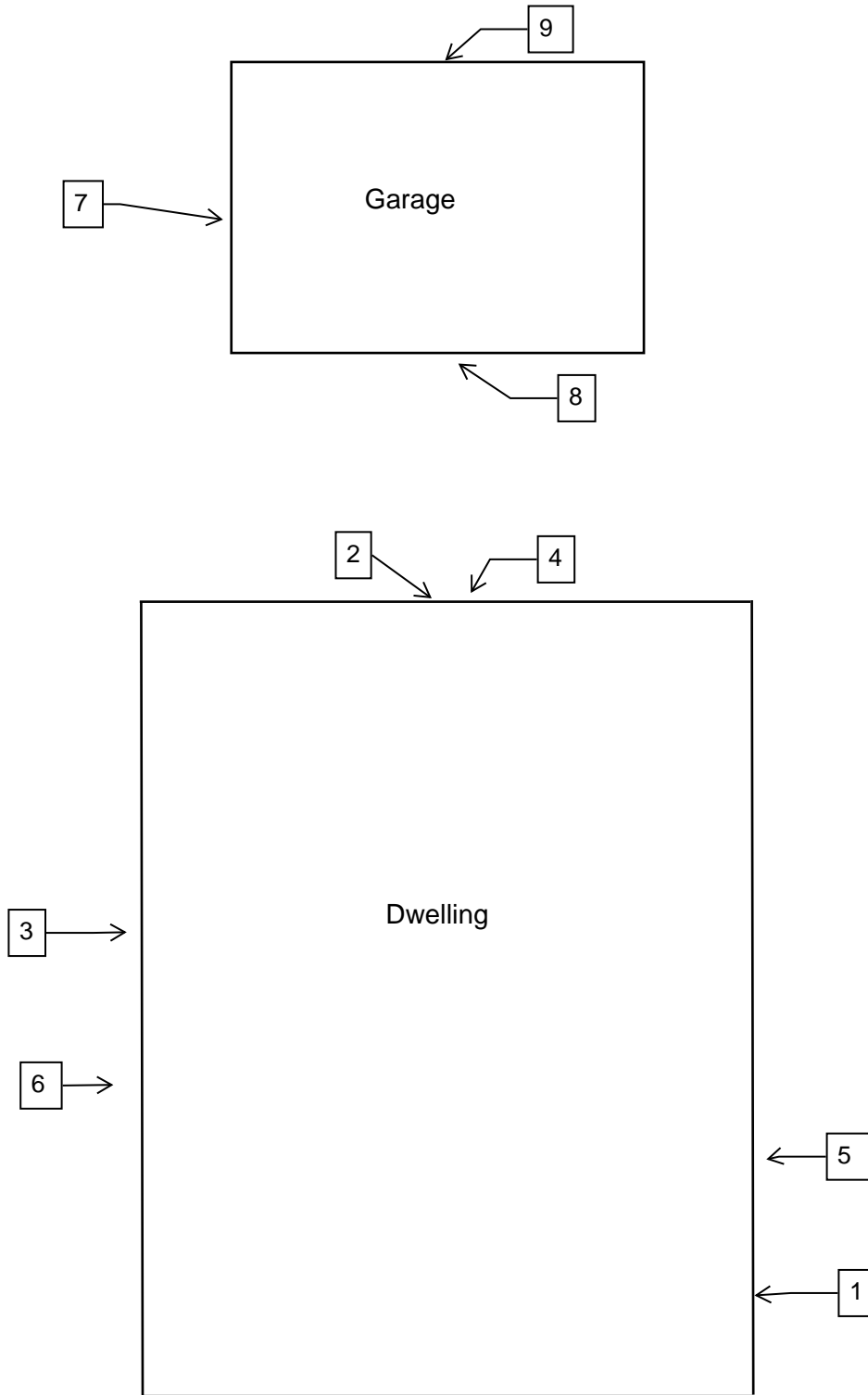
Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	1/20/26	1700			

IX. FLOOR PLANS



**Two Family Dwelling
3231 West Fairmount Avenue
Milwaukee, Wisconsin**

1st Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 383-4800

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: April 28, 2025
Expiration Date: August 31, 2027



Miriam Hasan

Miriam Hasan
Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services
1 W Wilson Street
Madison, WI 53701
608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Jesus Eduardo Silva

1237 W Bruce St

Milwaukee WI 53204-1218

		157 lbs	5' 07"
AII-117297	Exp: 10/13/2026	02/27/1983	

Training due by: 10/13/2026



PRE-DEMOLITION INSPECTION REPORT

Job Site:

**Fire Damaged
One Family Dwelling
3279 North 21st Street
Milwaukee, Wisconsin**

For:

