



August 10, 2023

Mr. Mark LeGreve  
Business Manager  
Saint Francis of Assisi Parish  
601 North 8<sup>th</sup> Street  
Manitowoc, Wisconsin 54220

**Re: Pre-Demolition Report – Lead-Based Paint**  
Former School Building  
1416 Grand Avenue  
Manitowoc, Wisconsin 54220

Dear Mr. LeGreve,

In response to your request, Keystone Environmental LLC. (Keystone) has completed testing of suspect lead-based paint. The assessment was performed on the three-story building located at 1416 Grand Avenue, in Manitowoc, Wisconsin. This report provides an executive summary, an outline of the scope-of-work, and analytical results for the materials tested.

We are pleased to be of service to you. If you have any questions, comments, or require additional services, feel free to contact us at (608) 480-8822, or by e-mail at [contact@keystone-env.com](mailto:contact@keystone-env.com).

Sincerely,

A handwritten signature in black ink that reads 'T. Ryckman'.

Tucker Ryckman  
Owner

## **1.0 Executive Summary**

On July 20, 2023, Keystone collected seven (7) suspected lead-based paint (LBP) chips from the interior and exterior of the subject building.

**Analytical results indicated that the following paint chip samples were greater than the EPA lead standard for lead concentrations in paint, which is greater than or equal to 0.5% lead by weight.**

- **White Paint – Interior Window Components**

Keystone notes that this executive summary is not intended to be a stand-alone document and it is strongly recommended that this report be read in its entirety.

## **2.0 Scope-of-Work**

The scope-of-work for this project included testing for lead-containing paint after the purchase of the home. Keystone representative Mr. Tucker Ryckman completed the sampling on July 12, 2023. Mr. Ryckman is a state of Wisconsin accredited lead inspector/risk assessor.

Keystone certifications are located in Attachment A.

## **3.0 Analytical Testing**

Samples were sent for analysis to San Air Technologies Laboratory (San Air), located in North Chesterfield, Virginia. San Air is recognized under the National Voluntary Laboratory Accreditation Program (NVLAP) as Laboratory #200870-0. The analysis for lead content was conducted in accordance with AIHA and ELLAP protocol for analyzing lead content in paint and dust by using Flame Atomic Absorption Spectroscopy.

Analytical results and laboratory certifications are located in Attachment B.

## **4.0 Inspection Results**

### **Lead Paint Chip Sampling**

The EPA lead standard for lead concentrations in paint is greater than or equal to 0.5% lead by weight. Paints exceeding this number are classified as LBP.

The following table summarizes the results of the lead paint sampling.

SAMPLE ID	Color/Location	Component/Material	RESULT (%)
KEY-01	Beige – Throughout Building	Walls – Plaster	<0.010%
KEY-02	Blue – Lower Devel Dining Hall	Walls - Plaster	0.322%
KEY-03	Green – Boiler Room	Walls - Concrete	0.052%
KEY-04	Brown – Boiler Room	Ceiling – Plaster	0.116%
KEY-05	White – 2 <sup>nd</sup> Floor	Walls – Drywall/Plaster	0.052%
<b>KEY-06</b>	<b>White – Classrooms</b>	<b>Window Components – Wood</b>	<b>2.618%</b>
KEY-07	Beige – Exterior Windows	Components – Wood	0.354%

### **5.0 Conclusions**

On July 20, 2023, Keystone collected seven (7) suspected LBP chips from the interior and exterior of the building.

Analytical results indicated that the following paint chip samples were greater than the EPA lead standard for lead concentrations in paint, which is greater than or equal to 0.5% lead by weight.

- **White Paint – Interior Window Components**

If you have any questions or comments, please contact our office.

Keystone Environmental LLC.



Tucker Ryckman  
Owner

Attachment A - Keystone Certifications

Attachment B – Analytical Results and Laboratory Certifications

**Attachment A**

**Keystone Inspector Certifications**

# KEYSTONE ENVIRONMENTAL LLC

4705 FERRIS AVE, MADISON, WI 53716-1413 | (231) 651-0791

is a

## Certified Lead Company DHS ID 2542250

under Wisconsin Admin. Code ch. DHS 163.

