Lead Clearance Examination Report

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| For the property at:  Click or tap to enter street address, Click or tap to enter apartment/unit number**,**  Click or tap to enter city, WI Click or tap to enter zip code  Conducted on:  Click or tap to enter date, Click or tap to enter time | The street facing side of the exterior of the building investigated. |  |  |  |
|  |  |  |  |  |

|  |
| --- |
| **Clearance and report completed by:**  Click or tap to enter name, Title, DHS No. Click or tap to enter lead risk assessor’s DHS number  Click or tap to enter phone number |
| Signature Date of Report |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | |  |  | |
| Company logo | Click or tap to enter company name, DHS No. Click or tap to enter company DHS number  Click or tap to enter street address  Click or tap to enter city, Click or tap to enter state Click or tap to enter zip code  Click or tap to enter phone number | | |

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# Findings and description of work performed

This report is the result of a lead clearance examination after Choose one. Lead clearance examinations are regulated by the [Wisconsin Department of Health Services](http://dhs.wi.gov/lead/)[[1]](#endnote-2) (DHS) under [Wis. Admin. Code ch. DHS 163](https://docs.legis.wisconsin.gov/code/admin_code/dhs/110/163/Title)[[2]](#endnote-3).

## Findings

Click or tap to select date—Based on the results of the visual inspection and laboratory analysis of Select sample type samples, **this project has passed clearance.** Future activities in and around the property may create new lead hazards or cause lead hazards corrected with interim control methods to reappear.

**or**

Click or tap to select date—Based on the results of laboratory analysis of Select sample type samples, lead dust hazards were identified in Click or tap to describe the surfaces and rooms. For example, window trough in the bathroom and floor in living room. **This project has failed clearance.** The contractor was notified of their responsibility to re-clean all failed components and all like components in all un-sampled rooms.

## Abatement activities

Abatement work was started on Click or tap to select start date and all work, including final cleaning, was completed at Click or tap to select end date.

The abatement scope of work included: Click or tap to describe the scope of work

Containment was or was not used. Click or tap to describe the type and location of containment

## Renovation or interim control activities

Renovation or interim control work was started on Click or tap to select start date and all work, including final cleaning, was completed at Click or tap to select end date.

The renovation or interim control scope of work included: Click or tap to describe the scope of work

Containment was or was not used. Click or tap to describe the type and location of containment

Contractor Information:

Click or tap to enter company name

Company DHS No. Click or tap to enter the company’s DHS number

Click or tap to enter street address

Click or tap to enter city, state, and zip code

Click or tap to enter phone number

Person in charge of work: Click or tap to enter name, LAS or LSR, DHS No. Click or tap to enter DHS number

# 2.0 Property owner’s next actions

☐ **Review the report** and **call the clearance examiner** if you have questions.

☐ **Give current and future residents a copy** of this report.

☐ **Save a copy of this report for future purchasers and tenants of this property.** This report must be disclosed prior to the sale.

## 2.1 Ongoing monitoring and maintenance

Regular ongoing maintenance and visual inspection of the property should be conducted to identify any areas of new deterioration. This may be done by the homeowner, a certified risk assessor or a certified hazard investigator. Close attention should be given to all areas that received interim control measures and enclosed or encapsulated areas. New lead hazards may develop over time. Be sure to document any areas of new deterioration, rot, and substrate or component failure. These conditions should immediately be corrected using approved lead-safe work practices with an ongoing property maintenance program.

## 2.2 Disclose this report to future purchasers and renters of this property

Provide a copy of this report, along with a copy of the educational pamphlet, [Protect Your Family from Lead in Your Home](https://www.epa.gov/node/5197)[[3]](#endnote-4), to potential tenants or purchasers of this property before they become obligated under a sales contract or lease. More information on complying with this federal regulation is available at [Lead-Beaded Paint Disclosure Rule (Section 1018 of Title X)](https://www.epa.gov/lead/lead-based-paint-disclosure-rule-section-1018-title-x).

# 3.0 Methods

## 3.1 Visual inspection

Before any testing was done, the property was examined to determine that all work was completed as stated in the scope of work and for the presence of visible dust, debris, and paint.