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

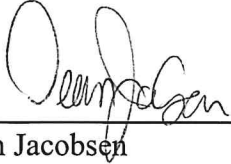
**HMG Project No.: 25-400-042.3279
Inspector: Jesus Silva
Contract No.: C360251100**

By:

HARENDA MANAGEMENT GROUP
1237 West Bruce Street
Milwaukee, Wisconsin 53204
(414) 383-4800

December 2025

Signature Page
Pre-Demolition Inspection Report
One Family Dwelling
3279 North 21st Street
Milwaukee, Wisconsin



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370
Expiration Date: 5/29/26
Harenda Management Group



Jesus Silva
Asbestos Inspector No. AII-117297
Expiration Date: 10/13/26
Harenda Management Group

December 30, 2025

City of Milwaukee
Department of Neighborhood Services
Attn: Chris Kraco
841 North Broadway 1st Floor
Milwaukee, Wisconsin 53202-3613

RE: Pre-Demolition Inspection Report
3279 North 21st Street
Milwaukee, WI

Harenda Management Group has completed the pre-demolition inspection of a one family dwelling at 3279 North 21st Street, Milwaukee, Wisconsin, as per the referral from the City of Milwaukee Department of Neighborhood Services. The inspection and results are described in the following report.

Sincerely,

HARENDA MANAGEMENT GROUP



Dean Jacobsen
Project Manager
Asbestos Inspector No. AII-14370

EXECUTIVE SUMMARY

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling located at 3279 North 21st Street, Milwaukee, Wisconsin, prior to demolition. HMG conducted a visual inspection for asbestos and universal wastes and collected asbestos bulk samples for laboratory analysis.

Asbestos was detected above 1% in basement duct wrap. Asbestos was not detected in any other materials sampled at this location. Asbestos was assumed to be in the category I non-friable asphalt roofing on the building. Specific results and recommendations are in Section IV of this report.

Universal wastes were also observed in the dwelling. Specific materials listed are in Section VII of this report.

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I. INTRODUCTION

Harenda Management Group (HMG) was retained by the City of Milwaukee Department of Neighborhood Services to conduct an inspection of a one family dwelling at 3279 North 21st Street, Milwaukee, Wisconsin, prior to demolition. This building is a two story wood framed structure with basement. It has vinyl and wood exterior walls with an asphalt shingled roof.

II. ASBESTOS INSPECTION

Ambryanna Roby, of the City of Milwaukee Department of Neighborhood Services, authorized HMG to conduct a building inspection and to analyze samples collected during the inspection.

On January 20, 2026, HMG conducted an asbestos inspection of a one family dwelling, scheduled for mechanical demolition, located at 3279 North 21st Street, Milwaukee, Wisconsin. The inspection was conducted by Jesus Silva, Wisconsin License No. AII-117297.

The inspection was comprised of these elements:

1. A visual determination as to the extent of suspect asbestos containing materials within the building.
2. Sampling and documentation of observable suspect asbestos containing materials.
3. Quantification of observable asbestos containing materials existing within the spaces.
4. Quantification of observable universal wastes within the spaces.

The results of the inspection integrated with the Polarized Light Microscopy with Dispersion Staining (PLM/DS) analysis of asbestos bulk samples collected are outlined in this document.

The following types of suspect materials were observed and inspected to determine if asbestos containing materials were present in each building as required by U.S. EPA NESHAP regulation 40 CFR 61 Subpart M, and NR 447 of the Wisconsin Administrative Code:

- Paper insulation
- Blown in insulation
- Linoleum
- Drywall/joint compound
- Plaster
- Flue packing
- Duct wrap
- Asphalt roofing
- Mastics

A listing of specific homogeneous materials and homogeneous material codes are in the Findings and Observations section following the results table.

III. ASBESTOS LABORATORY

A. METHOD OF ANALYSIS

Analysis is performed by using the bulk samples for visual observation and slide preparation(s) for microscopical examination and identification. The slides are analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non asbestos constituents (mineral wool, paper, etc.), and nonfibrous constituents. Asbestos is identified by refractive indices (obtained by using dispersion staining), morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics are used to identify the non-asbestos constituents.

The microscopist visually estimates relative amounts of each constituent using a stereoscope if necessary. The test results are based on a visual determination of relative volume of the bulk sample components. The results are valid only for the item tested. Current federal and Wisconsin regulations state asbestos containing material means material containing more than 1% asbestos as determined using the method specified in Appendix E, Subpart E, 40 CFR Part 763 Section I, Polarized Light Microscopy. A point count analysis was performed for sample layers that were near 1% asbestos by the PLM method to better define the asbestos content. Refer to 29 CFR 1926.1101 (Construction) and 29 CFR 1910.1001 (General Industry) for specific OSHA requirements.

