

# LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison  
Planning Division  
215 Martin Luther King Jr Blvd, Ste 017  
PO Box 2985  
Madison, WI 53701-2985  
(608) 266-4635



## 1. LOCATION

Project Address: 2020 Chadbourne Ave Alder District: District 5

## 2. PROJECT

Project Title/Description: Remodel/Addition(s)

This is an application for: (check all that apply)

- New Construction/Alteration/Addition in a Local Historic District or Designated Landmark (specify):
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Land Division/Combination in a Local Historic District or to Designated Landmark Site (specify):
  - Mansion Hill       Third Lake Ridge       First Settlement
  - University Heights       Marquette Bungalows       Landmark
- Demolition
  - Development adjacent to a Designated Landmark
  - Variance from the Historic Preservation Ordinance (Chapter 41)
  - Landmark Nomination/Rescission or Historic District Nomination/Amendment  
(Please contact the Historic Preservation Planner for specific Submission Requirements.)
  - Informational Presentation
  - Other (specify):

DPCED USE ONLY	Registrar #:
	DATE STAMP <b>RECEIVED</b> 2/15/24 8:49 am

## 3. APPLICANT

Applicant's Name: Brett Clarke Company: Sweeney Design Remodel  
 Address: 1008 Fish Hatchery Rd. Madison WI. 53715  
Street City State Zip

Telephone: 608-257-3034/608-590- Email: brett@sweeneydesign.com  
 Property Owner (if not applicant): Eric & Jo<sup>9409</sup> Eisenhart  
 Address: 2020 Chadbourne Ave. Madison WI. 53726  
Street City State Zip

Property Owner's Signature: [Signature] Date: Dec 14, 2023

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

## 4. APPLICATION SUBMISSION REQUIREMENTS (see checklist on reverse)

All applications must be filed by 12:00pm on the submission date with the Preservation Planner. Applications submitted after the submission date or incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: [https://www.cityofmadison.com/dpced/planning/documents/LC\\_Meeting\\_Schedule\\_Dates.pdf](https://www.cityofmadison.com/dpced/planning/documents/LC_Meeting_Schedule_Dates.pdf)

**APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:**

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner. **All application materials should be submitted electronically to [landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com).** Please note that an individual email cannot exceed 20 MB.

- Landmarks Commission Application w/signature of the property owner.
- Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - Photographs of existing conditions;
  - Photographs of existing context;
  - Photographs of comparable historic resources within 200 feet of subject property;
  - Manufacturer's product information showing dimensions and materials.
- Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, mechanicals, signage, and other features;
  - Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - Floor Plan views of levels and roof;
  - For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - Perspective drawing
  - Other \_\_\_\_\_

*Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process to ensure the project considered by the Landmarks Commission meets Zoning requirements.*

**CONTACT THE PRESERVATION PLANNER:**

Please contact the Preservation Planner with any questions.

City of Madison Planning Division  
 215 Martin Luther King Jr Blvd, Suite 017  
 PO Box 2985 (mailing address)  
 Madison, WI 53701-2985  
[landmarkscommission@cityofmadison.com](mailto:landmarkscommission@cityofmadison.com)  
 (608) 266-6552

## **Letter Of Intent**

Addition, renovation, sitework, and remodel of entire home and garage.

**Address:** 2020 Chadbourne Ave. Madison, WI. 53703

**Design/Build Agent:** Sweeney Design Remodel **Project Designer:** Linda Sweeney

Homeowners: Eric and Joann Eisenhart

To: Madison Landmarks Commission,

On behalf of Eric and Joann Eisenhart, please accept this letter regarding the proposed work at 2020 Chadbourne Ave.

Known historically as Charles H. Bunting House was originally built in 1914, part of the University Heights Historic District. It is of the Arts and Crafts Architectural style clad in Stucco with slate tile roofing.

The owner's goals are to include two additions, construction of a new garage, and to update the form and function of the home to today's standards. During both design and construction phase, the maintaining of the historic structure and the preservation of historic elements will be a priority. The scope of work includes:

- The demolition of the existing garage which is in disrepair. The location of the new garage will be moved and is noted on the Survey plan. The new overhead door, windows, and service door will have many design elements that are original to the home. **Exterior cladding will be Stucco, matching the current historical attributes of the home.** Corbels will be included on the gable(s) which is an existing feature of the home. **Asphalt shingles will be used on the garage.**
- The removal of the concrete patio and basketball backstop fence will be removed for the future addition on the North side. (Not original to the home)
- North side face of home will be entirely demoed in preparation for the addition space. New stucco and tile roof will be installed to match existing conditions. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images.
- East side face of home will be entirely demoed in preparation for the addition space.

- New stucco and tile roof will be installed to match existing conditions. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images.
- South side of home will have all windows replaced. Existing chimney will remain. Inspection of chimney will be done to see if new cap will be needed. New stucco will be installed to match existing conditions in areas of new windows. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images. Size, location, and the style of windows will match exactly to the original windows.
  - West side face of home will have all windows replaced including the wood front entry. Marvin windows will be installed to reflect the historic elements of the original windows. See Marvin quote, cross section details, and side by side images. Size, location, and the style of windows will match exactly to the original windows. **Main entry door** will be custom made to match existing front entry with new jamb, threshold and weatherstripping. **This door will be made of wood and painted to match existing door.** New stucco will match to the original conditions.
  - Larger gutters and downspouts will be installed throughout the entirety of the home. Will maintain the color of the original gutters and downspouts. A larger size is needed due to the increase of storms and volume of water descending off the roof.
  - Creation of a new driveway and walkway will be needed due to new location of the garage.

**Notes for historical preservation:**

All Marvin windows will match in color, size, and style in existing openings and will be consistent throughout the additions. Existing wood window trim is being custom matched in an extruded aluminum. **Please review Marvin spec sheet for all details. Revit design program has limitations of the windows on the elevations.**

The roof of the additions will have Vermont slate roofing to match existing roofing materials.

**All windows, exterior trim, and wood entry door are being replaced due to lead paint which makes them eligible for replacement. All historical attributes will be replicated by Marvin to maintain the overall look of the home. See report on the lead findings.**

**Existing Conditions:**



**South Elevation**



**Nort**

**North Elevation**



East Elevation



West Elevation



**Existing Garage**



Slate Roof/Gutters/Dentil



Gutters/Dentil



**House West of Property**



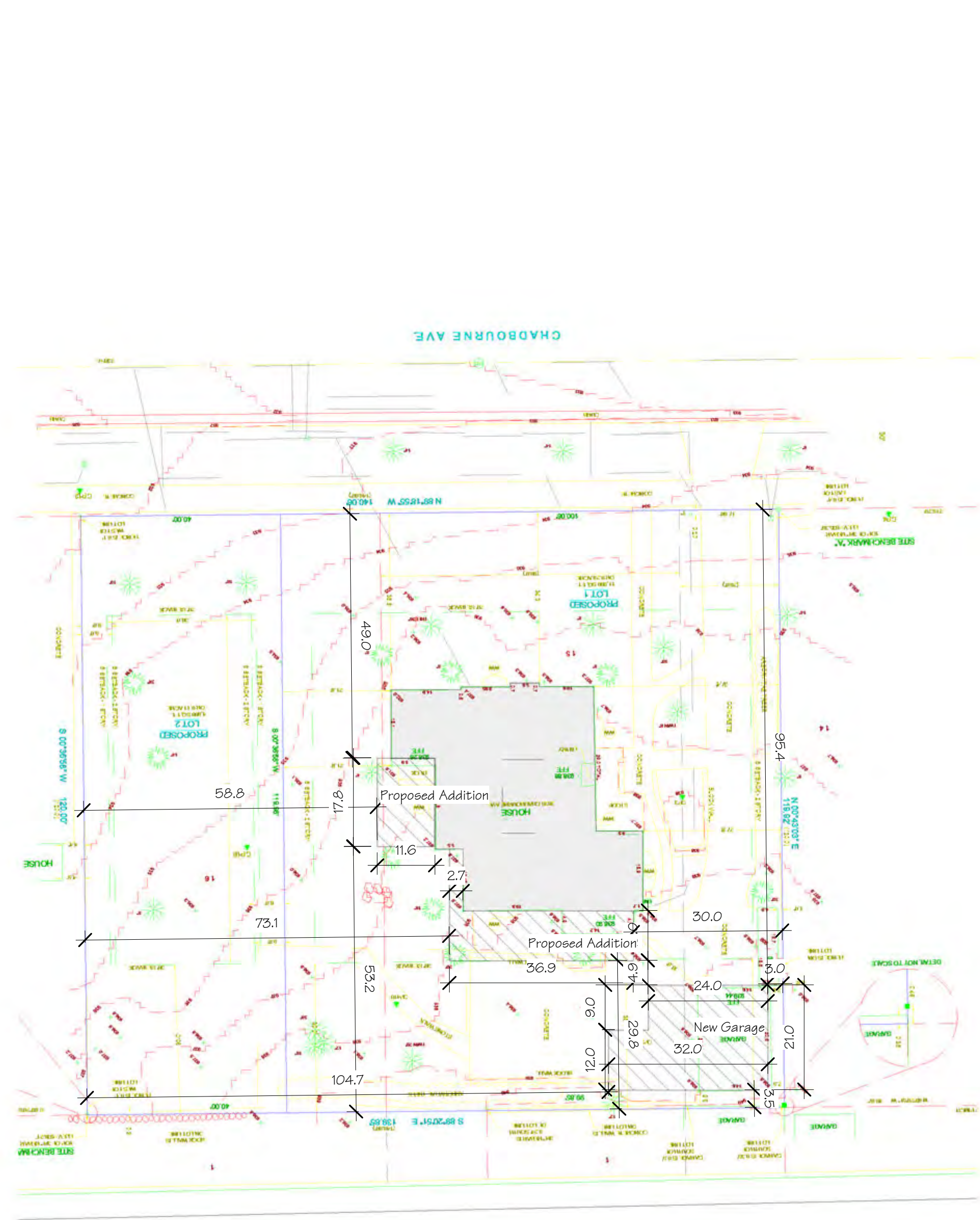
**House East of Property**



**House Across Street South of Property**



① Existing Site Plan  
1" = 20'-0"



② Proposed Site Plan  
1" = 20'-0"

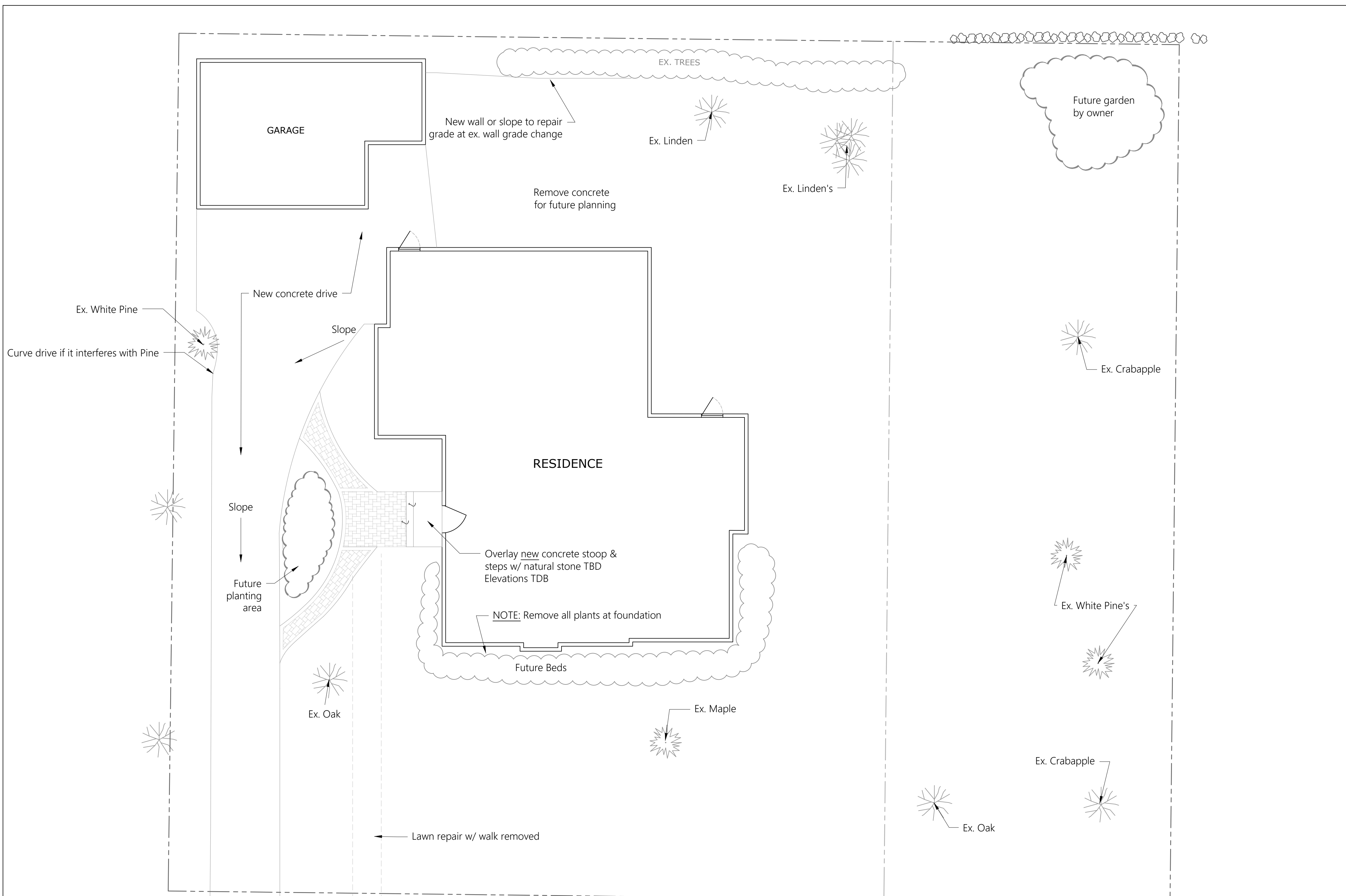
Joann & Eric Eisenhart  
2020 Chadbourne Avenue  
Madison, WI 53726



1008 Fish Hatchery Road, Madison, WI 53715  
Phone (608) 257-3034 Fax (608) 257-3003  
Email las@sweeneyconst.com

2/7/2024 12:15:32 PM

SLM



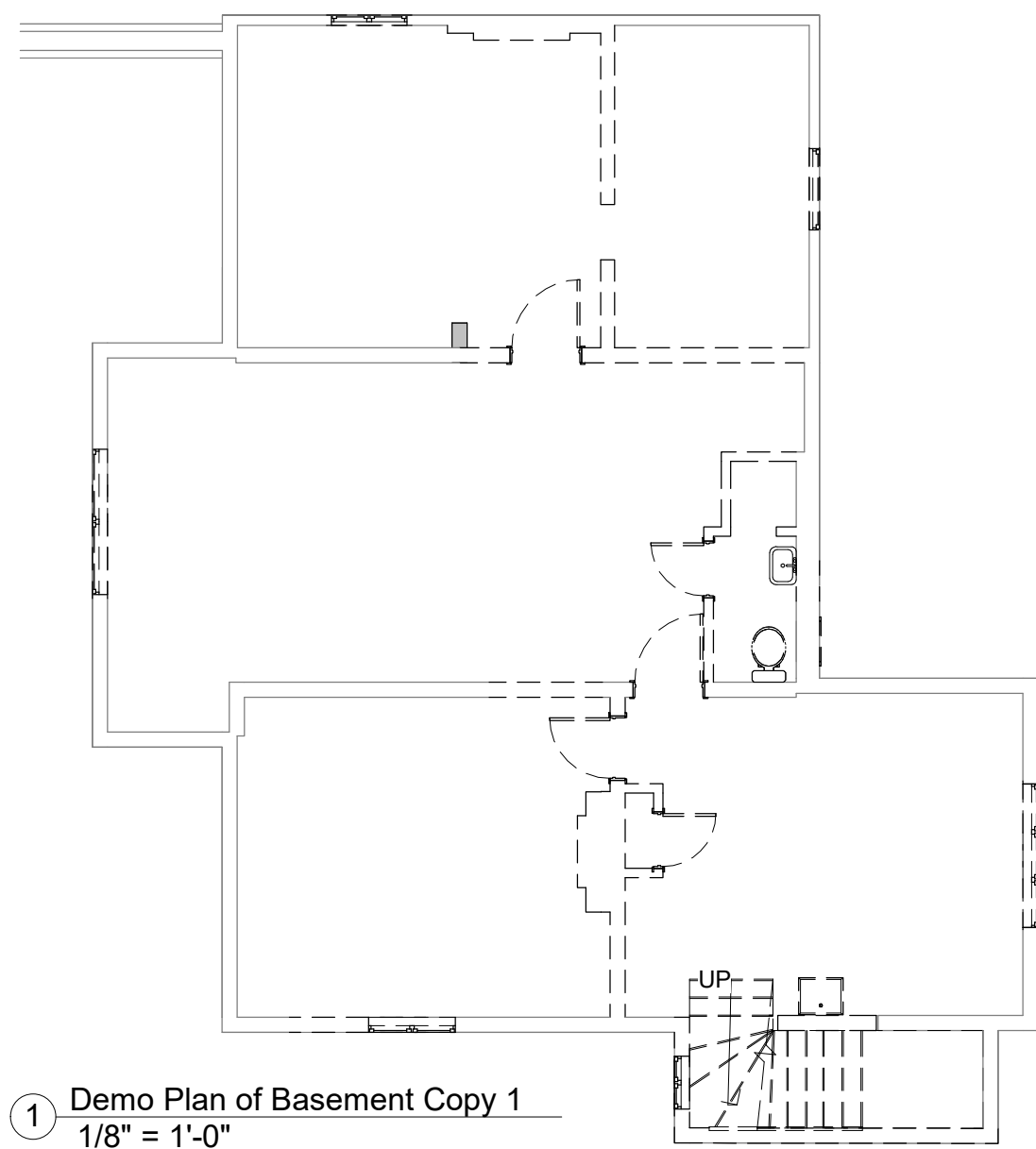
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 REVISED: 12/8/2023  
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 SCALE: 1/8"=1'-0"

**GLACIER Landscape, inc.** 7395 Hwy PD Verona, WI  
 PH: (608) 845-5111  
 FAX: (608) 845-3335  
 www.glacierlandscape.com