## 3.2 Dust analysis

At least one hour elapsed between the final cleaning and collection of dust wipe samples to allow for airborne dust to settle. Single-surface dust wipe samples were collected from windowsills, window troughs and floors following documented protocol and sampling methodologies found in Wisconsin Administrative Code ch. DHS 163 and [Appendix 13.1: Wipe Sampling of Settled Dust for Lead Determination](https://www.hud.gov/sites/documents/LBPH-40.PDF)[[4]](#endnote-5), of the [HUD Guidelines](https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines). The results of dust analyses were used to determine the presence of dust lead hazards. In Wisconsin, to pass clearance, laboratory sample results must show all samples have amounts of lead dust less than (<) 10 micrograms per square foot (µg/ft²) on floors, <100 µg/ft² on windowsills, <100 µg/ft² in window troughs, and <40 µg/ft² on exterior porch.

## 3.3 Soil analysis

During the risk assessment, bare soil was found Click or tap to enter text describing where bare soil was found and identified to be a soil lead hazard. A composite soil sample was collected from the new topsoil used to treat the identified soil hazards. The soil was sampled and analyzed for lead concentration following documented protocol and sampling methodologies found in Wisconsin Administrative Code ch. DHS 163 and [Appendix 13.3, Collecting Soil Samples for Lead Determination](https://www.hud.gov/sites/documents/LBPH-42.PDF)[[5]](#endnote-6) of the [HUD Guidelines](https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines). In Wisconsin, soil that is replaced or added must have a lead concentration of less than 400 parts per million (ppm). The locations of the soil samples are included on the Floor Plan and Site Sketch in Appendix B.

# 4.0 Full results

## Visual inspection of the interior

On Click or tap to select date, a visual inspection was conducted in the following areas: Click or tap to enter the rooms inspected. No visible dust, debris, or paint chips were observed on the floors or any horizontal surfaces in the work areas and adjacent to the work areas. All paint surfaces not previously tested to be lead-free were in good condition at the time of this clearance examination.

On Click or tap to select date, a visual inspection was conducted in the following areas: Click or tap to enter the rooms inspected. Visible dust, debris, or paint chips were found on the Click or tap to describe the surfaces and rooms. For example, window trough in the bathroom and floor in living room. Clearance of the property failed, and the contractor was notified of the responsibility to reclean.

## 4.2 Visual inspection of the exterior

On Click or tap to select date, a visual inspection of the exterior was conducted. No visible dust, debris, or paint chips were observed on the ground or any horizontal surfaces in the work areas and adjacent to the work areas. All paint surfaces not previously tested to be lead-free were in good condition at the time of this clearance examination.

On Click or tap to select date, a visual inspection of the exterior was conducted. Visible dust, debris, or paint chips were found on the Click or tap to areas. For example, paint chips in the dripline on side C. Clearance of the property failed, and the contractor was notified of the responsibility to reclean.

On Click or tap to select date, a visual inspection of the exterior was attempted. Snow cover prevented a visual inspection of the exterior. The clearance examination will be re-attempted once conditions improve and the ground is visible.

## 4.3 Dust analysis results

On Click or tap to select date, risk assessor collected Click or tap to enter number of dust wipes single surface wipe samples to find out if lead dust hazards were present on floors, windowsills, **and** window troughs.

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

Click or tap to enter name of laboratory

Click or tap to enter address

Click or tap to enter city, state, and zip code

Click or tap to enter phone number

Click or tap to enter laboratory ID #

**Wipe sampling summary table**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Sample | Room equivalent | Surface | Result | | Standard | Pass/Fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Floor | Click or tap to enter value | µg/ft² | < 10 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Sill | Click or tap to enter value | µg/ft² | < 100 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Floor | Click or tap to enter value | µg/ft² | < 10 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Trough | Click or tap to enter value | µg/ft² | < 100 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Floor | Click or tap to enter value | µg/ft² | < 10 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Sill | Click or tap to enter value | µg/ft² | < 100 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Floor | Click or tap to enter value | µg/ft² | < 10 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Trough | Click or tap to enter value | µg/ft² | < 100 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Floor | Click or tap to enter value | µg/ft² | < 10 µg/ft² | Select pass/fail | |
| Click or tap to enter sample # | Click or tap to enter room equivalent | Porch | Click or tap to enter value | µg/ft² | < 40 µg/ft² | Select pass/fail | |
|  |  |  |  |  |  |  |
| Click or tap to enter sample # | Quality Control | Blank | Click or tap to enter value | µg/ft² | < 5.0 µg/ft² | Select pass/fail | |