IV. ASBESTOS FINDINGS AND OBSERVATIONS

The following are the laboratory results. The laboratory report is in Section VIII.

Sample #	Location and Description	Results	Homogenous Code
1	Exterior – west wall under wood siding – tan paper insulation	Negative	MPIt
2	Exterior – east wall under wood siding – tan paper insulation	Negative	MPIt
3	Exterior – south wall under wood siding – tan paper insulation	Negative	MPIt
4	Exterior – in west wall – blown in insulation	Negative	MBI
5	Exterior – in east wall – blown in insulation	Negative	MBI
6	Exterior – in south wall – blown in insulation	Negative	MBI
11	1 st floor – stair landing – beige linoleum	Negative	MFLe
12a	1 st floor – stair – west wall – drywall	Negative	MDW
12b	1 st floor – stair – west wall – joint compound	Negative	MDW
13a	1 st floor – stair – ceiling – plaster base coat	Negative	SPI
13b	1 st floor – stair – ceiling – plaster skim coat	Negative	SPI
14a	1 st floor – bathroom – north wall – plaster base coat	Negative	SPI
14b	1 st floor – bathroom – north wall – plaster skim coat	Negative	SPI
15	1 st floor – bathroom – brown linoleum	Negative	MFLn
16a	1 st floor – west room – south wall – drywall	Negative	MDW
16b	1 st floor – west room – south wall – joint compound	Negative	MDW
17a	1 st floor – west room – west wall – drywall	Negative	MDW

Sample #	Location and Description	Results	Homogenous Code
17b	1 st floor – west room – west wall – joint compound	Negative	MDW
18a	1 st floor – west room – north wall – plaster base coat	Negative	SPI
18b	1 st floor – west room – north wall – plaster skim coat	Negative	SPI
19	1 st floor – west room – gray linoleum	Negative	MFLy
20	Basement – on chimney – flue packing	Negative	TFP
21	Basement – on center duct – duct wrap	Positive 75% Chrysotile	TDW

One (1) of the materials sampled contains greater than 1% asbestos and is an asbestos containing material (ACM):

Material	Homogeneous Code	Location	Approximate Quantity	Material Type
Duct Wrap	TDW	Basement on Boots	10 SF	Friable

Assumed Category I Non-Friable Asbestos Containing Material:

Material	Location	Approximate Quantity	Material Type
Asphalt Shingles & Flashing	Dwelling Roof	1,300 SF	Category I Non-Friable

The duct wrap is a friable asbestos containing material and meets the definition of regulated asbestos containing material (RACM) as defined in NR 447.

NR 447.08 requires the building owner or operator to remove all RACM from a facility being demolished or renovated before any activity begins that would break up, dislodge or similarly disturb the material. DHS 159 requires that only a certified asbestos company with certified asbestos abatement personnel may remove ACMs from a building. Harenda Management Group recommends that the duct wrap be abated prior to demolition.

The asphalt roofing is a category I nonfriable asbestos containing material. Under NR 447 it does not currently meet the definition of RACM and need not be removed before demolition if the demolition debris does not become RACM and will be disposed at a Wisconsin licensed landfill. The asphalt roofing may become RACM during mechanical demolition activities or may be considered friable prior to demolition activities due to its condition at time of demolition.

Note#1: If additional materials are discovered during demolition that are not listed above they are to be assumed to be asbestos containing.

Note#2: A copy of this report should be transmitted to the demolition contractor.

Note#3: Additional duct wrap may be within walls and ceilings.

Homogeneous Material Codes

- SPI Plaster
- MPIt Tan Paper Insulation
- MFLe Beige Linoleum
- MFLn Brown Linoleum
- MFLy Gray Linoleum

Homogeneous Material Codes

MDW	Drywall/Joint Compound
TFP	Flue Packing
TDW	Duct Wrap

V. EXCLUSIONS

Dwelling fire damaged – 1st floor kitchen/living room/dining room, 2nd floor and attic were not accessible.

HMG is not and shall not represent the building owner as its agent or representative for the purpose of the U.S. EPA/NESHAP and/or the WDNR/NR447 regulations, as owner/operator.

This report represents the condition of the buildings and the visible/accessible suspect asbestos containing materials at the date and the times of the onsite inspection. Hidden materials or inaccessible materials, or those materials that could be present at the point of inspection, over and above those stated in the inspection report, are the responsibility of the building owner and the demolition contractor.