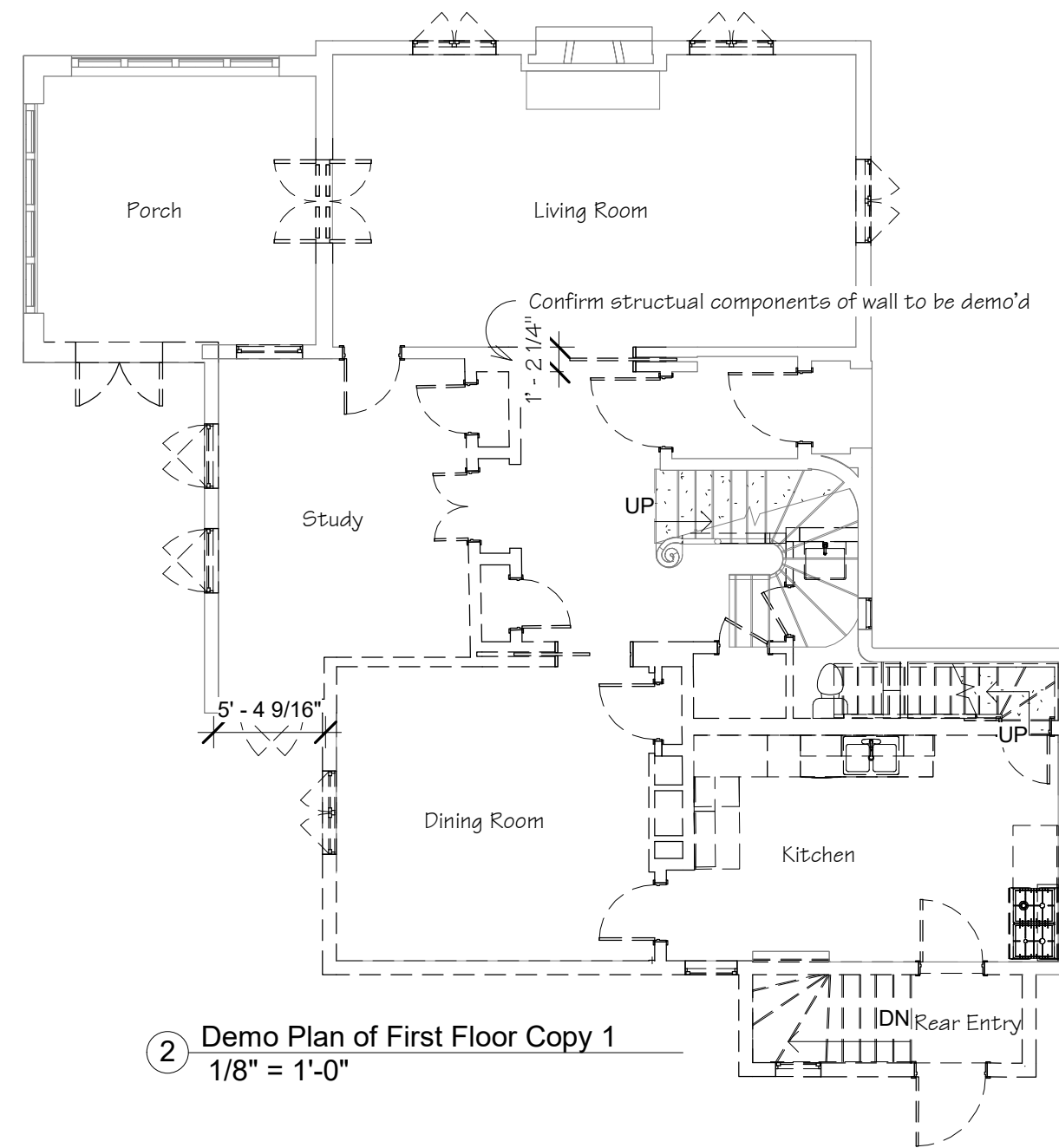
A Landscape Plan For:  
 Eisenhart Residence  
 2020 Chadbourne Ave  
 Madison, WI 53726



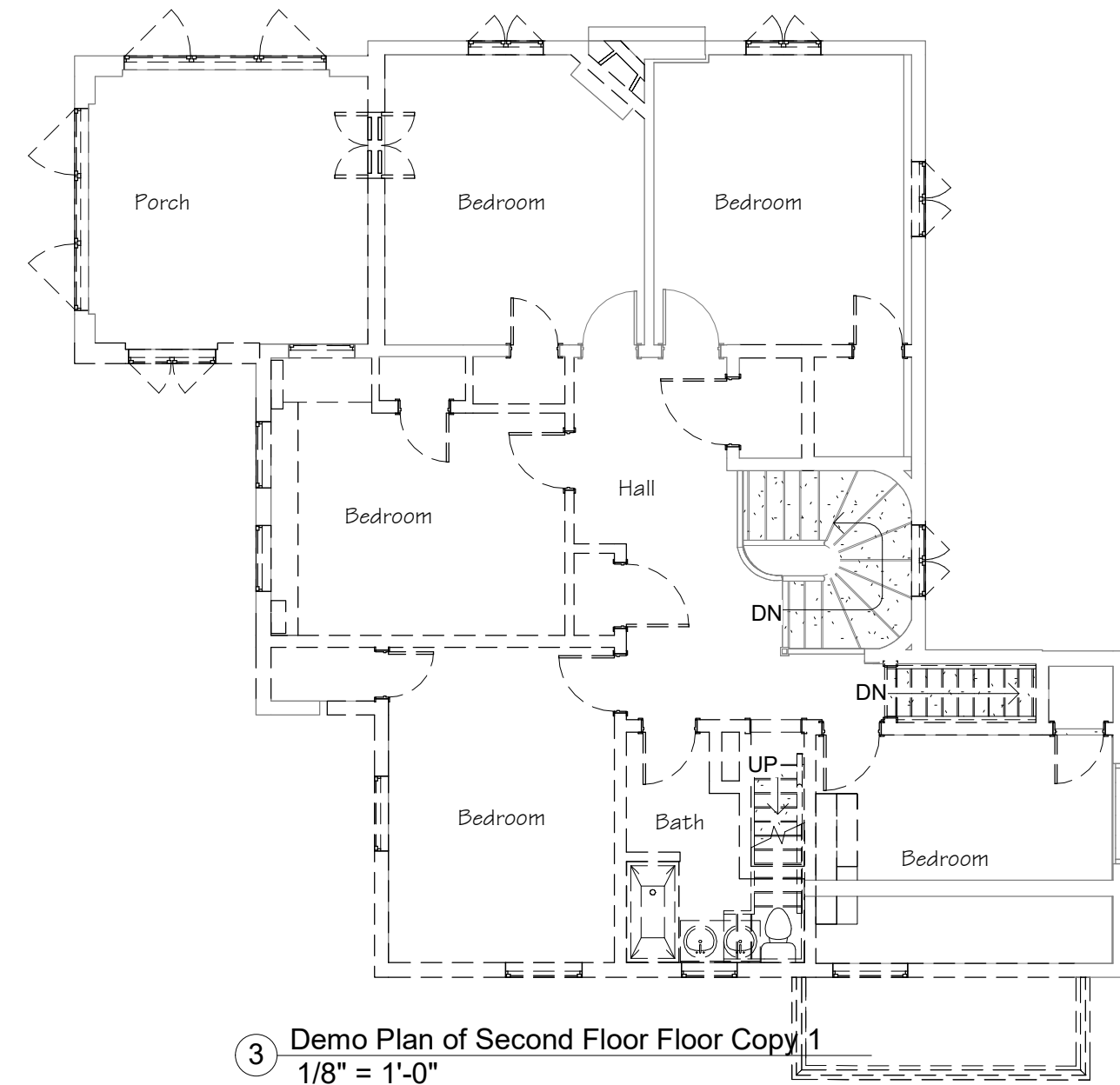
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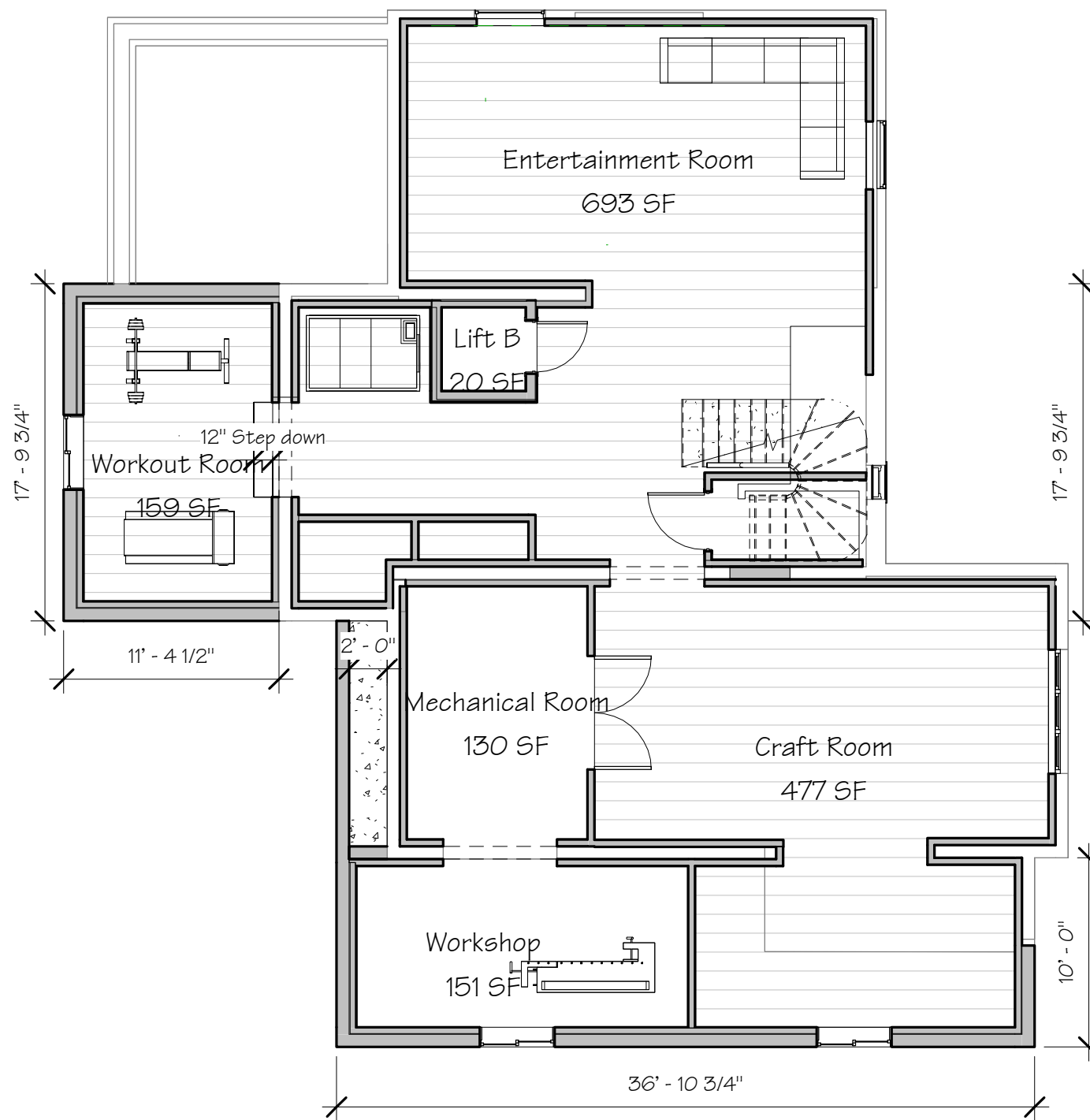
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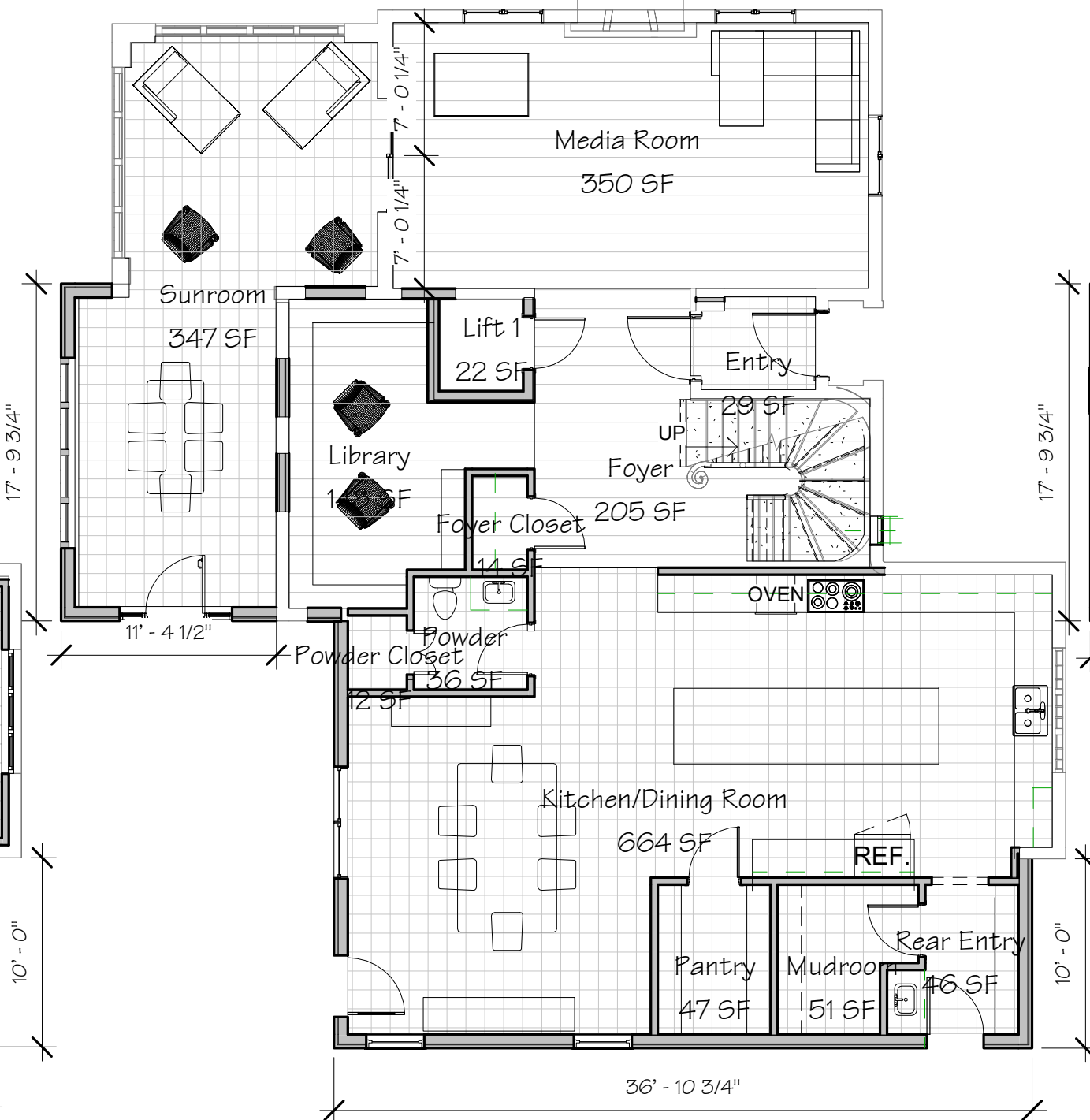
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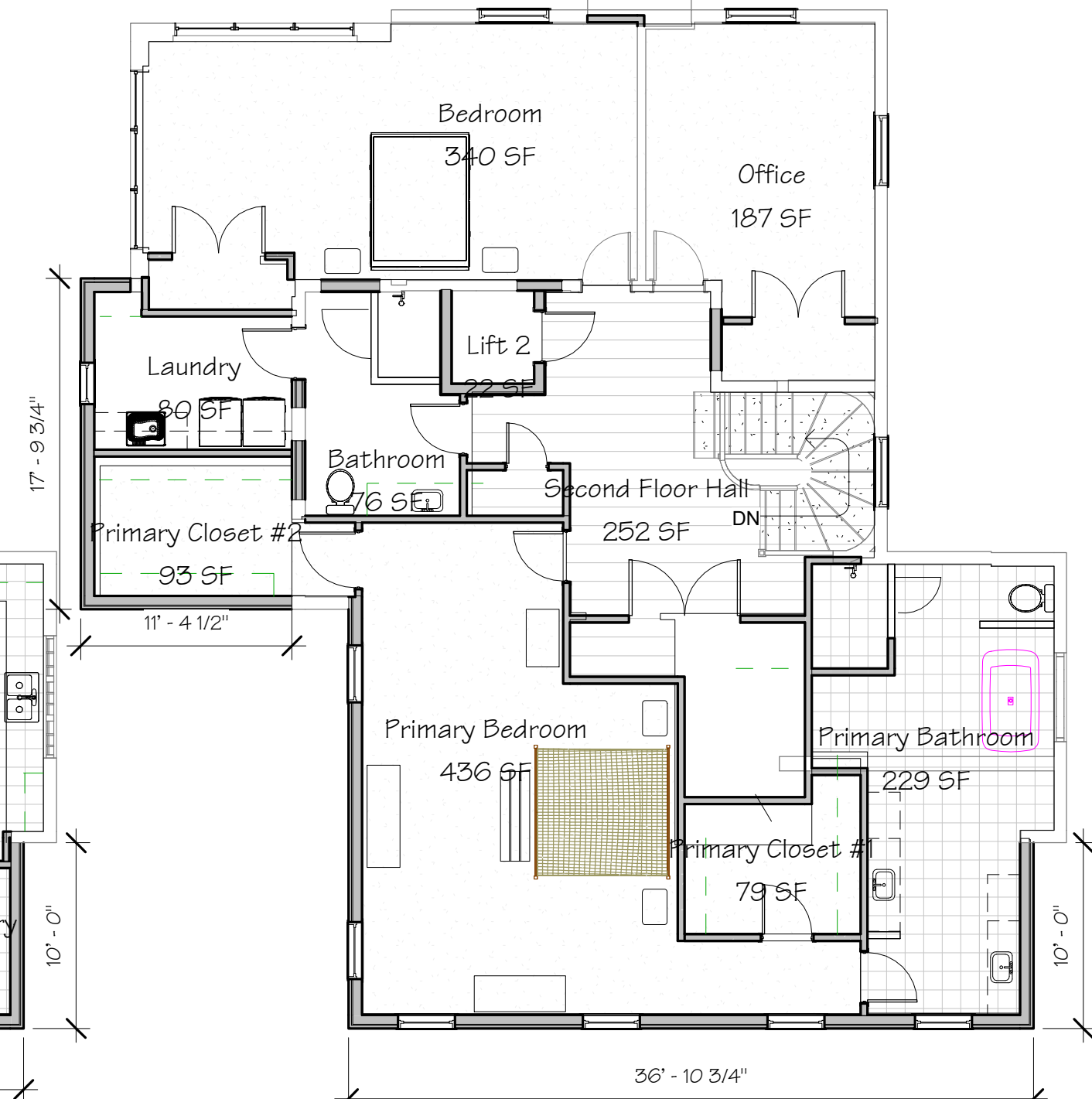
3 Demo Plan of Second Floor Copy 1  
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5 Proposed Plan of Basement Copy 1  
1/8" = 1'-0"