## 4.4 Soil analysis results

A total of Click or tap to enter number of soil samples composite samples were collected for analysis by the:

Click or tap to enter name of laboratory

Click or tap to enter address

Click or tap to enter city, state, and zip code

Click or tap to enter phone number

Click or tap to enter laboratory ID #

Composite samples from children’s play areas, the area around the home’s foundation (dripline), and all other areas of bare soil in the yard were analyzed separately. In Wisconsin, soil that is replaced or added must have a lead concentration of less than 400 parts per million (ppm). The locations of the soil samples are included on the Floor Plan and Site Sketch in Appendix B.

**Soil sampling summary table**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Sample | Soil location | Result | | Standard | Pass/Fail |
| 1 | Dripline | Click or tap to enter value | ppm | < 400 ppm | Select pass/fail |
| 2 | Play area | Click or tap to enter value | ppm | < 400 ppm | Select pass/fail |
| 3 | Non-play area | Click or tap to enter value | ppm | < 400 ppm | Select pass/fail |

APPENDIX A: Laboratory Analysis Report(s)

APPENDIX B: Floor Plan and Site Sketch



APPENDIX C: Pictures









APPENDIX D: Ongoing Monitoring

It's unusual to remove all lead-based paint (LBP) from the property. This means that new hazards can develop when:

* Control measures fail (for example, damage to an enclosure).
* LBP becomes deteriorated.
* Dust from friction, impact, or other deterioration collects on floors or windowsills.
* Contaminated dust and soil from outside are tracked inside.

To keep the house safe, the owner should:

* Visually assess for hazards at least once a year after the risk assessment or controlling hazards.
* Hire a certified lead risk assessor for a reevaluation of the property every two years.

**Visual Assessment**

**Who can do it**

The owner of the property (or their agent)

**When to do it**

Start annual visual assessments one year after the risk assessment or any hazard reduction work. Also do one when:

* A resident reports deteriorated paint or other possible lead hazards.
* A unit becomes vacant (assess before re-renting it).
* A unit sustains damage (for example, flooding, wind, fire).

**How to do it**

Go through the dwelling unit and each common area, including exterior painted surfaces and ground cover. Check for:

* Deterioration on any untested surfaces and surfaces with known LBP.
* Structural problems that could make LBP or untested paint fail.
* Continued integrity of enclosures and encapsulants used to control LBP hazards.

**Reevaluation**

**Who can do it**

A certified lead risk assessor

**When to do it**

Start biennial reevaluations two years after the risk assessment or any hazard reduction work. Then, reevaluate every two years (plus or minus 60 days). If two consecutive reevaluations find no LBP hazards, you can stop doing them.

**How it is done**

A reevaluation is a risk assessment that builds on a previous investigation report. If hazards were controlled after a previous risk assessment, the risk assessor makes sure they are still effective. Then, the risk assessor identifies any new LBP hazards by:

* Looking for deteriorated paint. If that paint wasn't already tested, the risk assessor tests it.
* Looking for other potential hazards, such as new bare soil and friction surfaces.
* Collecting new dust wipe samples and soil samples, if new areas of bare soil are present.

The risk assessor compiles info on all LBP hazards into a written risk assessment report. The risk assessor also recommends options for controlling all LBP hazards.

1. [www.dhs.wisconsin.gov/lead/index.htm](http://www.dhs.wisconsin.gov/lead/index.htm) [↑](#endnote-ref-2)
2. Wis. Admin Code DHS Chapter 163 <https://docs.legis.wisconsin.gov/code/admin_code/dhs/110/163/Title> [↑](#endnote-ref-3)
3. [www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure](http://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure) [↑](#endnote-ref-4)
4. Appendix 13.1: Wipe Sampling of Settled Dust for Lead Determination [www.hud.gov/sites/documents/LBPH-40.PDF](http://www.hud.gov/sites/documents/LBPH-40.PDF) [↑](#endnote-ref-5)
5. Appendix 13.3: Collecting Soil Samples for Lead Determination [www.hud.gov/sites/documents/LBPH-42.PDF](http://www.hud.gov/sites/documents/LBPH-42.PDF) [↑](#endnote-ref-6)