VI. LIMITATIONS

The care and skill given to our procedures insures the most reliable test results possible. HMG utilizes San Air Technologies Laboratory, Inc., for our asbestos testing. The findings and conclusions of HMG represent our professional opinions extrapolated from limited data. Significant limited data is gathered during the course of the preliminary asbestos specific site assessment. 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 are 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.

VII. PRE-DEMOLITION ENVIRONMENTAL CHECKLIST

This guide lists materials and products commonly found in buildings with examples. It is not intended as a substitute for reading the rules and statutes and making your own independent determination of their applicability to your demolition project. These examples presented here do not represent an exhaustive listing of types of materials that may be required to be removed from the building prior to demolition.

ASBESTOS

Persons conducting inspections for asbestos must hold a valid asbestos inspector certification card issued by the State of Wisconsin, Dept. of Health Services. **Please follow the Asbestos Inspection and Sampling Protocol for Buildings to be Demolished or Renovated.**

CFCs and HALONS

Equipment that may contain CFCs and Halons:

<u>N/A</u>	Air Conditioners (roof top, room, and central)
<u>N/A</u>	Dehumidifiers
<u>N/A</u>	Heat Pumps
<u>N/A</u>	Refrigerators, Freezers, Chillers
<u>N/A</u>	Vending Machines, Food Display Cases
<u>N/A</u>	Walk-in Coolers
<u>N/A</u>	Water Fountains (bubblers)
<u>N/A</u>	Fire Extinguishers (both portable and installed HALON suppression systems)
<u>N/A</u>	Water Coolers

LEAD

Lead or Lead Based Paint (LBP) is common in many older buildings. When recycling construction and demolition debris, be aware that wood containing lead paint may not be chipped and spread for landscaping. State law also prohibits the sale or transfer of any fixture or other object containing LBP that might be placed upon any surface of a dwelling, which is ordinarily accessible to children.

MERCURY

Products that may contain mercury:

LIGHTING

<u>N/A</u>	Fluorescent Lights
<u>N/A</u>	High Intensity Discharge -Metal Halide -High Pressure Sodium -Mercury Vapor
<u>N/A</u>	Neon
<u>N/A</u>	Switches for lighting using mercury relays -Look for any control associated with exterior or automated lighting systems such as "Silent" wall switches.

HVAC

Check thermostats and any control associated with air handling units for switches containing mercury.

HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS

<u>N/A</u>	Old Thermostats
<u>N/A</u>	Aquastats
<u>N/A</u>	Firestats
<u>N/A</u>	Manometers
<u>N/A</u>	Thermometers

BOILERS, FURNACES, HEATERS AND TANKS – 1 Furnace & 1 Water Heater in Basement

<u>N/A</u>	Mercury Flame Sensors by pilot lights
<u>N/A</u>	Manometers, Thermometers, Gauges
<u>N/A</u>	Pressure-control
<u>N/A</u>	Float or Level Controls
<u>N/A</u>	Space Heaters

ELECTRICAL SYSTEMS – 2 Electrical Boxes in Basement

<u>N/A</u>	Load Meters and Supply Relays
<u>N/A</u>	Phase Splitters
<u>N/A</u>	Microwave Relays
<u>N/A</u>	Mercury Displacement Relays

PCBs

For electrical devices manufactured prior to 1987, it is safe to assume that they contain PCBs and should be managed accordingly. Most equipment manufactured after this time will say "PCB Free". The following is a list of areas in a building where PCBs may be found:

<u>N/A</u>	Transformers
<u>N/A</u>	Capacitors (appliances, electronic equipment)
<u>N/A</u>	Heat Transfer Equipment
<u>NA</u>	Ballasts
<u>N/A</u>	Specialty Paints (such as for swimming pools or other industrial applications)
<u>N/A</u>	Sumps or Oil Traps (in maintenance and industrial facilities)

OTHER ENVIRONMENTAL ISSUES

<u>N/A</u>	Hazardous Waste
<u>N/A</u>	Oil Tanks
<u>N/A</u>	Well Abandonment
<u>N/A</u>	Junk Autos
<u>N/A</u>	Junk Auto Tires

VIII. ASBESTOS LABORATORY RESULTS



SanAir ID Number
26003969
FINAL REPORT
1/22/2026 5:03:12 PM

Name: Harena Management Group
Address: 1237 West Bruce Street
Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3279
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 1/20/2026
Received Date: 1/22/2026 10:15:00 AM

Dear Dean Jacobsen,

We at SanAir would like to thank you for the work you recently submitted. The 17 sample(s) were received on Thursday, January 22, 2026 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Maureen Y. Haley".

Maureen Y. Haley
Asbestos Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 17 samples in Good condition.