4 Proposed Plan of First Floor Copy 1  
1/8" = 1'-0"



6 Proposed Plan of Second Floor Copy 1  
1/8" = 1'-0"



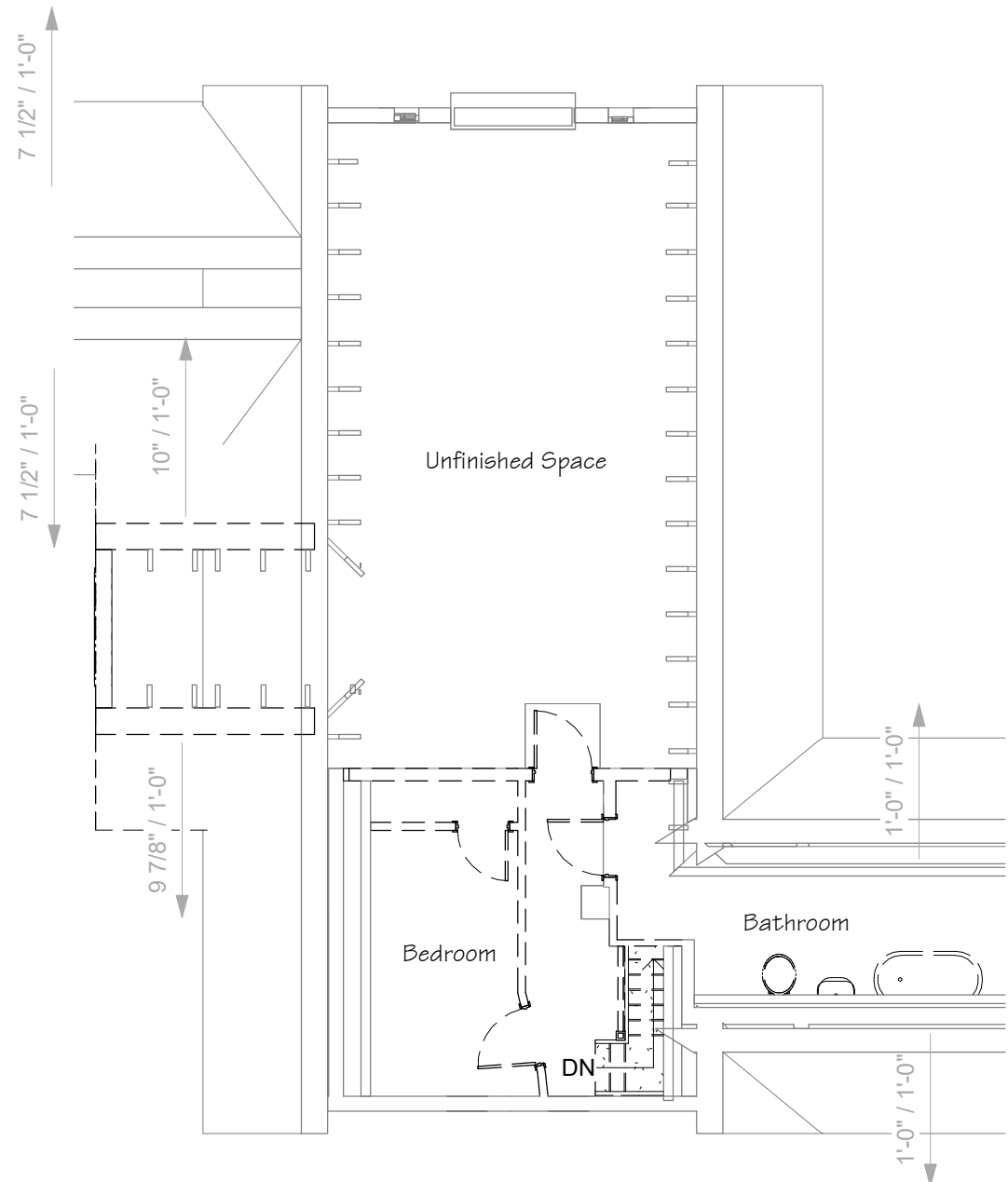
**SWEENEY**  
DESIGN + REMODEL

1008 Fish Hatchery Road, Madison, WI 53715  
Phone (608) 257-3034 Fax (608) 257-3003  
Email las@sweeneyconst.com

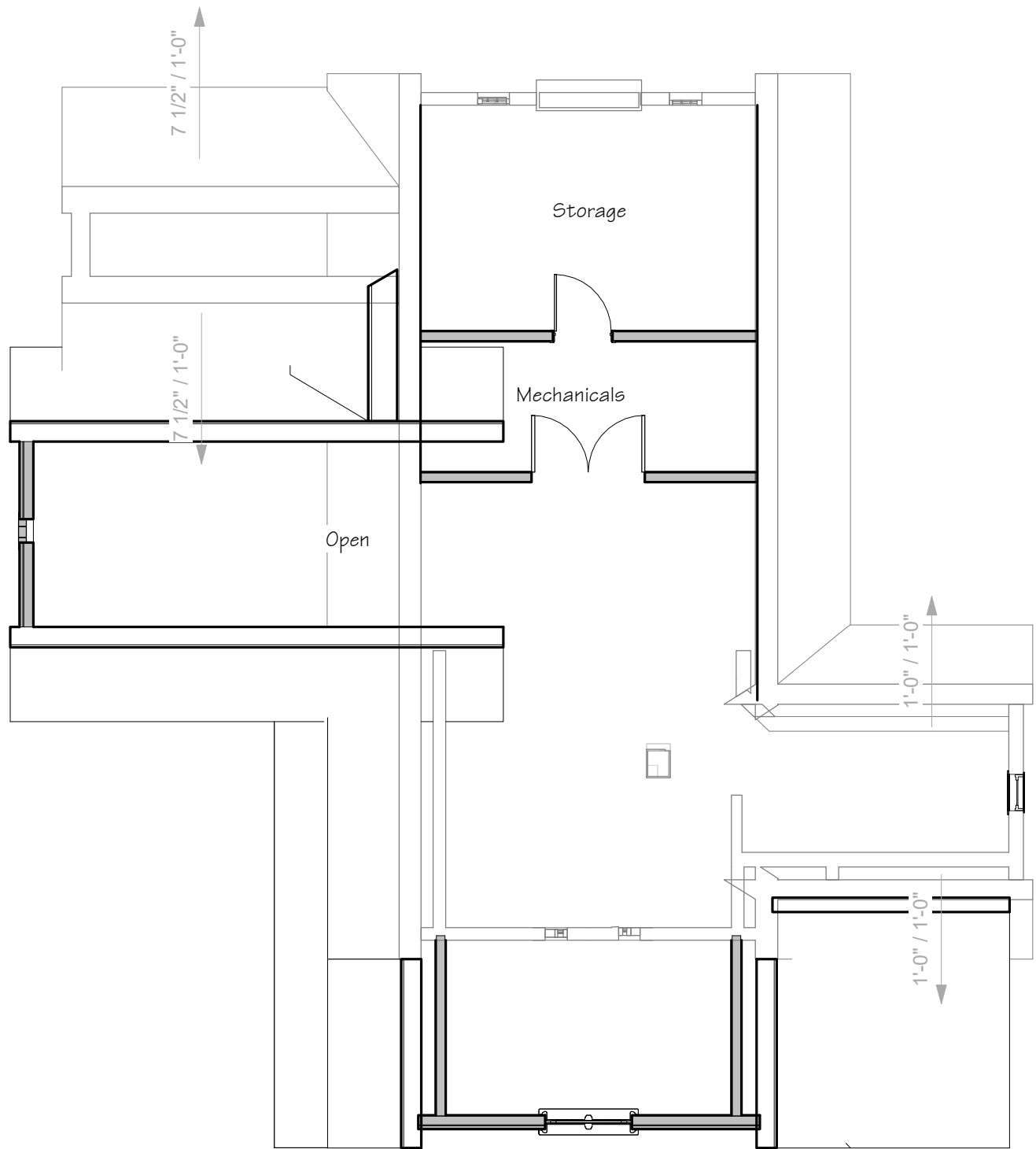
Joann & Eric Eisenhart  
2020 Chadbourne Avenue  
Madison, WI 53726

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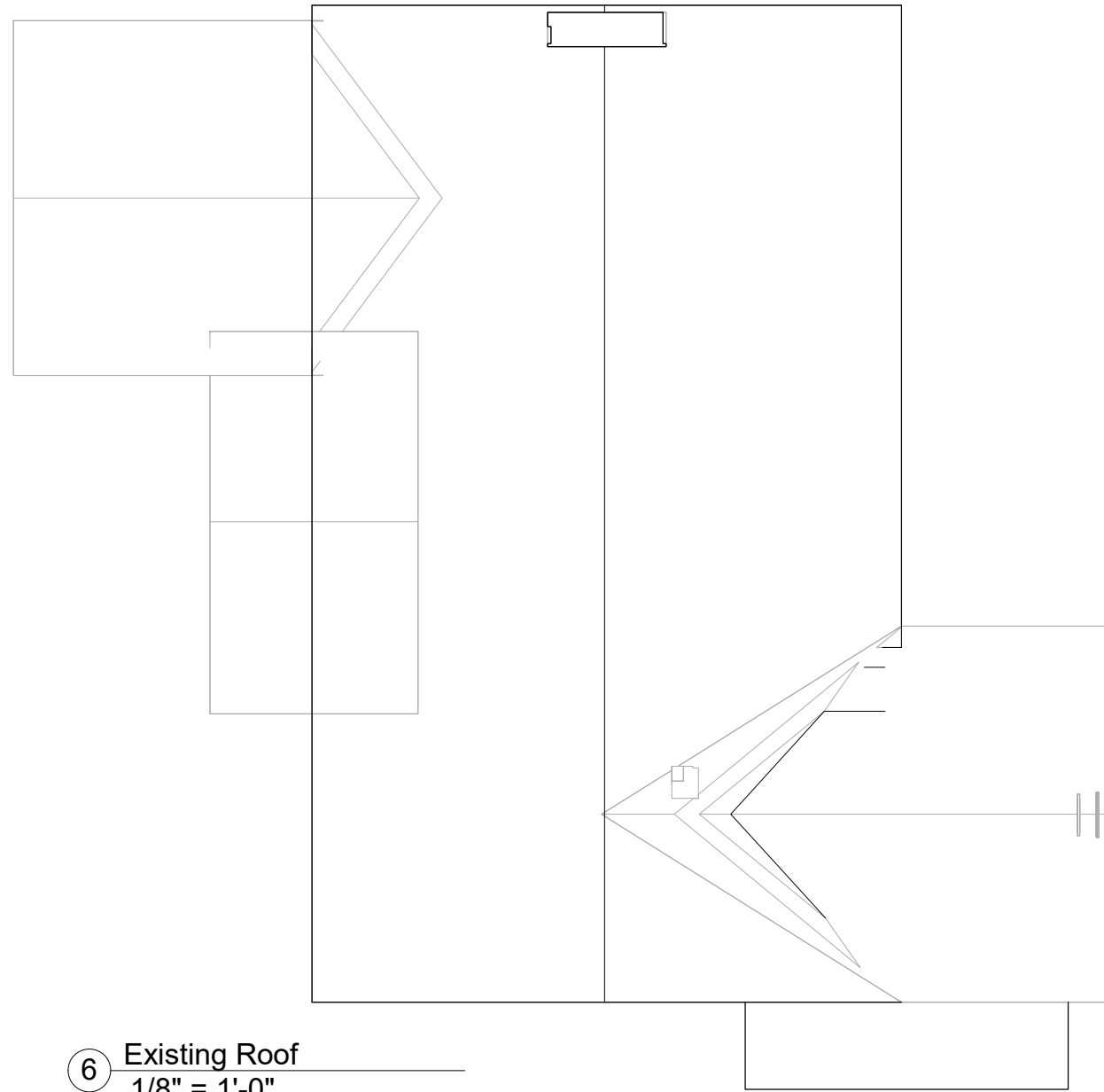
LM1



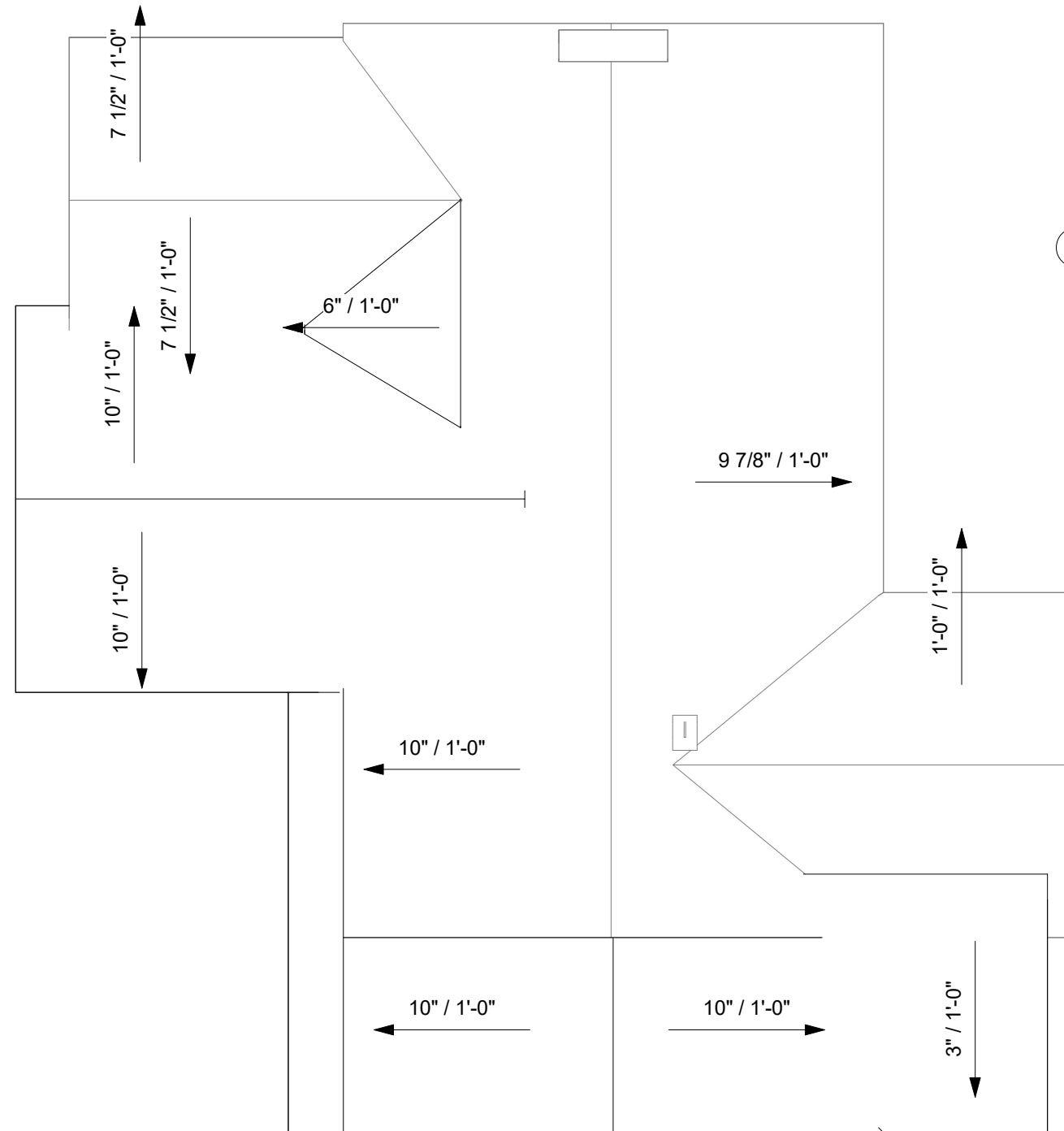
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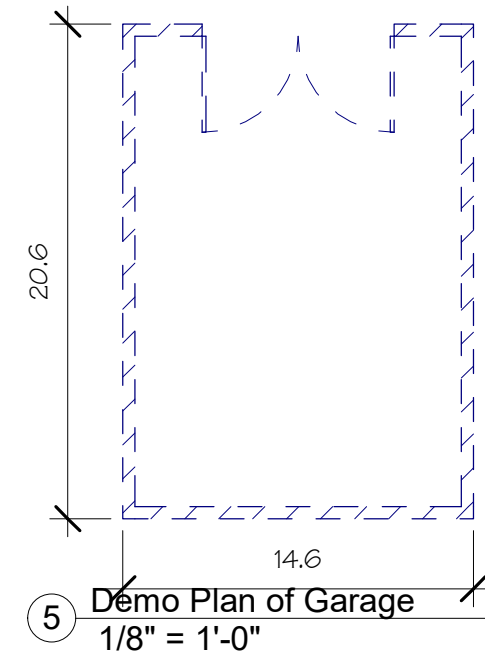
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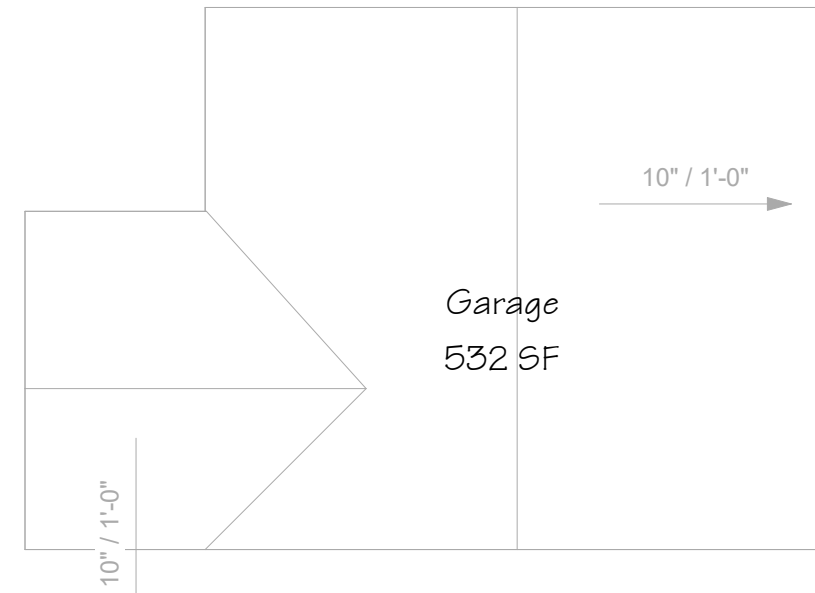
6 Existing Roof  
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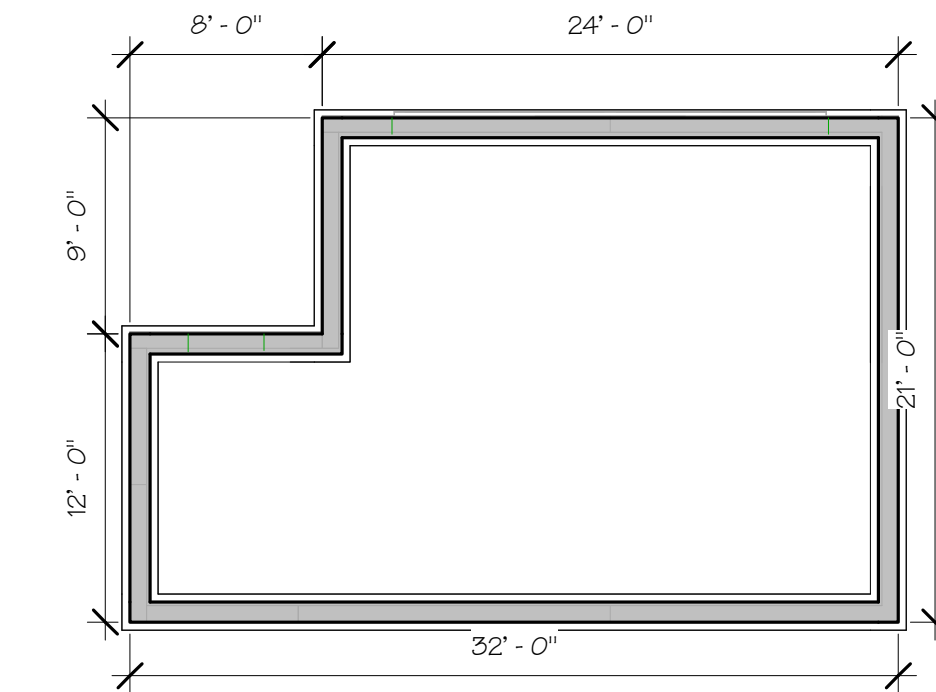
3 Roof Plan Copy 1