Issued Date: September 21, 2022  
Expiration Date: August 20, 2024



*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](mailto:dhsasbestoslead@dhs.wisconsin.gov)

**Attachment B**

**Analytical Results and Lab Certifications**



**The Identification Specialists**

Analysis Report  
prepared for  
Keystone Environmental, LLC

**Report Date: 7/21/2023**

**Project Name: Manitowoc**

**Project #: Manitowoc**

**SanAir ID#: 23038133**



10501 Trade Court | North Chesterfield, Virginia 23236  
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | [IAQ@SanAir.com](mailto:IAQ@SanAir.com) | [SanAir.com](http://SanAir.com)



SanAir ID Number

23038133

FINAL REPORT

7/21/2023 10:10:54 AM

**Name:** Keystone Environmental, LLC  
**Address:** 4705 Ferris Ave  
Madison, WI 53716  
**Phone:** 231-651-0791

**Project Number:** Manitowoc  
**P.O. Number:**  
**Project Name:** Manitowoc  
**Collected Date:** 7/12/2023  
**Received Date:** 7/14/2023 10:35:00 AM

Dear GTR,

We at SanAir would like to thank you for the work you recently submitted. The 7 sample(s) were received on Friday, July 14, 2023 via UPS. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7.

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 "Abisola Kasali".

Abisola Kasali  
Metals Laboratory Director  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis on Test Family AA
- Disclaimers and Additional Information

Sample conditions:

- 7 samples in Good condition.





SanAir ID Number  
23038133  
FINAL REPORT  
7/21/2023 10:10:54 AM

Name: Keystone Environmental, LLC  
Address: 4705 Ferris Ave  
Madison, WI 53716  
Phone: 231-651-0791

Project Number: Manitowoc  
P.O. Number:  
Project Name: Manitowoc  
Collected Date: 7/12/2023  
Received Date: 7/14/2023 10:35:00 AM


Analyst: Koester, Maci  
Test Method: SW846/M3050B/7000B

### Lead Paint Analysis

PAINT Sample	Description	µg Pb In Sample	Sample Size (grams)	Calculated RL	Sample Results	Sample Results
23038133 - 1	1 Beige Paint - Walls	< 10	0.1014	98.6	<98.6 µg/g (ppm)	<0.010 % By Weight
23038133 - 2	2 Blue Paint - Lower Level Center Area	336	0.1044	95.8	3215 µg/g (ppm)	0.322 % By Weight
23038133 - 3	3 Green Paint - Boiler Room	53	0.103	97.1	516.6 µg/g (ppm)	0.052 % By Weight
23038133 - 4	4 Brown Paint - Boiler Room	123	0.1053	95	1163 µg/g (ppm)	0.116 % By Weight
23038133 - 5	5 White Paint 2nd Floor	59	0.1134	88.2	522.4 µg/g (ppm)	0.052 % By Weight
23038133 - 6	6 White Windows (Interior)	2964	0.1132	88.3	26180 µg/g (ppm)	2.618 % By Weight
23038133 - 7	7 Beige Paint - Windows (Exterior)	376	0.1062	94.2	3544 µg/g (ppm)	0.354 % By Weight

Method Reporting Limit <10 µg/0.1 g paint  
Sample 4 contained substrate.

Signature:   
Date: 7/18/2023

Reviewed:   
Date: 7/18/2023

### Disclaimer

SanAir Technologies Laboratory, Inc. participates in the Environmental Lead Accreditation Program (ELAP) administered by AIHA-LAP, LLC (Lab ID 162952). Refer to our accreditation certificate or [www.aihaaccreditedlabs.org](http://www.aihaaccreditedlabs.org) for an up to date list of the Fields of Testing for which we are accredited. SanAir also participates in the State of New York's DOH-ELAP (Lab Id 11983), and has met the EPA's NLLAP program standards. This report does not constitute endorsement by AIHA-LAP, LLC and/or any other U.S. governmental agencies; and may not be accredited by every local, state or federal regulatory agency.

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Neither results nor reports will be discussed with or released to any third party without our client's written permission. Final reports cannot be reproduced, except in full, without written authorization from SanAir Technologies Laboratory, Inc. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. SanAir is not responsible for sample collection or interpretation made by others. SanAir assumes no responsibility for information provided by the client on the COC such as project number, project name, collection dates, po 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. SanAir Technologies Laboratory, Inc only assures the precision and accuracy of the data it generates and assumes no responsibility for errors or biasing that occur during collection prior to SanAir's receipt of the sample(s). SanAir's Method Detection Limits (MDL) and Reporting Limits (RL) have been derived using various materials meeting each accrediting agencies' standards. All quality control results are acceptable unless otherwise noted. Results are not corrected for blanks. For Lead Exposure Limits in Paint, refer to HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards and State and Federal Regulations, where applicable.