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26003969
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 1/22/2026 5:03:12 PM

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 Milwaukee, WI 53204
Phone: 414-383-4800

Project Number: 25-400-042.3279
P.O. Number:
Project Name: Milwaukee DNS
Collected Date: 1/20/2026
Received Date: 1/22/2026 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 26003969-001	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
2 / 26003969-002	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
3 / 26003969-003	Brown Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
4 / 26003969-004	Various Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
5 / 26003969-005	Various Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
6 / 26003969-006	Various Fibrous Homogeneous	90% Cellulose	10% Other	None Detected
11 / 26003969-007	White Non-Fibrous Homogeneous		100% Other	None Detected
12 / 26003969-008 , Drywall	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
12 / 26003969-008 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
13 / 26003969-009 , Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 1/22/2026

Date: 1/22/2026



SanAir ID Number
26003969
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Received Date: 1/22/2026 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
13 / 26003969-009 , Skim Coat	Tan Non-Fibrous Homogeneous		100% Other		None Detected
14 / 26003969-010 , Plaster	Grey Non-Fibrous Homogeneous		100% Other		None Detected
14 / 26003969-010 , Skim Coat	Tan Non-Fibrous Homogeneous		100% Other		None Detected
15 / 26003969-011	White Non-Fibrous Homogeneous		100% Other		None Detected
16 / 26003969-012 , Drywall	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected
16 / 26003969-012 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
17 / 26003969-013 , Drywall	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected
17 / 26003969-013 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
18 / 26003969-014 , Plaster	Grey Non-Fibrous Homogeneous		100% Other		None Detected
18 / 26003969-014 , Skim Coat	Tan Non-Fibrous Homogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 1/22/2026

Date: 1/22/2026



SanAir ID Number
26003969
 FINAL REPORT
 1/22/2026 5:03:12 PM

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Address: 1237 West Bruce Street
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Project Number: 25-400-042.3279
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Project Name: Milwaukee DNS
Collected Date: 1/20/2026
Received Date: 1/22/2026 10:15:00 AM

Analyst: Graham, Daniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
19 / 26003969-015	Various Non-Fibrous Homogeneous		100% Other	None Detected
20 / 26003969-016	Grey Non-Fibrous Homogeneous		100% Other	None Detected
21 / 26003969-017	Grey Fibrous Homogeneous		25% Other	75% Chrysotile

Analyst: 

Approved Signatory: 

Analysis Date: 1/22/2026

Date: 1/22/2026

Disclaimer and Additional Information

This report is the sole property of the client named on the SanAir Technologies Laboratory, Inc. (SanAir) chain-of-custody (COC). Results in the report are confidential information intended only for the use by the client named on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission to maintain client confidentiality. The final report cannot be reproduced, except in full, without written authorization from SanAir to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including, but not limited to, posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted in the condition they were received at the laboratory and is relevant only for the date, time, and location of sampling. Samples were received in good condition unless otherwise noted on the report. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC, which includes the project name, project number, P.O. number, sample collection dates, special instructions, samples collected by, sample numbers, sample identifications/location, sample type, selected analysis type, and total area or volume that may affect the validity of the results. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample and information provided by the client. SanAir assumes no responsibility or liability for the manner in which results are used or interpreted. This report does not constitute and shall not be used to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other agency of the U.S. government; all or some tests contained in this report may not be accredited by every local, state, and federal regulatory agency. Refer to the SanAir website at www.sanair.com for copies of current certificates and scopes of various accreditations, certifications, and licenses or contact the laboratory at iaq@sanair.com for inquiries regarding the status or scope of an accreditation or certification.

Fibers smaller than 5-microns cannot be seen with this method due to scope limitations. Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing. Samples are held for a period of 60 days.

Asbestos Accreditations, Certifications, and Licenses

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 600227-0

State of Connecticut Department of Public Health Registration Number: PH-0817

State of Rhode Island Department of Health, Certification Number: PLM00144, TEM00144

State of West Virginia Bureau for Public Health, Analytical Laboratory Number: LT000637

Texas Department of State Health Services License Number: 300510



10501 Trade Ct., Suite 100
 N. Chesterfield, VA 23236
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
 Form 140, Rev 7, 10/20/2022

SanAir ID Number
26003969

 Received by RB on 1/22/26 at 10:15 AM
 Page 1 of 2

Company: Harenda Management Group		Project #: 25-400-042.3279	Collected by:
Address: 1237 West Bruce Street		Project Name: Milwaukee DNS	Phone #: (414) 383-4800
City, St., Zip: Milwaukee, WI 53204		Date Collected: 1/20/26	Fax #: (414) 647-1540
State of Collection: WI	Account#: 3904	P.O. Number:	Email: dean.jacobsen@kphenvironmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABB	PLM EPA 600/R-93/116 <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABEPA3	PLM EPA 400 Point Count <input type="checkbox"/>
AB BEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABCM	Cincinnati Method <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
Water		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Matrix Other	
ABHE	EPA 100.2 <input type="checkbox"/>	ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		
			Positive Stop <input type="checkbox"/>		