5 Demo Plan of Garage  
1/8" = 1'-0"



7 Garage Roof Plan  
1/8" = 1'-0"



4 Proposed Foundation Plan of Garage Copy  
1/8" = 1'-0"



**SWEENEY**  
DESIGN + REMODEL

1008 Fish Hatchery Road, Madison, WI 53715  
Phone (608) 257-3034 Fax (608) 257-3003  
Email: lae@sweeneyconst.com

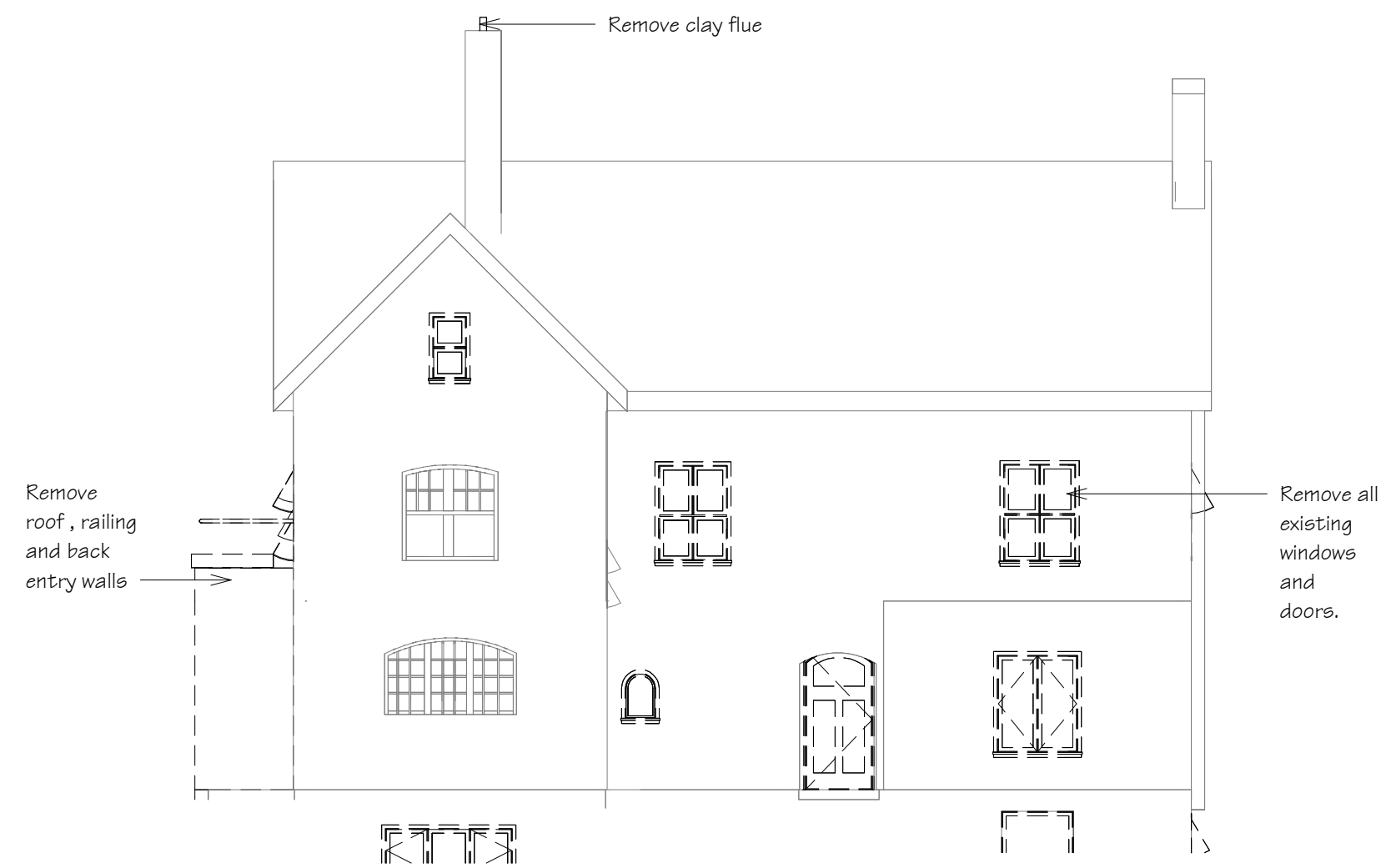
Joann & Eric Eisenhart  
2020 Chadbourne Avenue  
Madison, WI 53726

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LM2



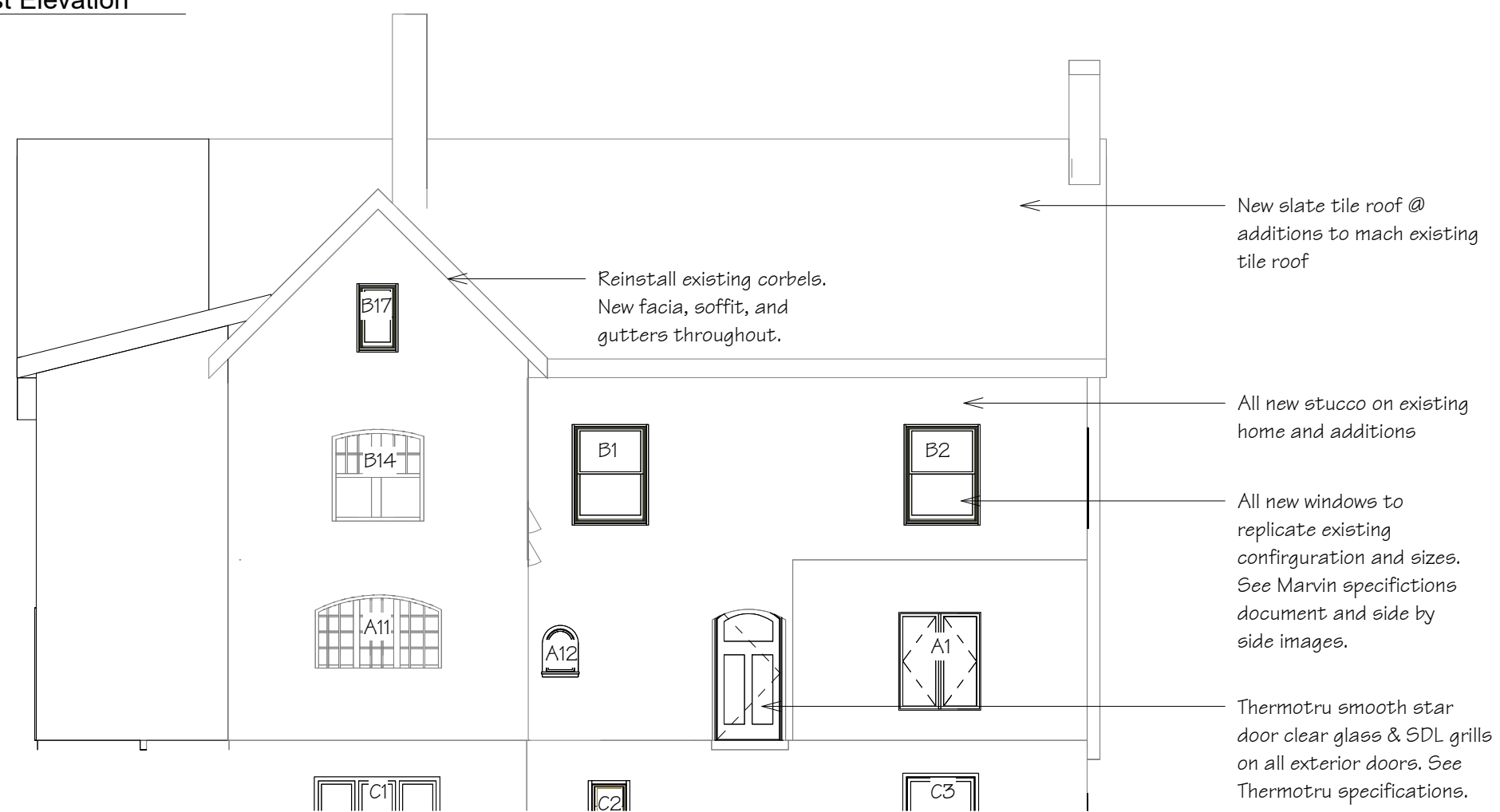
1 Existing South Elevation  
1/8" = 1'-0"



3 Existing West Elevation  
1/8" = 1'-0"



2 Proposed South Elevation  
1/8" = 1'-0"



4 Proposed West Elevation  
1/8" = 1'-0"



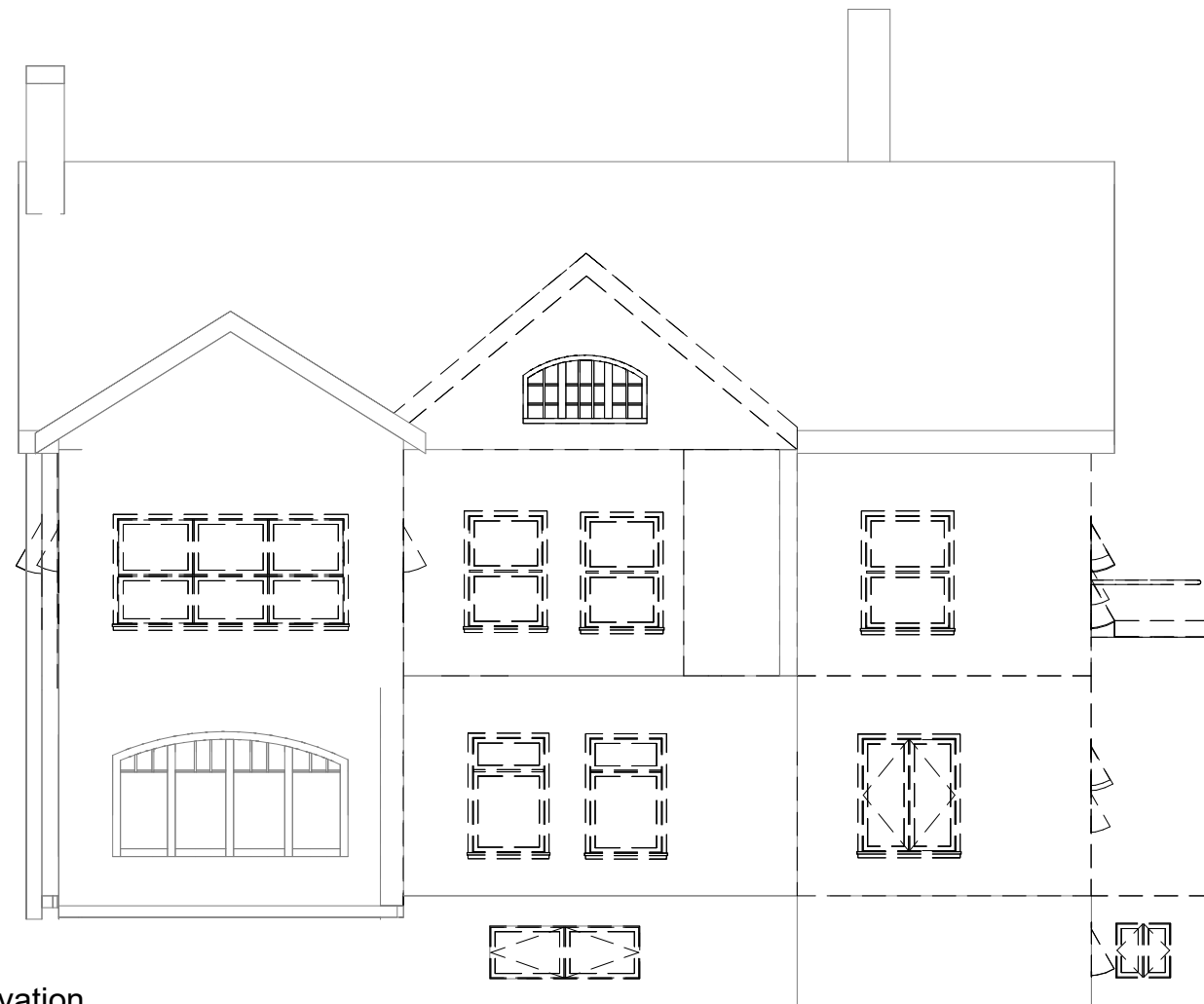
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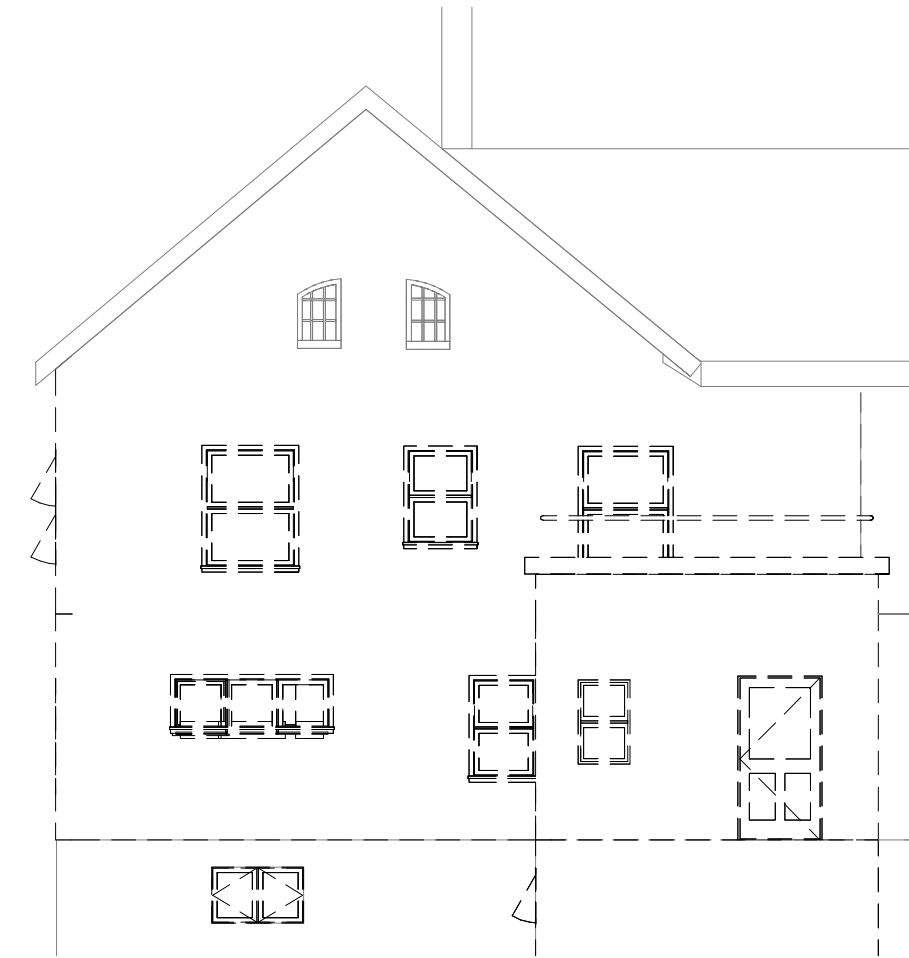
Joann & Eric Eisenhart  
2020 Chadbourne Avenue  
Madison, WI 53726

2/7/2024 12:15:39 PM

LM3



③ Existing East Elevation  
1/8" = 1'-0"



② Existing Demo North Elevation  
1/8" = 1'-0"



① Proposed East Elevation  
1/8" = 1'-0"



④ Proposed North Elevation  
1/8" = 1'-0"



**SWEENEY**  
DESIGN • REMODEL

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Joann & Eric Eisenhart  
2020 Chadbourne Avenue  
Madison, WI 53726