10501 Trade Ct.  
 N. Chesterfield, VA 23236-3993  
 804.897.1177 / 888.895.1177  
 Fax 804.897.0070  
 sanair.com

**Metals & Lead  
 Chain of Custody**  
 Form 70, Revision 11, 09/21/21

SanAir ID Number  
 23038133

Company: <b>Keystone Environmental</b>	Project #: <b>Mandowoc</b>	Phone #:
Address: <b>4705 Ferris Ave</b>	Project Name: <b>↓</b>	Phone #: <b>2316510791</b>
City, St., Zip: <b>Madison</b>	Date Collected: <b>7/12/23</b>	Fax #:
Samples Collected By: <b>GTR</b>	P.O. Number:	Email: <b>contact@keystone-env.com</b>
Account #:	U.S. State Collected in: <b>WI</b>	Email:

**Matrix Types**

**Metals Analysis Types**

<input type="checkbox"/> Air (ug/m <sup>3</sup> )	Total Concentration of Lead <input checked="" type="checkbox"/>	<input type="checkbox"/> ICP-total concentration of metals (please list metals):		
<input type="checkbox"/> Wipe (ug/ft <sup>2</sup> )	Total Concentration of RCRA 8 Metals <input type="checkbox"/>			
<input checked="" type="checkbox"/> Paint <input type="checkbox"/> Soil <input type="checkbox"/> Bulk (ug/g or ppm)	TCLP for Lead <input type="checkbox"/>			
<input type="checkbox"/> Other:	TCLP for RCRA 8 Metals <input type="checkbox"/>			
Turn Around Time	Same Day <input type="checkbox"/>	1 Day <input type="checkbox"/>	2 days <input type="checkbox"/>	3 Days <input type="checkbox"/>
	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> Standard (5 day)	<input type="checkbox"/> Other Test:	

Sample #	Collection Date & Time	Sample Identification/Location	Flow Rate	Start Time	Stop Time	Volume (L) Area (Sq ft)
1	7/12/23	Beige Paint - Walls				
2	↓	Blue Paint - Lower Level Center Area				
3	↓	Green Paint - Boiler Rooms				
4	↓	Brown Paint - ↓				
5	↓	White Paint 2 <sup>nd</sup> Floor				
6	↓	↓ Windows (Interior)				
7	↓	Beige Paint - Windows (Exterior)				

Special Instructions

Relinquished by	Date	Time	Received by	Date	Time
TVS	7/13/23		EDR	7/14/23	10:35 a.m.

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.



## AIHA Laboratory Accreditation Programs, LLC

acknowledges that

**SanAir Technologies Laboratory, Inc.**

**10501 Trade Court N. Chesterfield, VA 23236**

Laboratory ID: LAP-162952

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

### LABORATORY ACCREDITATION PROGRAMS

- INDUSTRIAL HYGIENE      Accreditation Expires: June 01, 2024
- ENVIRONMENTAL LEAD      Accreditation Expires: June 01, 2024
- ENVIRONMENTAL MICROBIOLOGY      Accreditation Expires: June 01, 2024
- FOOD      Accreditation Expires:
- UNIQUE SCOPES      Accreditation Expires:

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP, LLC website ([www.aihaaccreditedlabs.org](http://www.aihaaccreditedlabs.org)) for the most current Scope.



Cheryl O Morton  
Managing Director, AIHA Laboratory Accreditation Programs, LLC



## AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

**SanAir Technologies Laboratory, Inc.**  
10501 Trade Court N. Chesterfield, VA 23236

Laboratory ID: LAP-162952  
Issue Date: 06/09/2022

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

### Environmental Lead Laboratory Accreditation Program (ELLAP)

**Initial Accreditation Date: 01/01/2012**

Component, parameter or characteristic tested	Technology sub-type/Detector	Method	Method Description <i>(for internal methods only)</i>
Airborne Dust	AA	NIOSH 7082 Modified	N/A
	ICP	NIOSH 7300 Modified	N/A
Paint	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
	ICP	EPA SW-846 6010C	N/A
Settled Dust by Wipe	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
	ICP	EPA SW-846 3050B	N/A
		EPA SW-846 6010C	N/A
Soil	AA	EPA SW-846 3050B	N/A
		EPA SW-846 7000B	N/A
	ICP	EPA SW-846 3050B	N/A
		EPA SW-846 6010C	N/A
Paint	ICP	EPA SW-846 3050B	N/A