** Available on 24-hr. to 5-day TAT

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	1 Day <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

Special Instructions

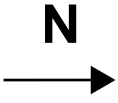
Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1					
2					
3					
4					
5					
6					
11					
12					
13					
14					
15					
16					

Relinquished by	Date	Time	Received by	Date	Time
<i>[Signature]</i>	1/21/26	1700			

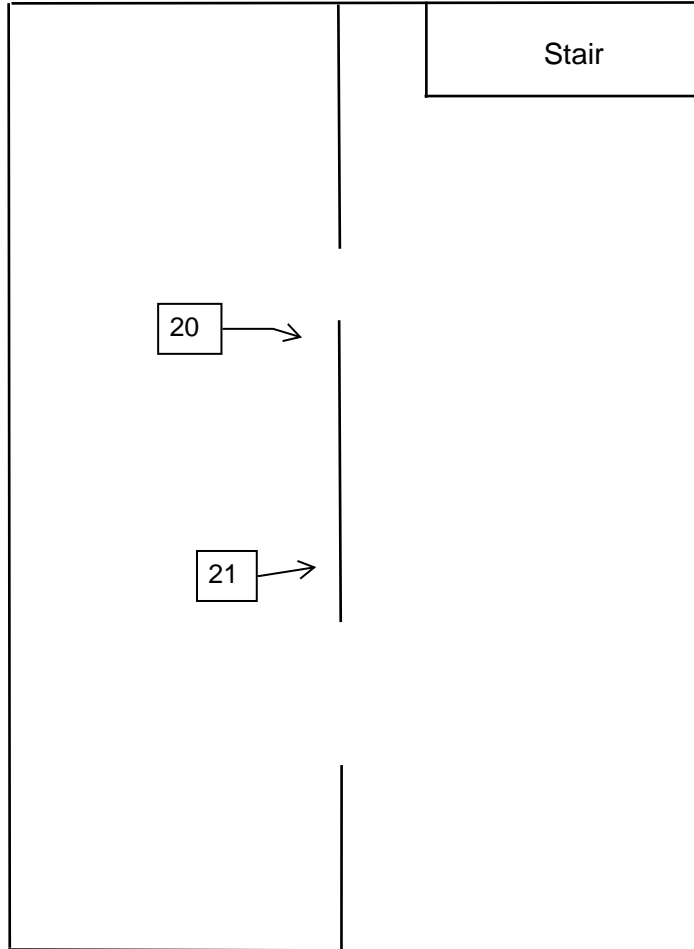
If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

IX. FLOOR PLANS

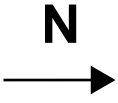
**One Family Dwelling
3279 North 21st Street
Milwaukee, Wisconsin**