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LM4

1 3D View 1



2 3D View 2



4 3D View 4



3 3D View 3



5 3D View 5

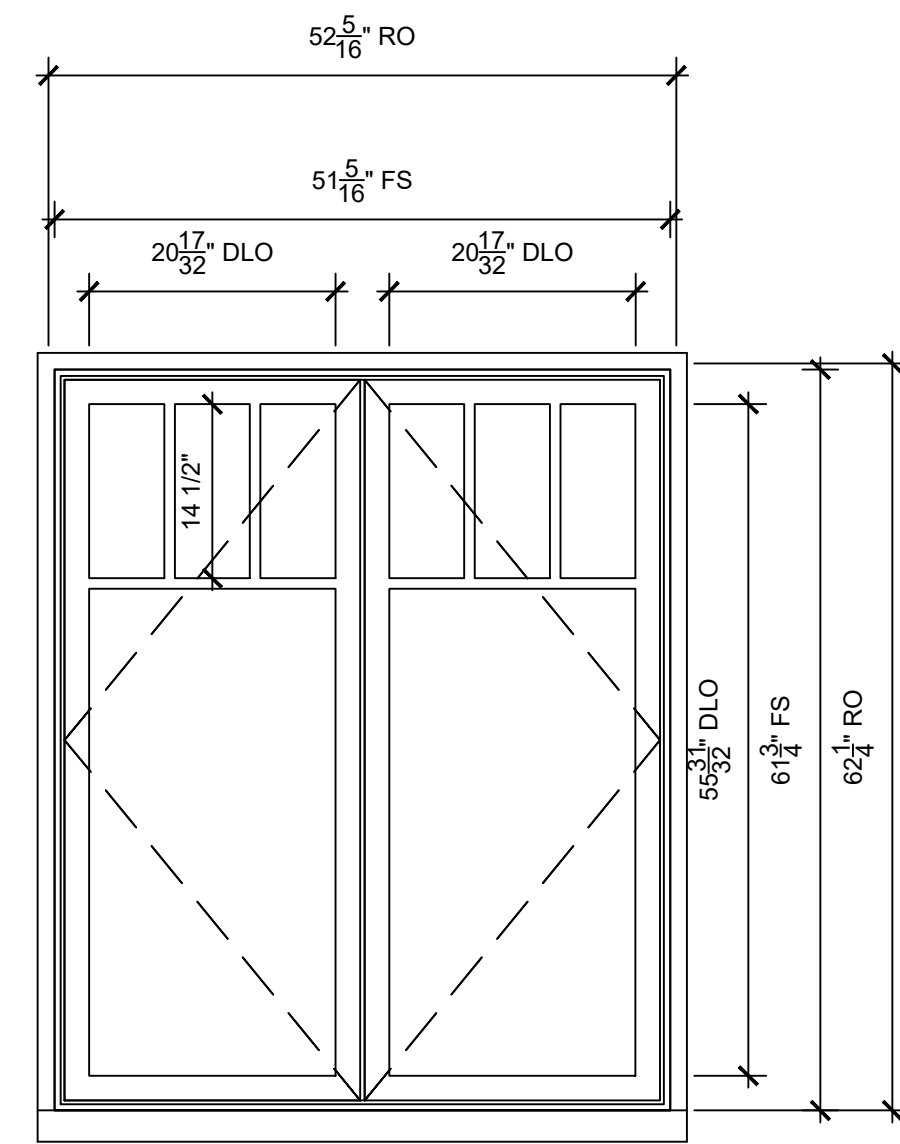


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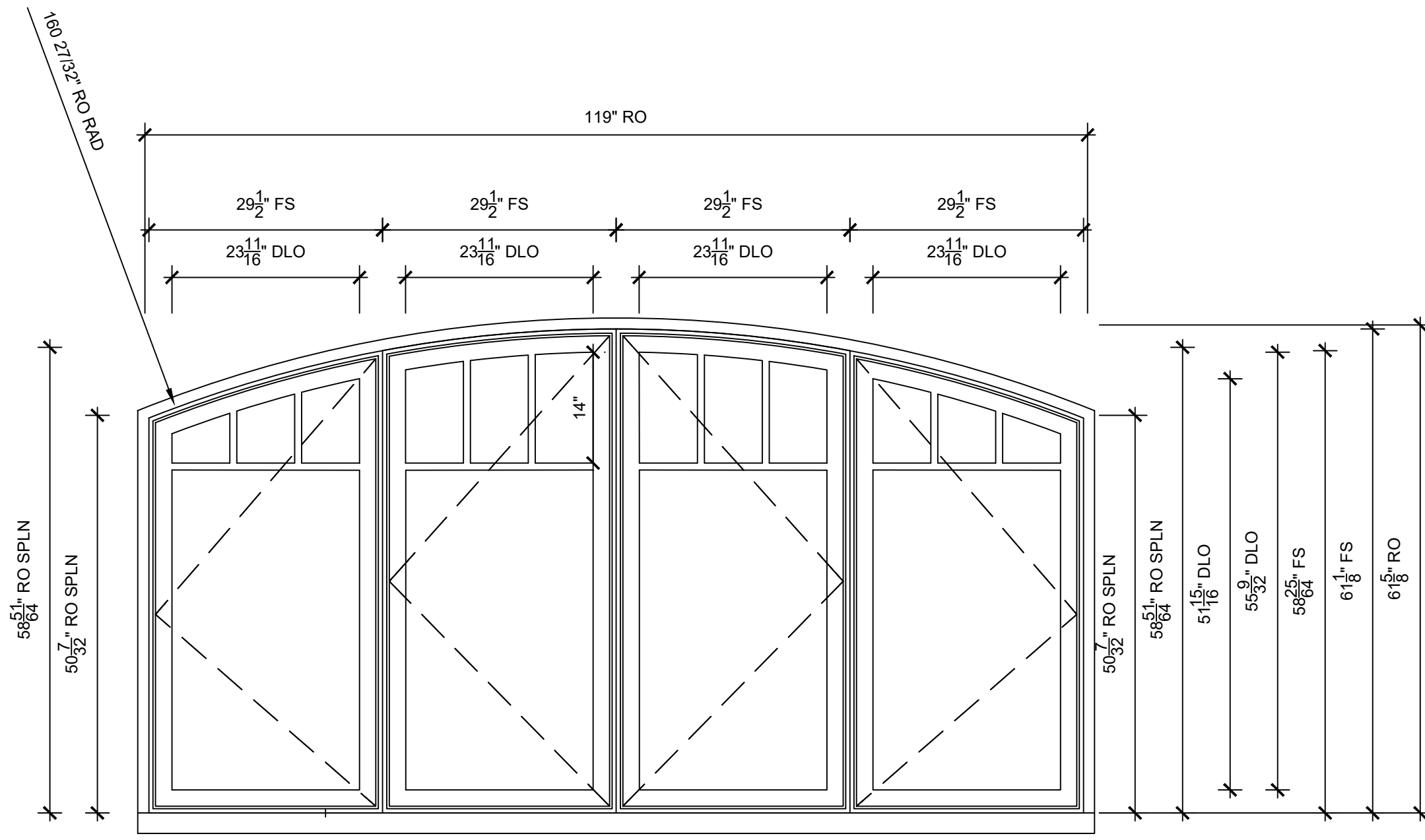
Joann & Eric Eisenhart  
2020 Chadbourne Avenue  
Madison, WI 53726

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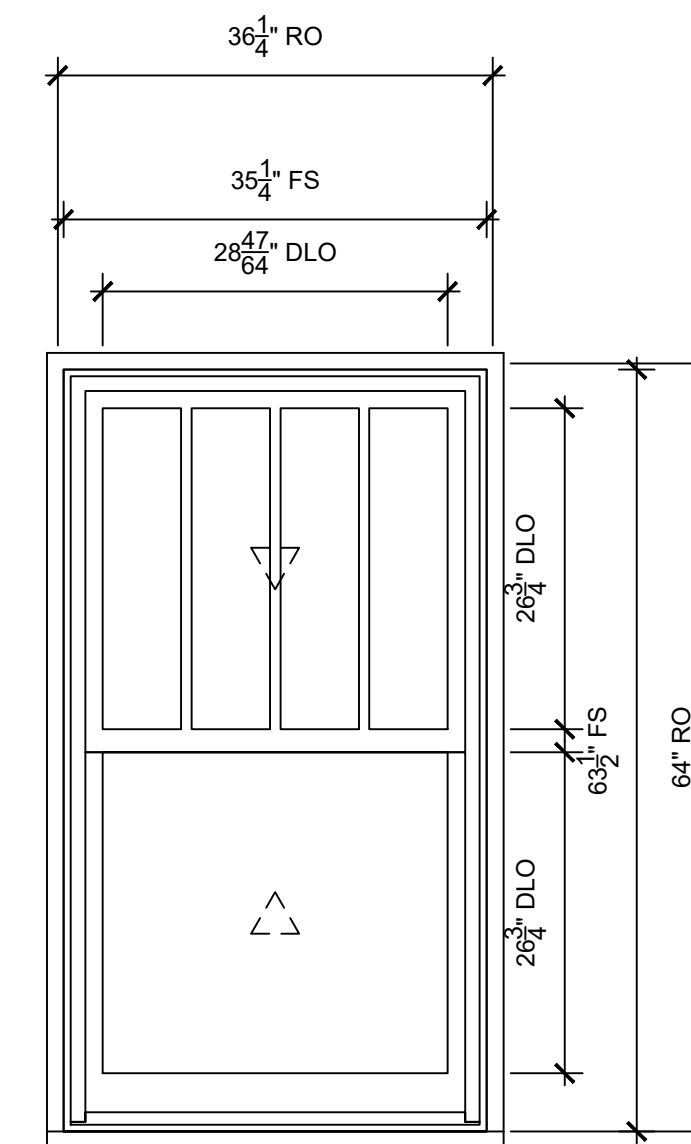
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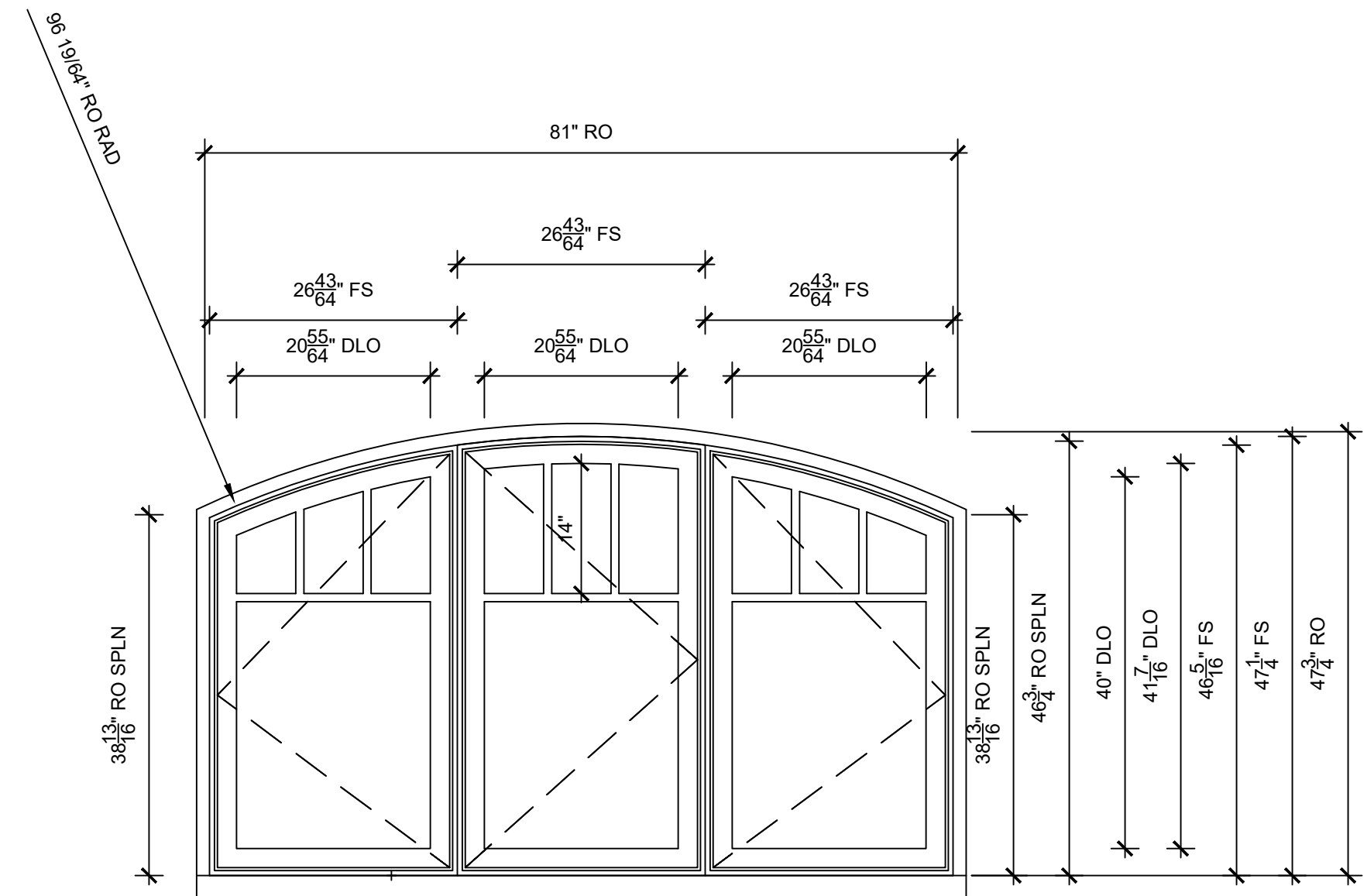
**LIVING RM A1-A3**  
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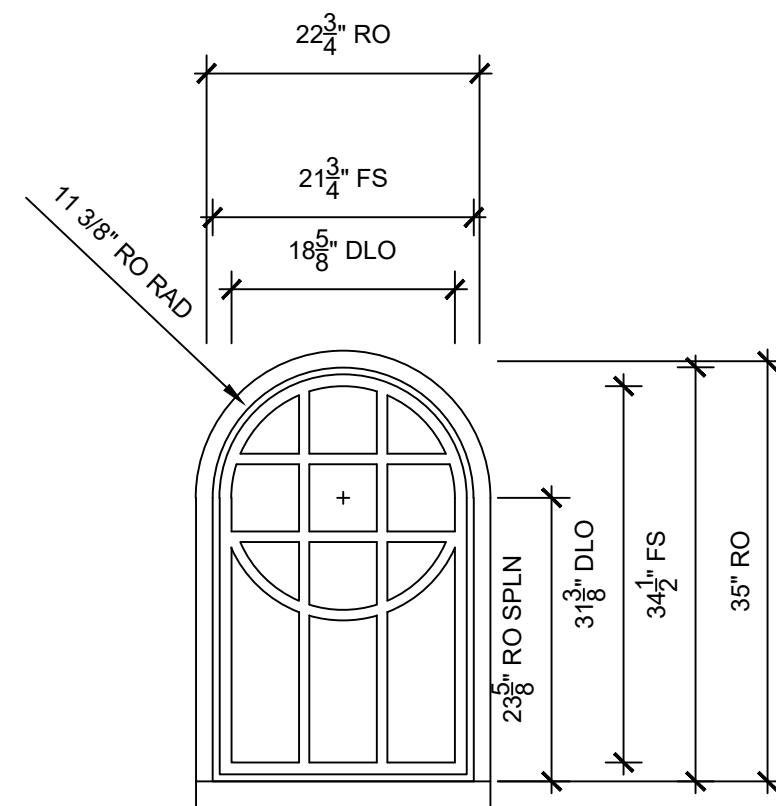
**SUNROOM A5, A6, A7**  
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**FORMAL DINING A9, A10**  
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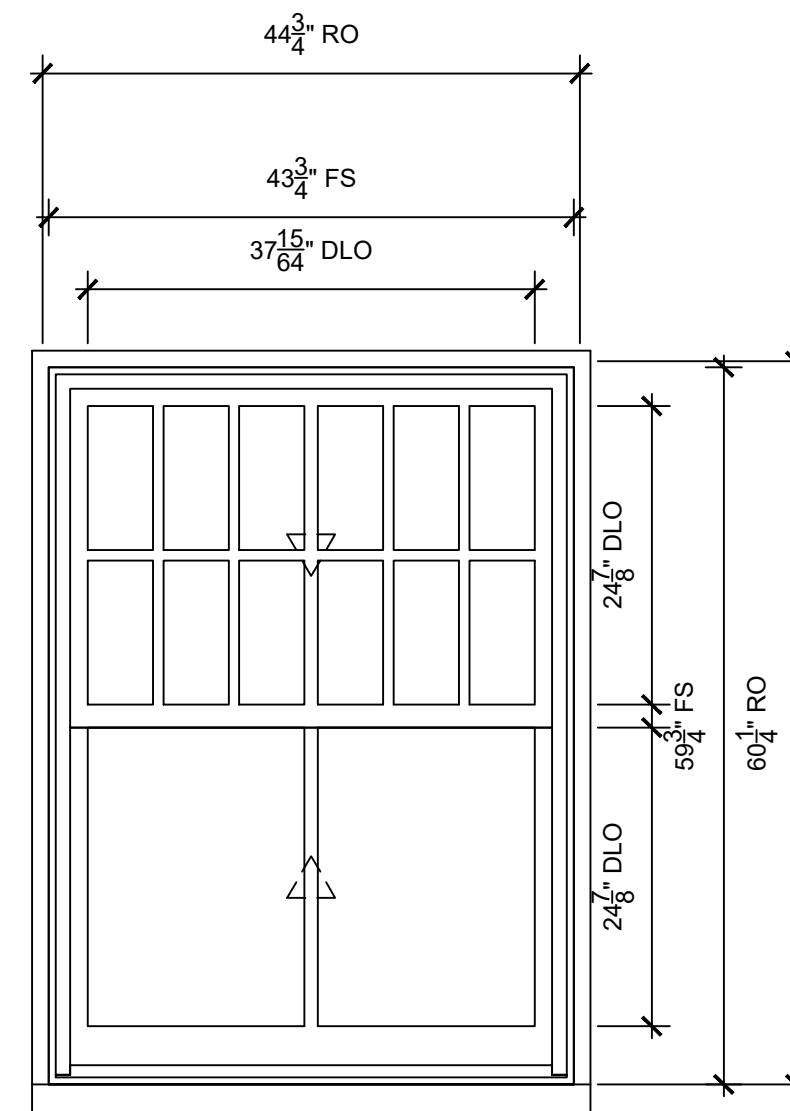


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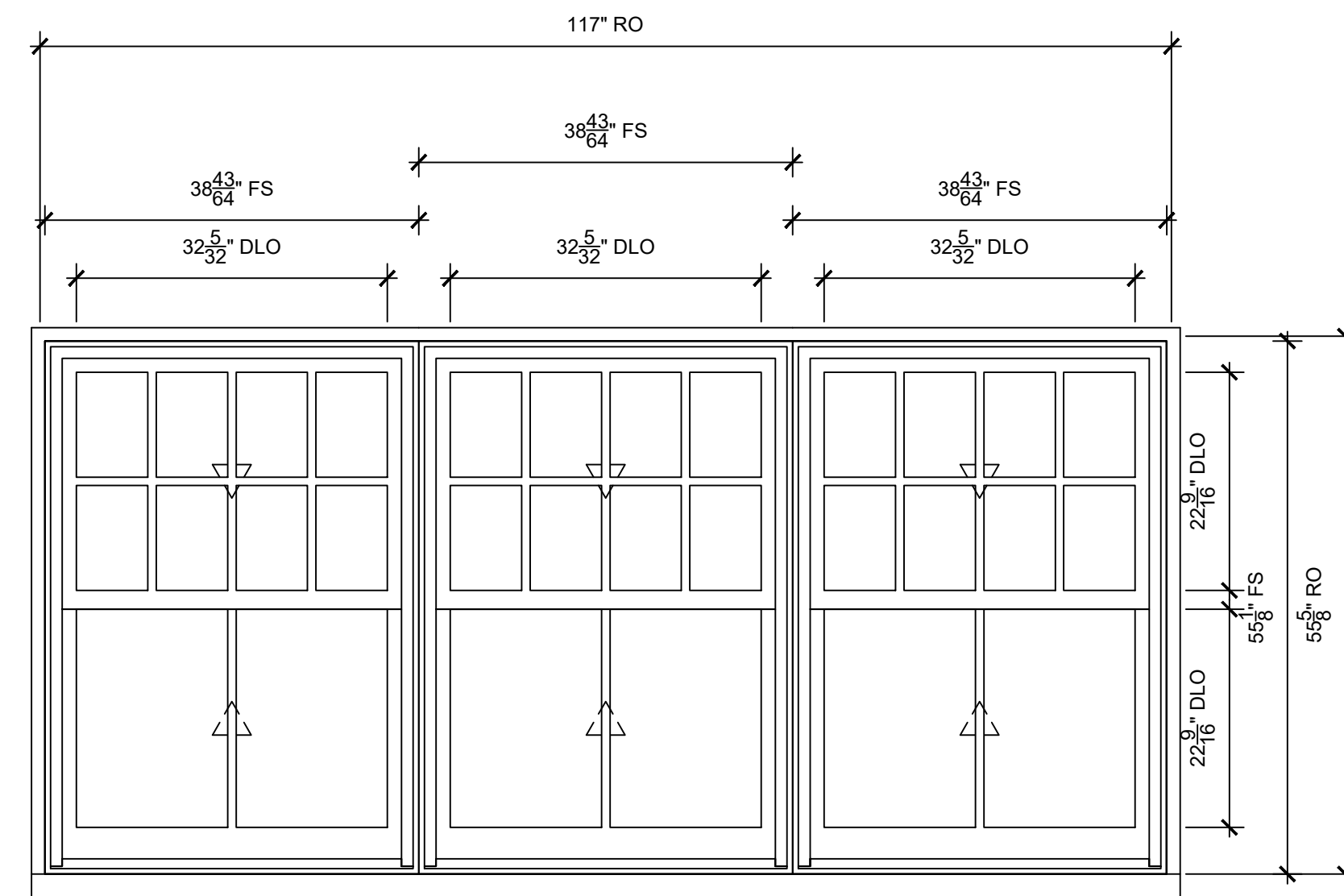