A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at:  
<http://www.aihaaccreditedlabs.org>



## AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

**SanAir Technologies Laboratory, Inc.**  
10501 Trade Court N. Chesterfield, VA 23236

Laboratory ID: LAP-162952  
Issue Date: 06/09/2022

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

### Environmental Microbiology Laboratory Accreditation Program (EMLAP)

**Initial Accreditation Date: 03/01/2004**

EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description <i>(for internal methods only)</i>
Bacterial	Air - Culturable	Viable Impaction Samples	SOP 101	In House: Analysis of Culturable Air Samples for Bacterial
Bacterial	Bulk - Culturable	Bulks	SOP 102	In House: Analysis of Culturable Bulk Samples for Bacterial
Bacterial	Surface - Culturable	Sponges, swabs, contact plates	SOP 103	In House: Analysis of Culturable Surface Samples for Bacterial
Fungal	Air - Culturable	Viable Impaction Samples	SOP 101	In House: Analysis of Culturable Air Samples for Fungi
Fungal	Air - Direct Examination	Spore Trap Air Samples	SOP 105C	In House: Analysis of Spore Traps for Air Direct Examination
Fungal	Air - Direct Examination	Spore Trap Air Samples	SOP 106	In House: Analysis of Spore Traps for Air Direct Examination
Fungal	Air - Direct Examination	Spore Trap Air Samples	SOP 107C	In House: Analysis of Spore Traps for Air Direct Examination
Fungal	Bulk - Culturable	Bulks	SOP 102	In House: Analysis of Culturable Bulk Samples of Fungi
Fungal	Bulk - Direct Examination	Tape, Bulk, Swab, etc.	SOP 104	In House: Analysis of Bulk Samples for Direct Fungal Identification
Fungal	Bulk - Direct Examination	Tape, Bulk, Swab, etc.	SOP 112	In House: Analysis of Bulk Samples for Direct Fungal Identification
Fungal	Surface - Culturable	Sponges, swabs, contact plates	SOP 103	In House: Analysis of Culturable Surface Samples for Fungi



EMLAP Scope Category	Field of Testing (FOT)	Component, parameter or characteristic tested	Method	Method Description <i>(for internal methods only)</i>
Fungal	Surface - Direct Examination	Tape, Bulk, Swab, etc.	SOP 104	In House: Analysis of Surface Samples for Direct Fungal Identification
Fungal	Surface - Direct Examination	Tape, Bulk, Swab, etc.	SOP 112	In House: Analysis of Surface Samples for Direct Fungal Identification

A complete listing of currently accredited EMLAP laboratories is available on the AIHA LAP, LLC website at:  
<http://www.aihaaccreditedlabs.org>





## AIHA Laboratory Accreditation Programs, LLC SCOPE OF ACCREDITATION

**SanAir Technologies Laboratory, Inc.**  
10501 Trade Court N. Chesterfield, VA 23236

Laboratory ID: LAP-162952  
Issue Date: 06/09/2022

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

### Industrial Hygiene Laboratory Accreditation Program (IHLAP)

**Initial Accreditation Date: 06/01/2016**

IHLAP Scope Category	Field of Testing (FOT)	Technology sub-type/Detector	Published Reference Method/Title of In-house Method	Component, parameter or characteristic tested
Asbestos/Fiber Microscopy Core	Phase Contrast Microscopy (PCM)	-	NIOSH 7400	Asbestos/Fibers
Spectrometry Core	Atomic Absorption	CVAA	NIOSH 6009	Mercury vapor
Spectrometry Core	Atomic Absorption	CVAA	OSHA ID-145	Mercury particulate
Spectrometry Core	Inductively-Coupled Plasma	ICP/AES	NIOSH 7303	Metals, Antimony, Arsenic, Barium, Beryllium, Cadmium, Selenium, Silver, Zinc, Chromium, Cobalt, Lead, Aluminum, Iron, Molybdenum, Manganese, Nickel, Titanium, Thallium, Vanadium, Copper

A complete listing of currently accredited IHLAP laboratories is available on the AIHA LAP, LLC website at: <http://www.aihaaccreditedlabs.org>