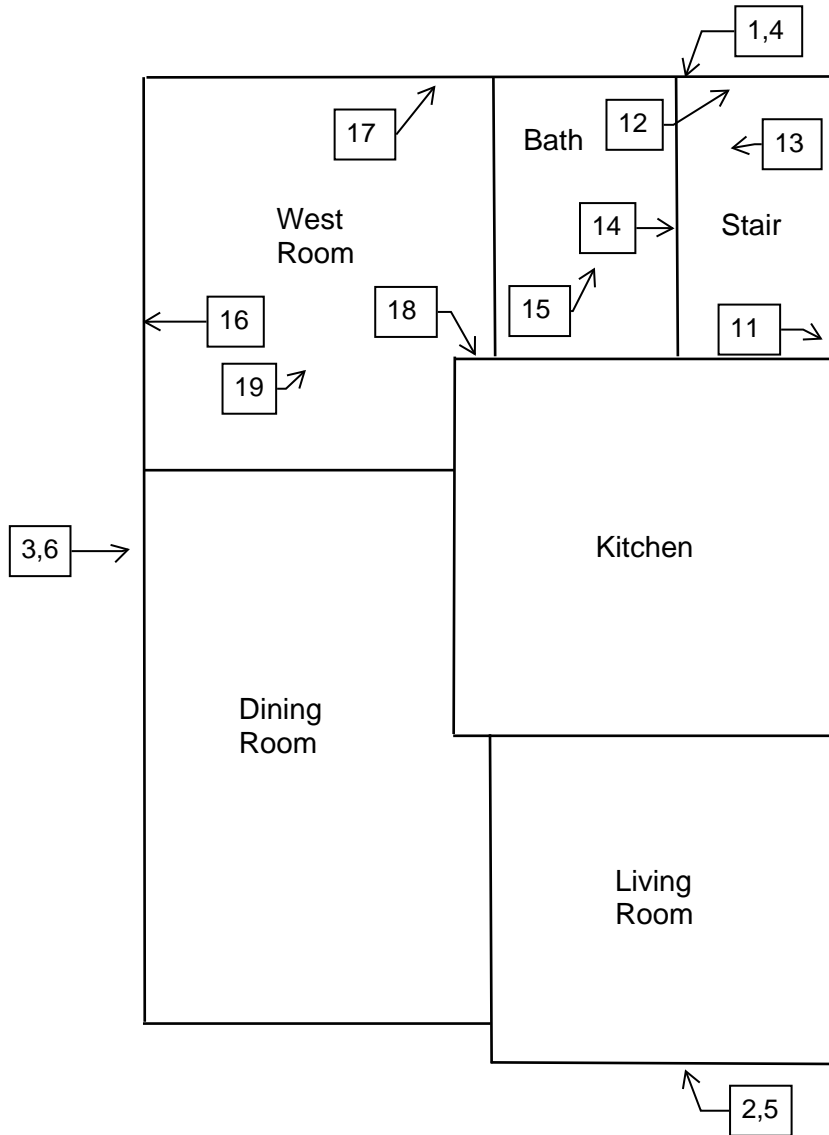
Basement Floor Plan



**One Family Dwelling
3279 North 21st Street
Milwaukee, Wisconsin**



1st Floor Plan



X. HMG CERTIFICATION

HARENDA MANAGEMENT GROUP

1237 W BRUCE ST, MILWAUKEE, WI 53204-1218 | (414) 383-4800

is a

Certified Asbestos Company DHS ID 480540

under Wisconsin Admin. Code ch. DHS 159.

Issued Date: April 28, 2025
Expiration Date: August 31, 2027



Miriam Hasan

Miriam Hasan
Supervisor, Lead & Asbestos Certification Unit

Wisconsin Department of Health Services
1 W Wilson Street
Madison, WI 53701
608-261-6876 | dhsasbestoslead@dhs.wisconsin.gov



ASBESTOS INSPECTOR

Issued By

STATE OF WISCONSIN

Dept. of Health Services

Jesus Eduardo Silva

1237 W Bruce St

Milwaukee WI 53204-1218

		157 lbs	5' 07"
AII-117297	Exp: 10/13/2026	02/27/1983	

Training due by: 10/13/2026



Policy Prohibiting Firearms and Dangerous Weapons in the Workplace

Department of Employee Relations

November 10, 2011

Revised February 27, 2012



Policy Statement

The City of Milwaukee has a zero tolerance policy for firearms and dangerous weapons in the workplace. Accordingly, the City of Milwaukee prohibits employees from carrying or possessing a firearm or dangerous weapon while acting in the course and scope of their employment for and on behalf of the City of Milwaukee. This policy applies to all general city employees, including students, volunteers, staffing agency workers or contractors working in the course and scope of their employment with the City of Milwaukee.

Definitions

Employee - Employee includes any person, excluding law enforcement personnel, who performs services for the City of Milwaukee, either compensated or uncompensated.

Firearm or dangerous weapon - for purposes of this policy a firearm or dangerous weapon includes, but is not limited to, the following:

- (1) A firearm, whether loaded or unloaded, from which a shot may be discharged including but not limited to handguns, pistols, revolvers, shotguns, rifles, and bb guns;
- (2) A gun that can discharge a shot or a projectile by means of an explosive or gas, or compressed air;
- (3) A device designed to be used as a weapon, from which can be expelled a projectile by the force of any explosion or force of combustion;
- (4) Any weapon (including a starter gun) which will or is designed to or may readily be converted to expel a projectile by the action of an explosive;
- (5) Any destructive device;
- (6) Any device designed as a weapon and capable of producing great bodily harm, including but not limited to, stun guns, stun batons;
- (7) An electric weapon such as a taser gun;
- (8) Any combustible or flammable liquid, or other substance, device, or instrumentality that, in a manner it is used or intended to be used, is calculated or likely to produce death or great bodily harm, or any fire that is used to produce death or great bodily harm; and,
- (9) Any knife *that is carried with intention or calculation to produce death or great bodily harm. Switchblades are specifically prohibited. (A Leatherman or other small pocket knife is permissible, as long as the blade is 3 inches or less in length. Knives intended to be used as eating utensils, and stored or maintained in office kitchens or lunchrooms do not represent a violation of this policy.)*