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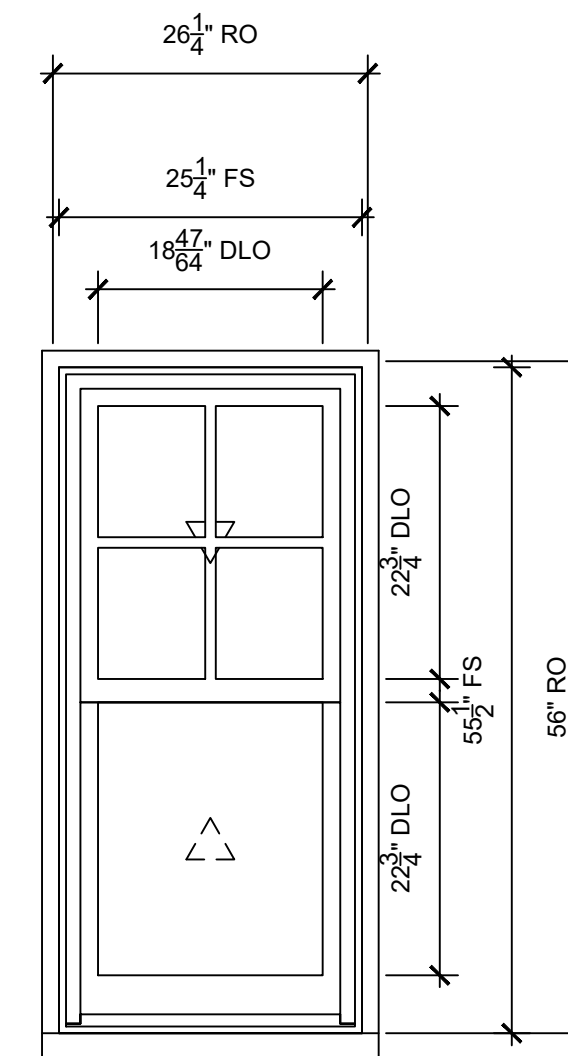
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FACTORY APPROVAL



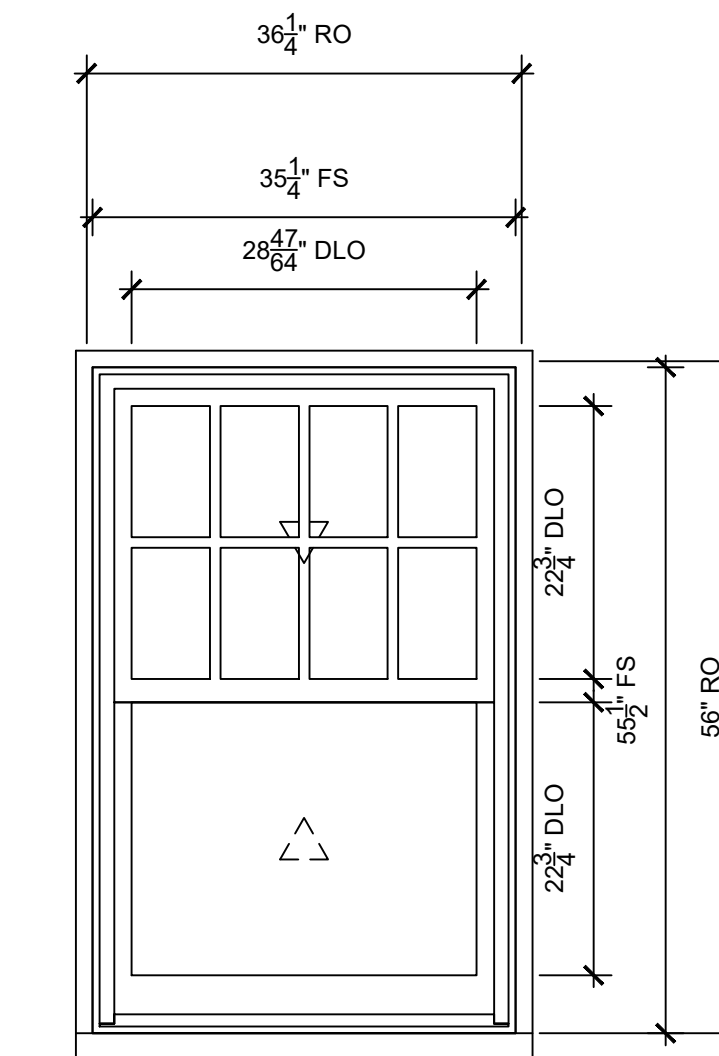
**BEDROOMS B2-B4**  
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**GUEST BEDROOM**  
SCALE: 3/4" = 1'-0"



**LAUNDRY B7**  
SCALE: 3/4" = 1'-0"



**PRIMARY BED B8-B13**  
SCALE: 3/4" = 1'-0"

**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, Inc., 52763  
52763. If the Marvin products are not selected without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