Prohibitions

Regardless of whether a city employee possesses a concealed weapons license or is allowed by law to possess a weapon, all employees are prohibited from possessing, transferring, carrying, selling and storing firearms or dangerous weapons while working on city property or while acting within the course of their employment when not on City of Milwaukee property. This prohibition applies anywhere City business is conducted as summarized below:

- working on property owned, leased or controlled by the City;
- performing work for the City at any location including private residences and commercial establishments and other customer or client locations;
- driving or riding as a passenger in a city vehicle;
- attending trade shows, conferences, or training on behalf of the City;
- attending City of Milwaukee directed or sponsored activities or events (intended for city employees only and not the general public) independent of venue;
- Riding any type of mass transit while on City business;
- Working off-site on behalf of the City (excluding the employee's residence);
- performing emergency or on-call work for the City after normal business hours and on weekends;
- Attending training or conferences on behalf of the City.

City employees may possess, carry and store a firearm or dangerous weapon in their own motor vehicles if they have obtained the appropriate license as required by applicable state and federal laws. Employees who use a personal vehicle in the course and scope of their employment are required to keep the permitted firearm or dangerous weapon stored out of sight and in a secure location.

Violation of this Policy is considered a serious offense that endangers the safety of employees and others. Therefore, this any offense may result in severe disciplinary action up to and including discharge from employment. When appropriate a referral to law enforcement may be made which may result in criminal charges.

Safety First

In applying this policy, no employee shall take any action that will risk his or her own safety or the safety of other individuals. No attempt should ever be made by an employee to restrain or forcibly evict an armed person from City premises. Employees in facilities without a designated Police or security force may inform individuals carrying weapons of the law and ask for their compliance. This should be done in an informative, calm and non-confrontational manner. An individual's continued non-compliance after being properly informed of the law should result in notification to the Police Department. Employees in facilities with a designated Police or security force should make all attempts to defer intervention in concealed or open carry situations to those groups by contacting designated security personnel via established reporting mechanisms.

An employee who feels an immediate risk to his or her own safety or the safety or security of others, should avoid any interaction with the individual. Steps should be taken to secure their area

and immediately contact the Police Department by calling 9-911 and their assigned building security (where applicable).

Report of Violations

Employee Violations

Employees are required to report violations of this Policy without regard to the relationship between the individual who initiates the prohibited behavior and the individual reporting it.

An employee who believes that another employee may be in violation of this policy should report the alleged violation to the employee's manager or supervisor, the department head, or the appropriate departmental Human Resources representative.

The City will promptly investigate allegations of violations of this policy. Supervisors and managers are responsible for establishing and modifying procedures as necessary to carry out and comply with this Policy in accordance with applicable laws and City ordinances. Departments are responsible for implementing protocols for handling a prohibited weapon upon discovery.

The City reserves the right to authorize searches for prohibited weapons on its property when a violation is reported or when probable cause or reasonable suspicion is present consistent with law. Employees should be aware that there is no reasonable expectation of privacy with respect to weapons in the workplace. The City's right to conduct searches includes, but is not limited to, such areas and items as lockers, desks, workstations, purses, briefcases, bags, and toolboxes, and lunch bags. Searches of the employee's work area and belongings, as described above, *may* be conducted by the employee's supervisor and another member of management. Searches of all types, including surrounding City property, personal property and the employee may be conducted by law enforcement in accordance with law should reasonable suspicion be present. Any weapon found in violation of this Policy may be confiscated. Refusal to permit a search may result in discipline up to an including discharge.

Visitor Violations

Visitors to posted no-carry City facilities are not allowed to carry a weapon on the premises. If a visitor does bring a weapon into a City facility a determination will need to be made as to the level of risk the visitor carries.

Any visitor carrying a weapon into a posted no-carry City facility is creating an elevated risk to security and safety that warrants a response leading to compliance with the law. If the visitor poses an immediate risk to security or safety the Police Department should be notified immediately by calling 9-911. The visitor should be considered an immediate risk to safety and security if he/she is acting in an aggressive, belligerent, confrontational, suspicious or in an otherwise questionable manner while carrying a weapon.

Anti-Retaliation Provision

No employee or City official may retaliate against an employee who has reported a possible violation of this policy.

Roles and Responsibilities

Employees are responsible for understanding and complying with the Policy Prohibiting Firearms and Dangerous Weapons in the Workplace. Whenever there is a question as to whether an instrument, article or substance is considered a weapon in violation of this policy, it is the employee's responsibility to seek clarification. Employees seeking clarification should direct their questions to their Department Head or the City's Security Operations Manager at 286-2145 prior to bringing the item(s) to City work sites and events, as well as City-owned or leased facilities or vehicles.

City departments shall ensure that employees complete a statement acknowledging receipt and understanding of this policy.

175232