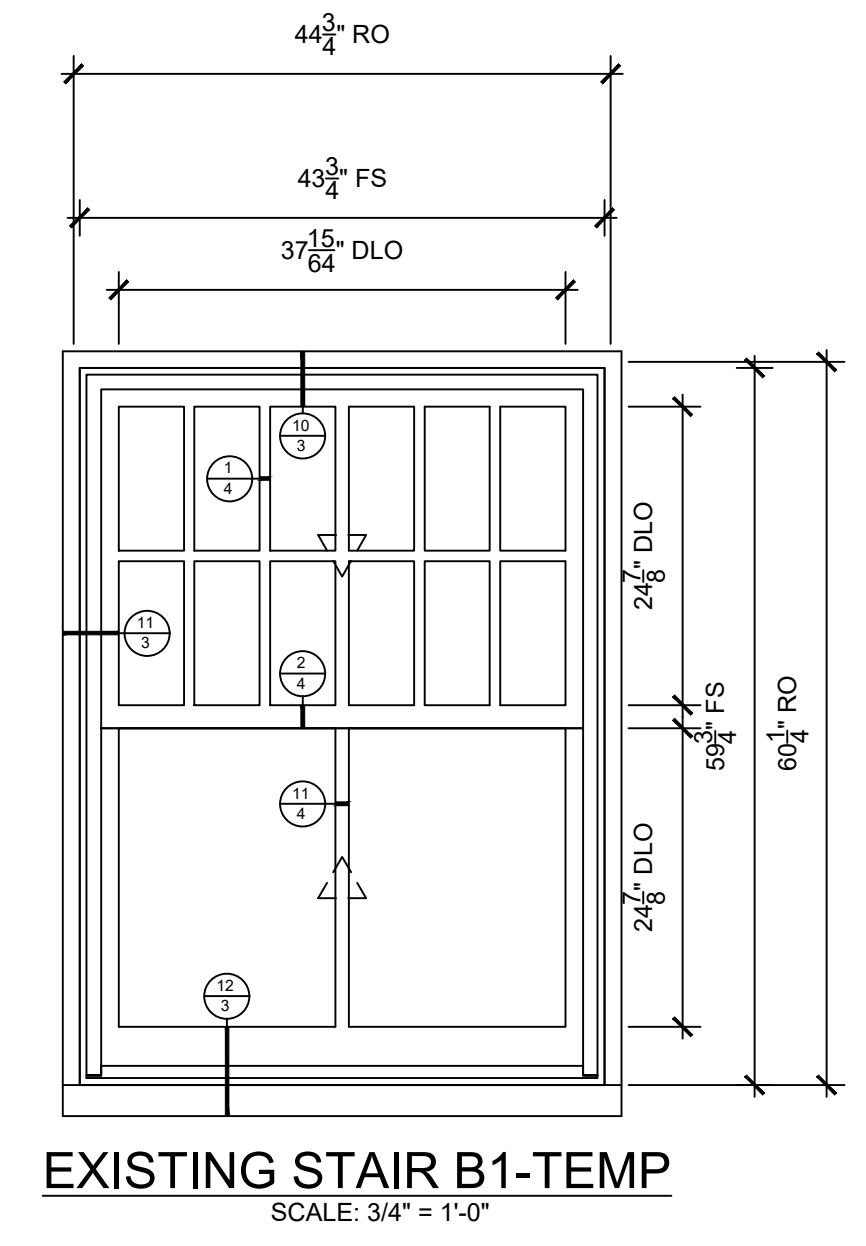
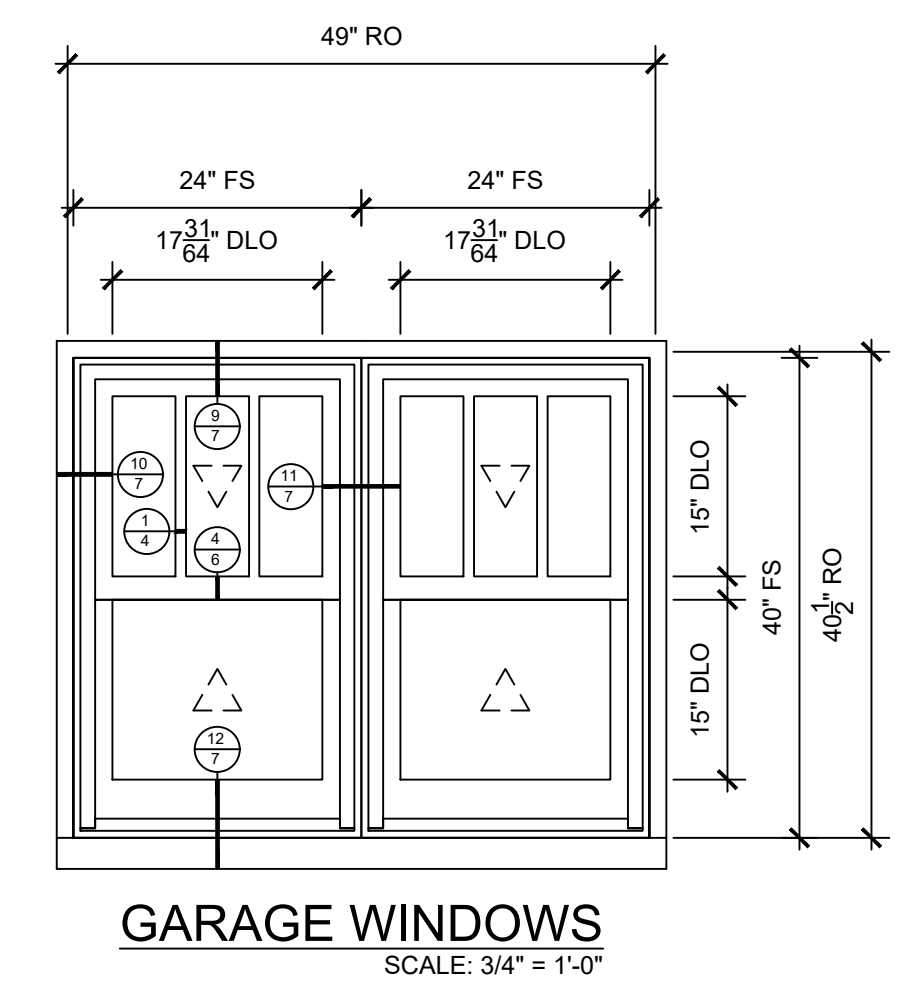
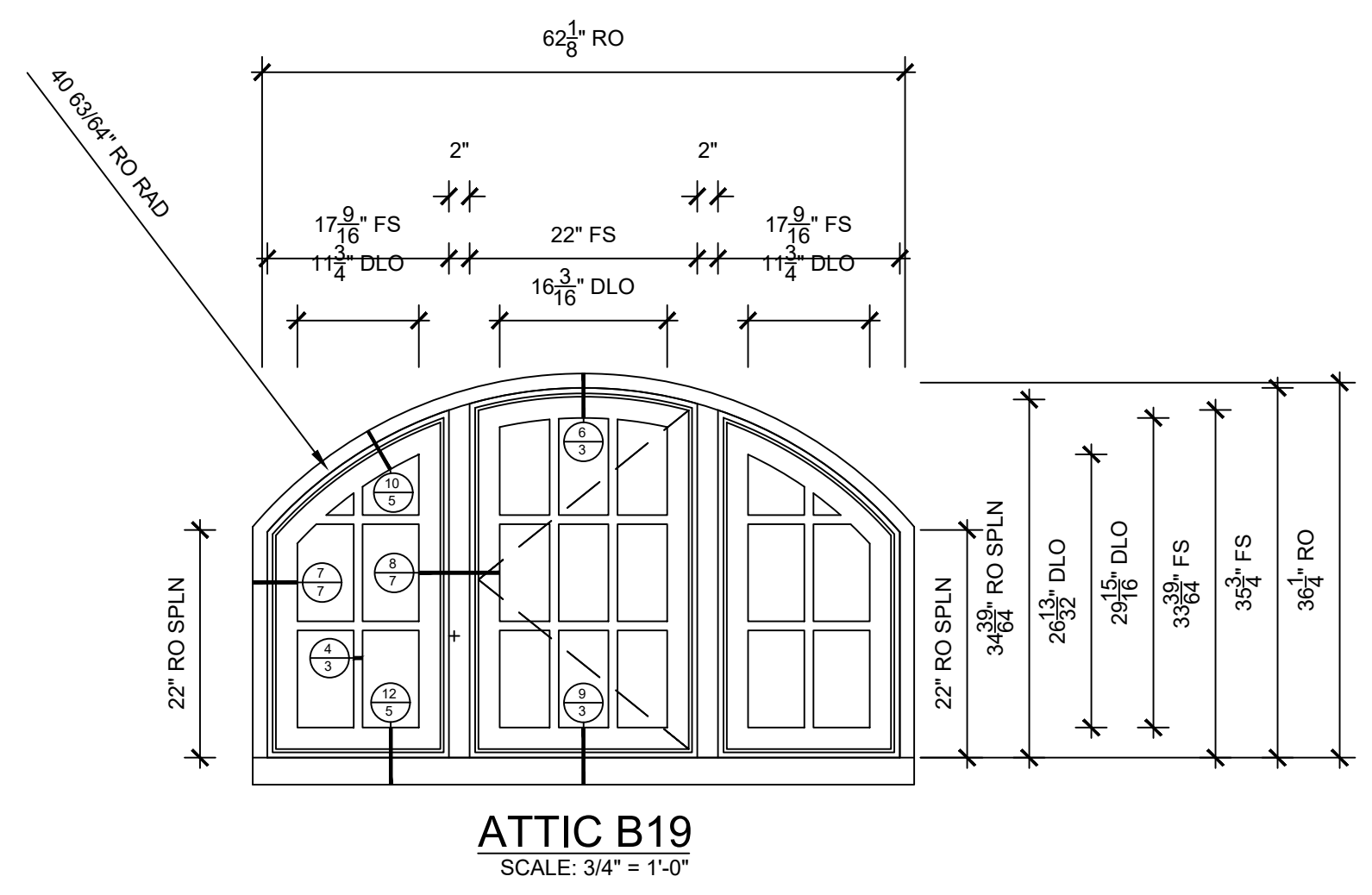
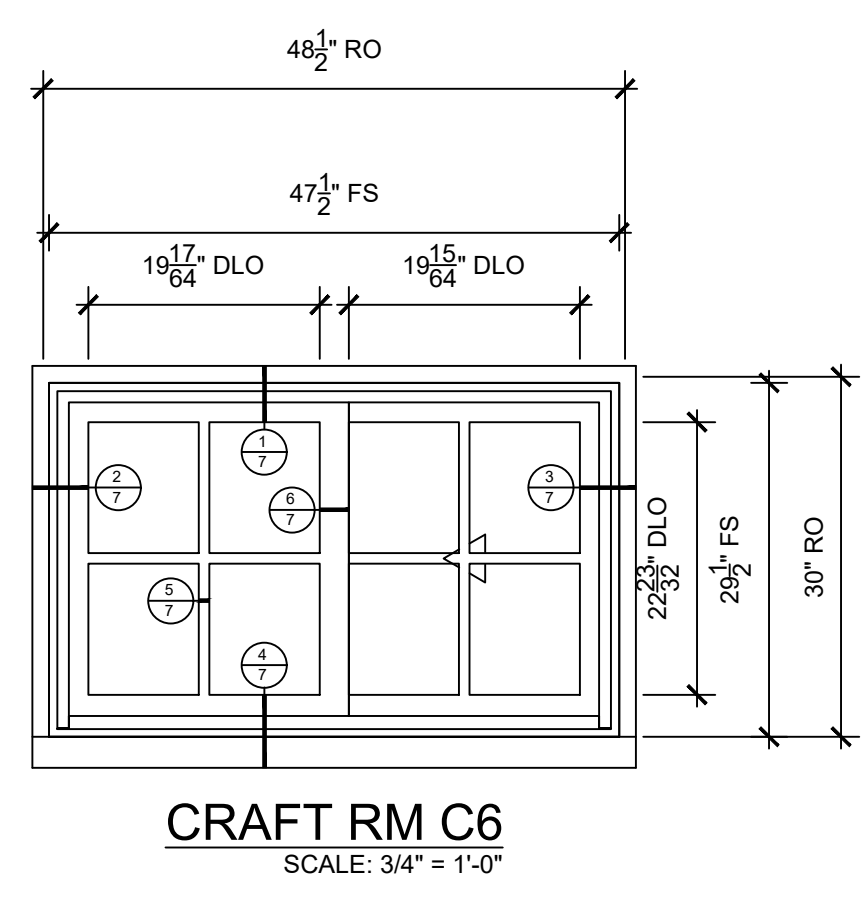
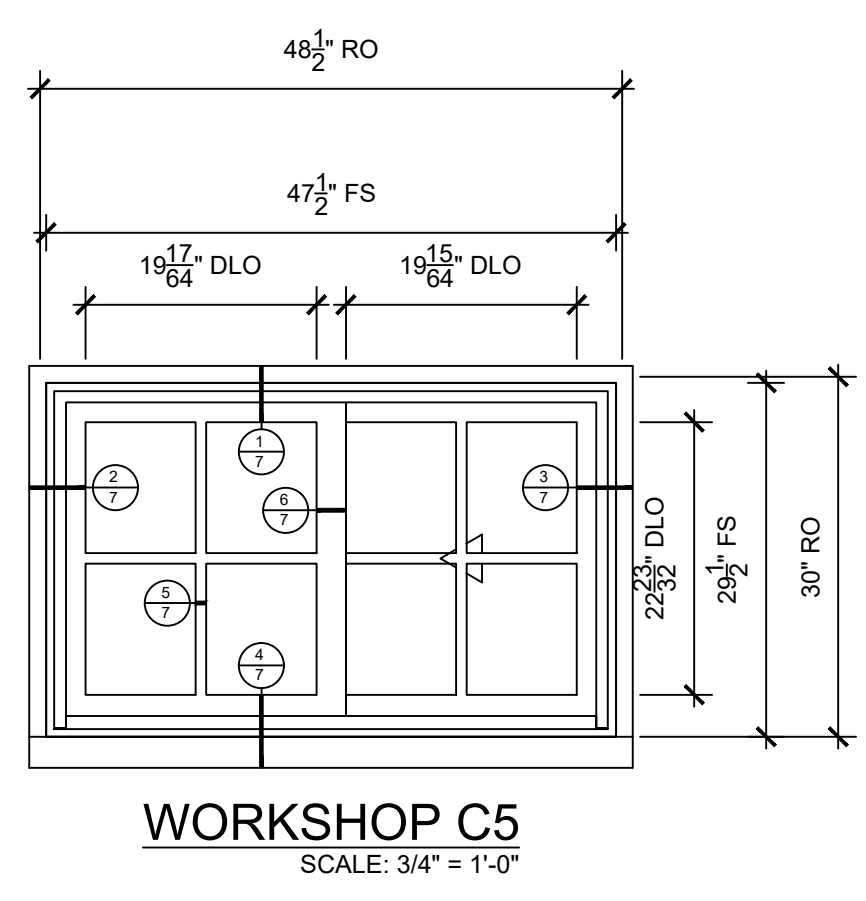
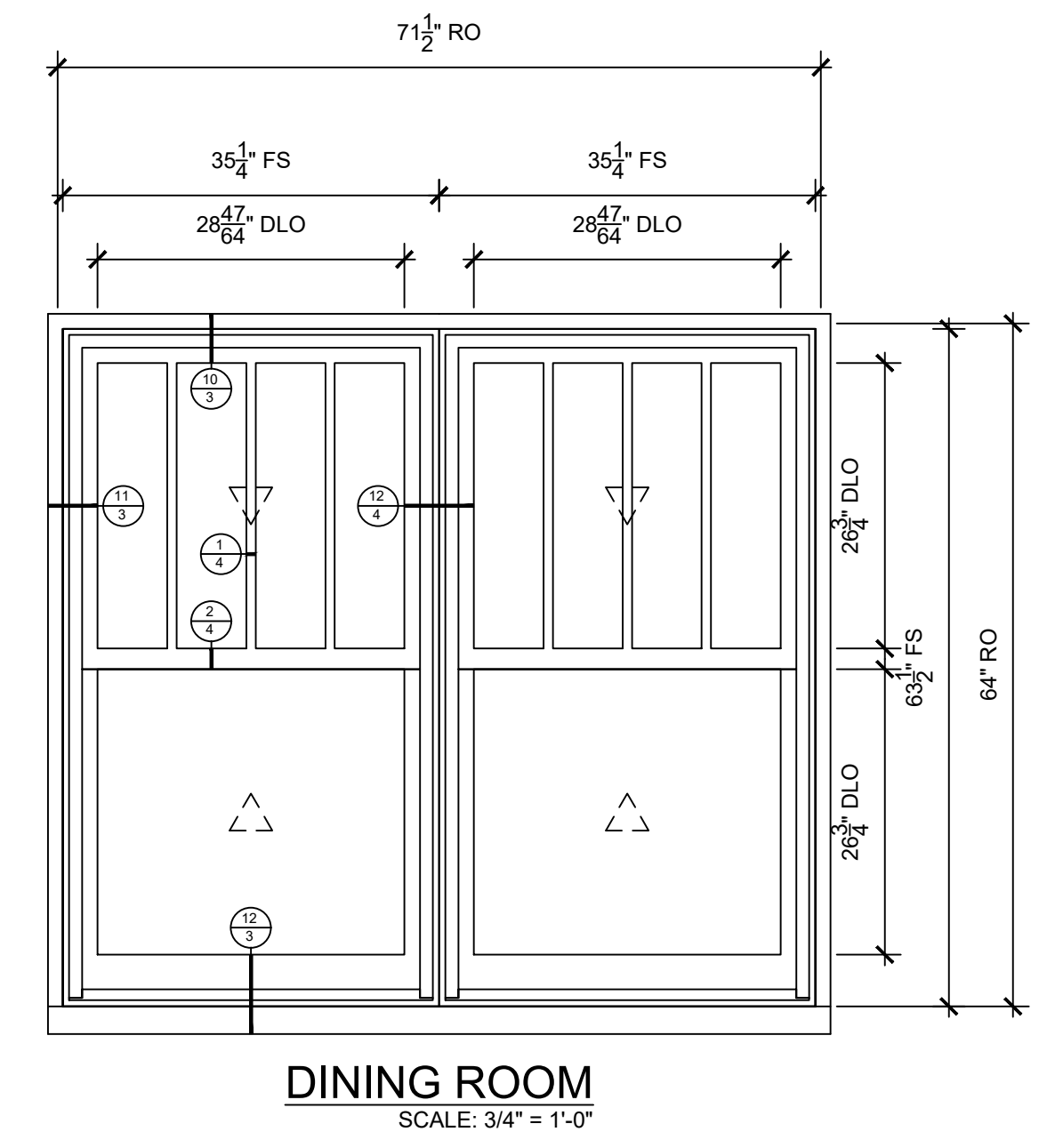
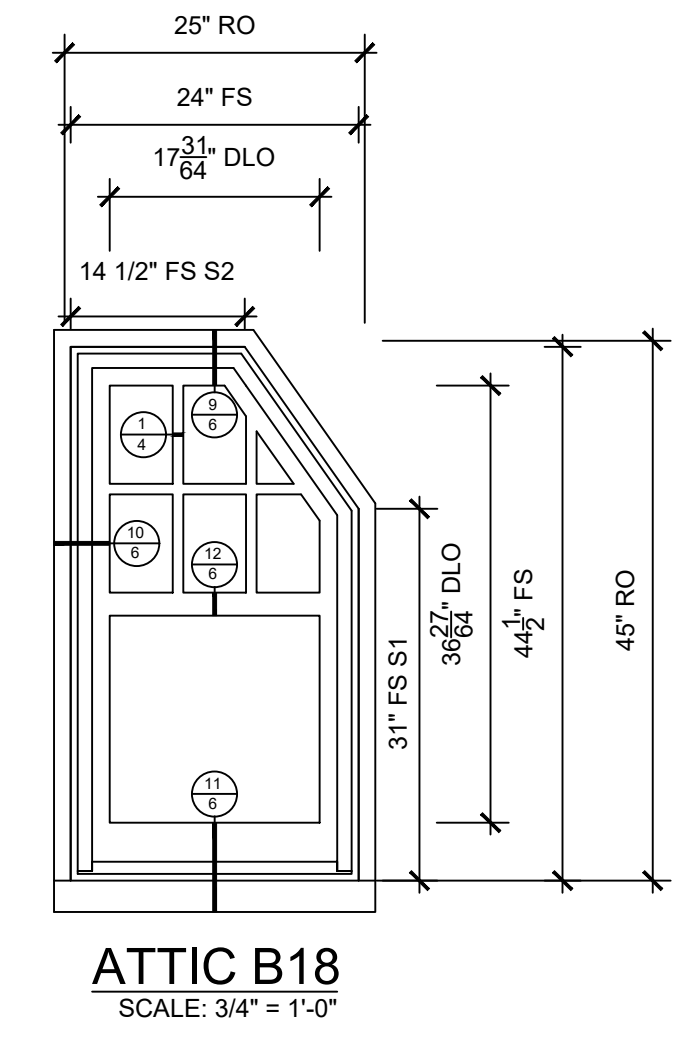
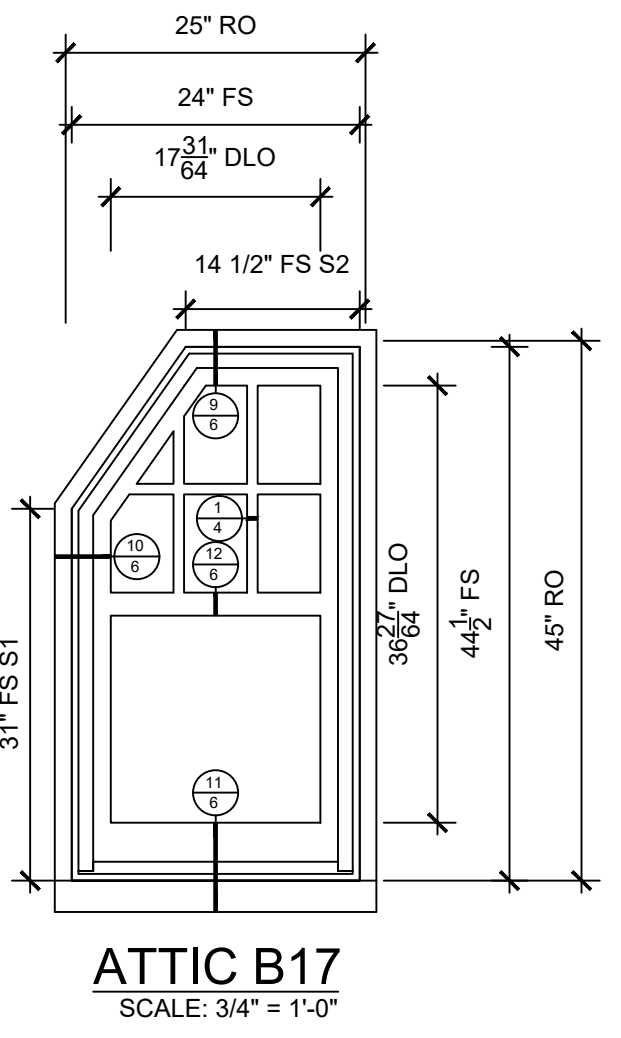
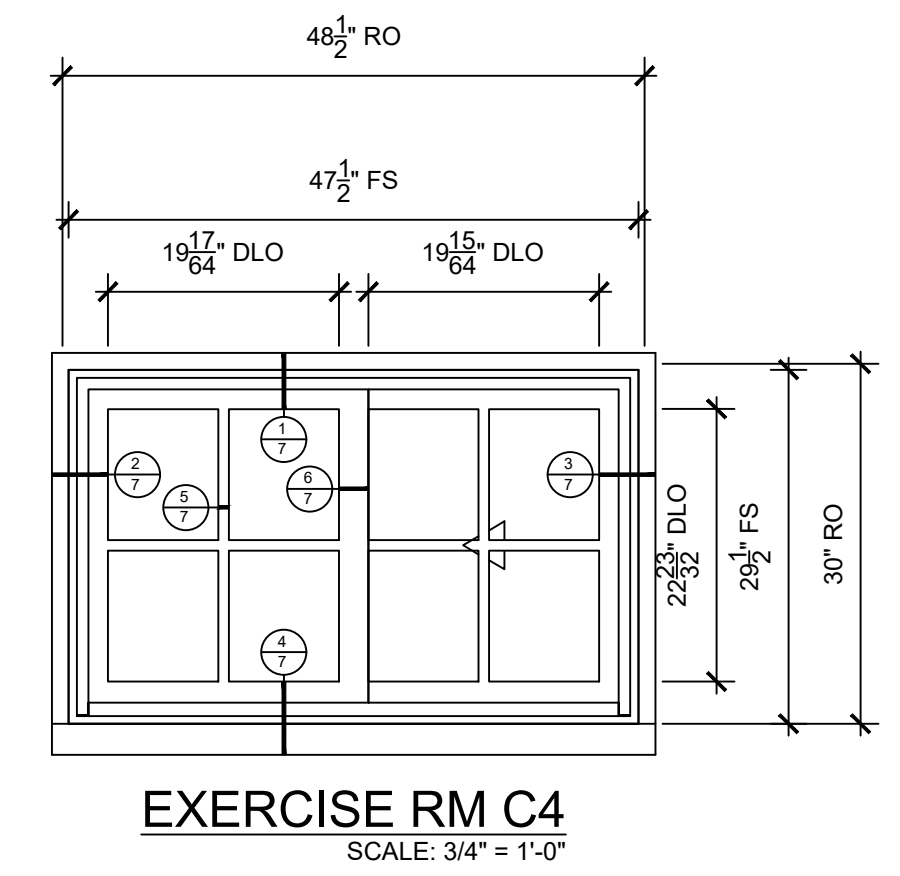
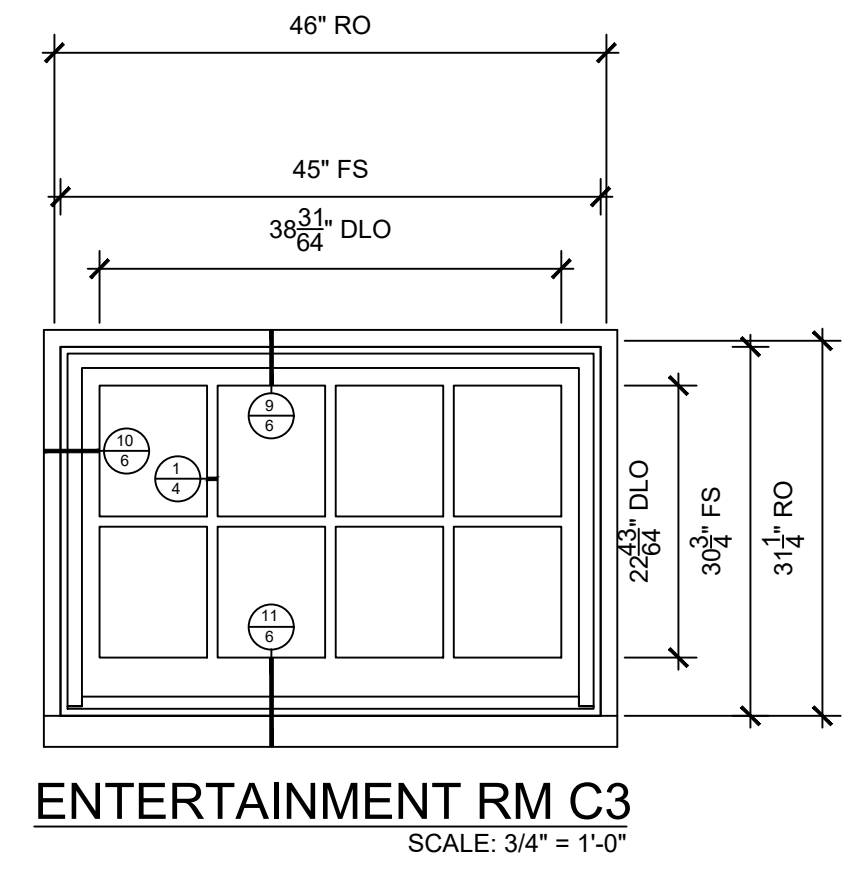
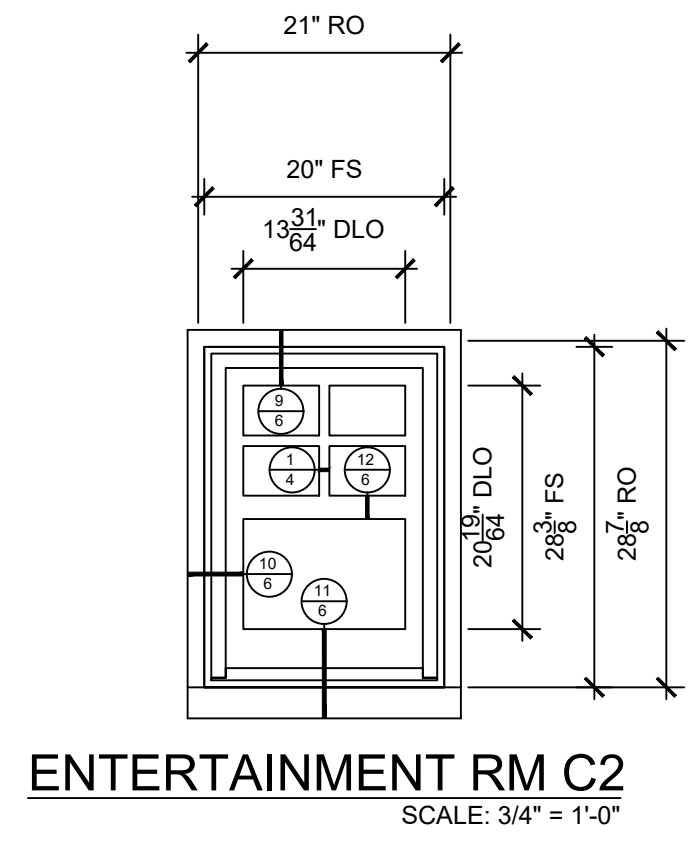
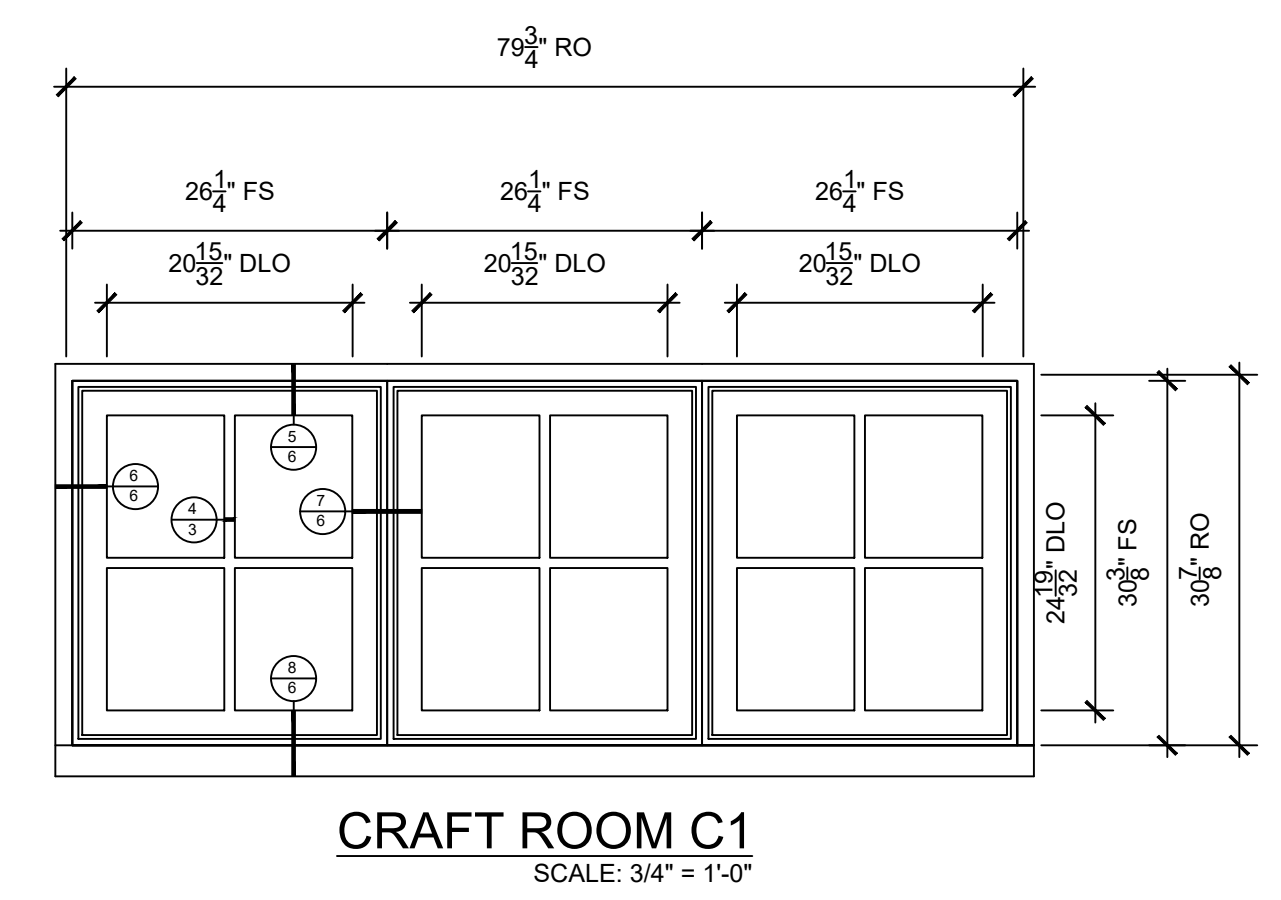
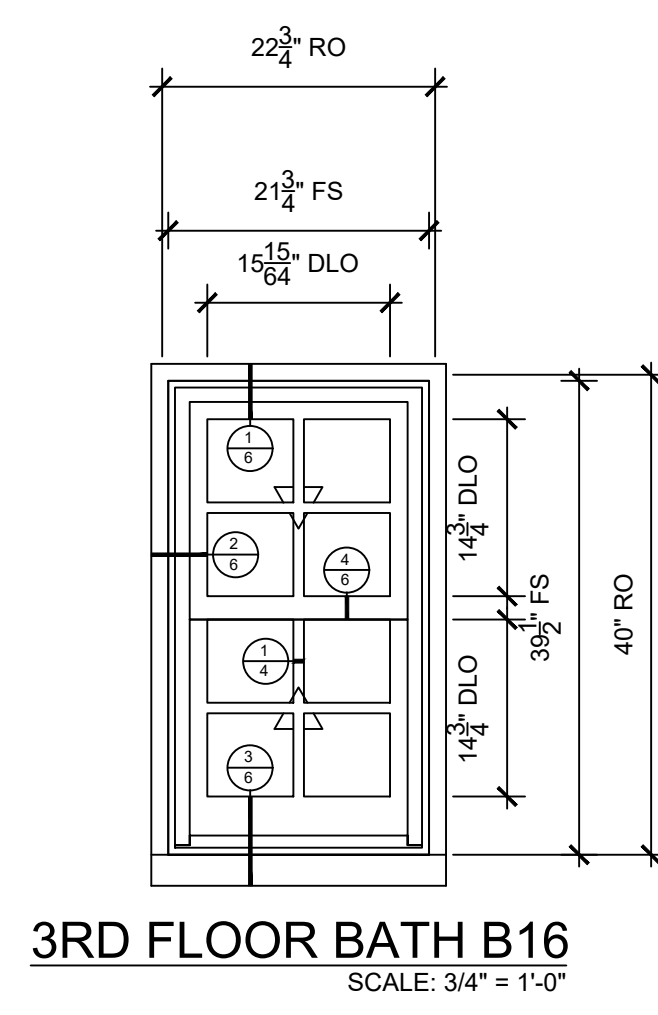
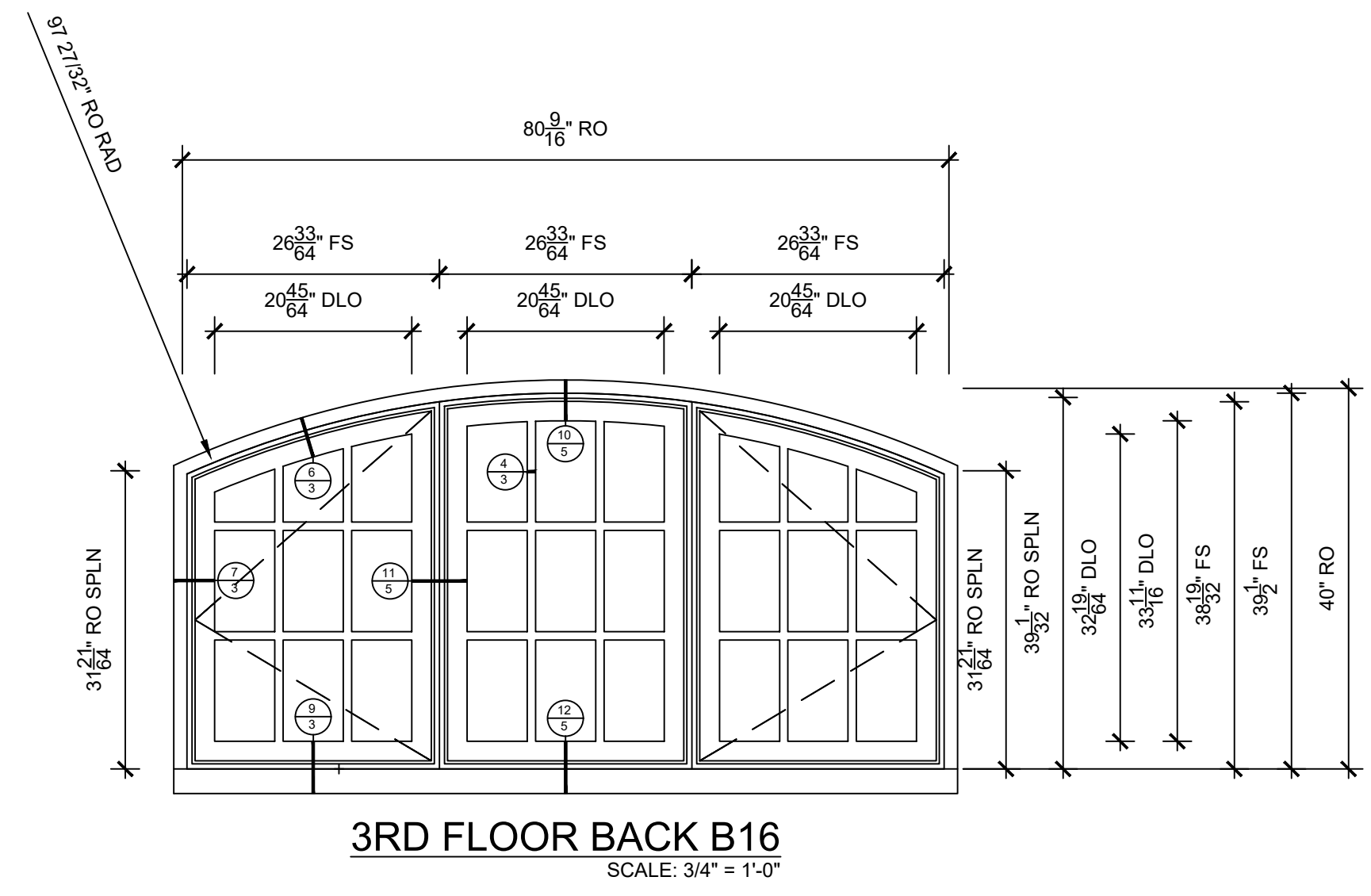
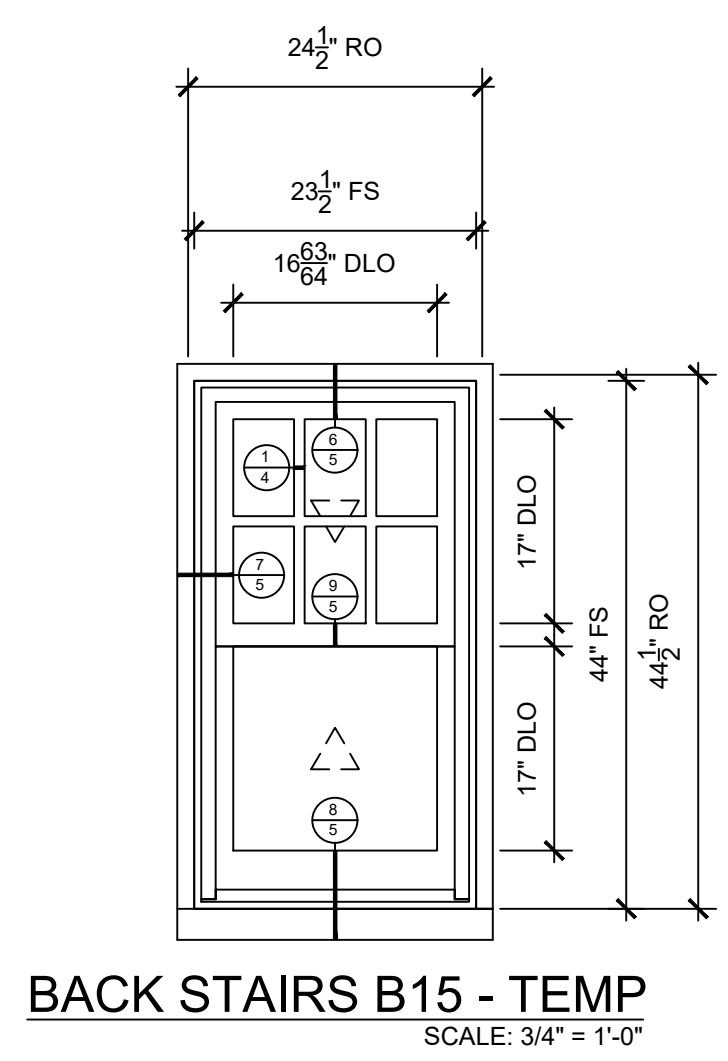
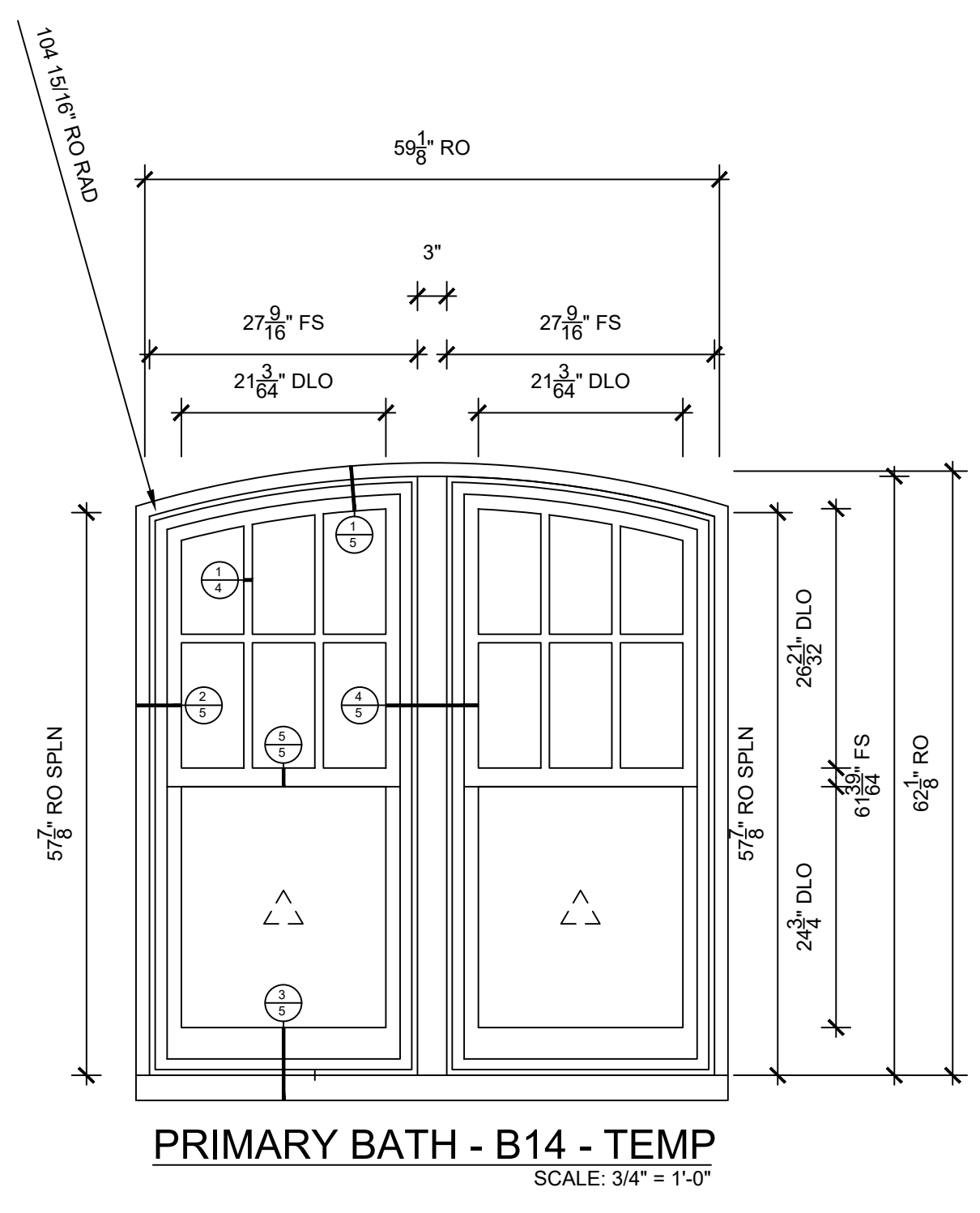
**SWEENEY-EISENHART (635290) /**  
**01/04/2024-SPECIAL CASING OPTION**

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN  
DEALER:  
CONTRACTOR:  
ARCHITECT: NickA  
DRAWING NO: 169524 AWRD8XE **01/19/24**  
DATE: 01/19/24 REVISION DATE:

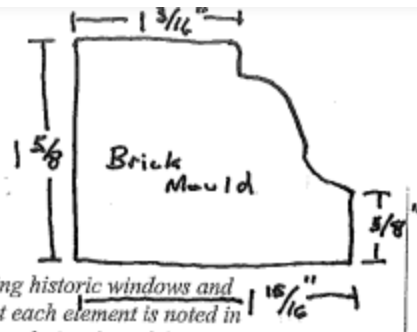
**ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:**  
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**SWEENEY-EISENHART (635290) /**  
**01/04/2024-SPECIAL CASING OPTION**

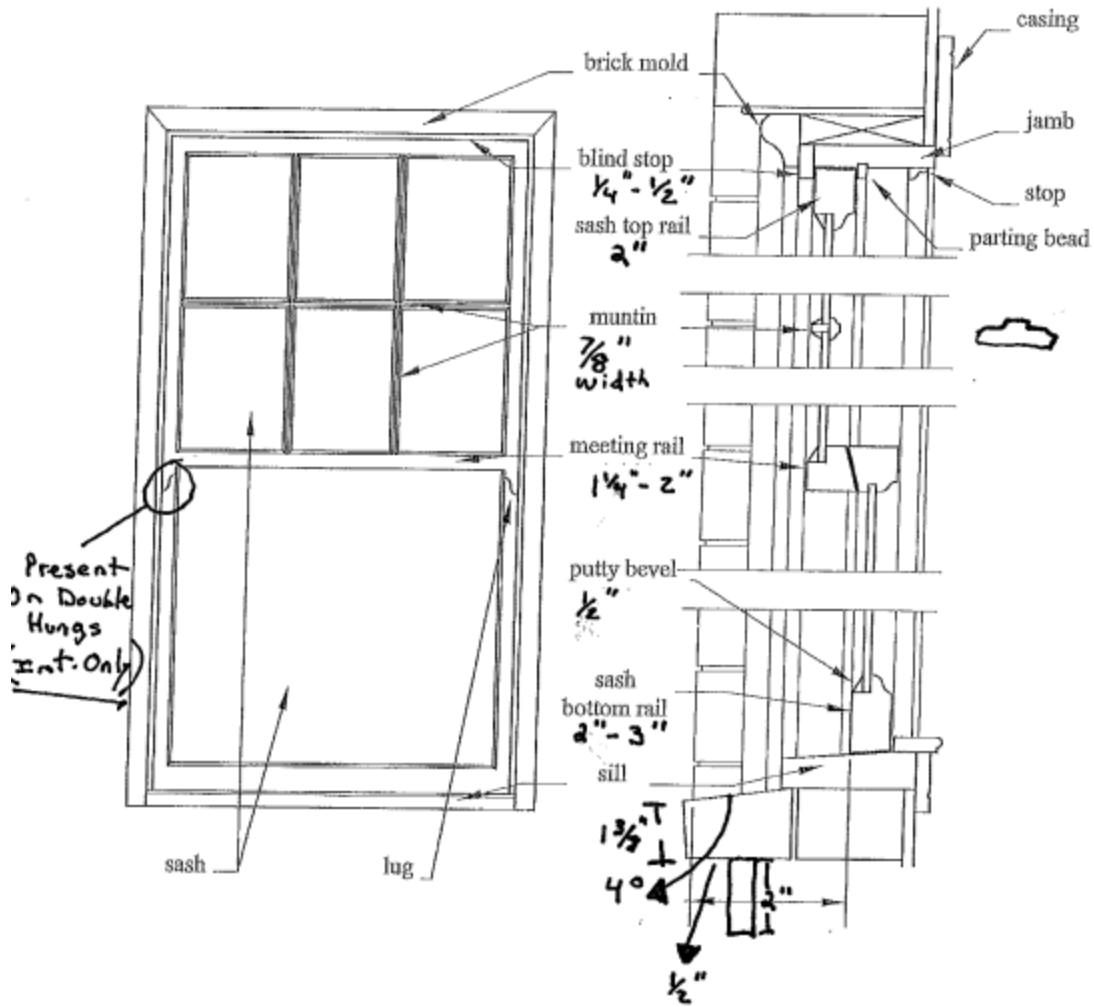
**DISTRIBUTOR:** WINDOW DESIGN CENTER FROM ZUERN  
**CONTRACTOR:**  
**ARCHITECT:** NICKA  
**DRAWING NO.:** 169524 AWRD8XE **DATE:** 01/31/24 **REVISION DATE:**

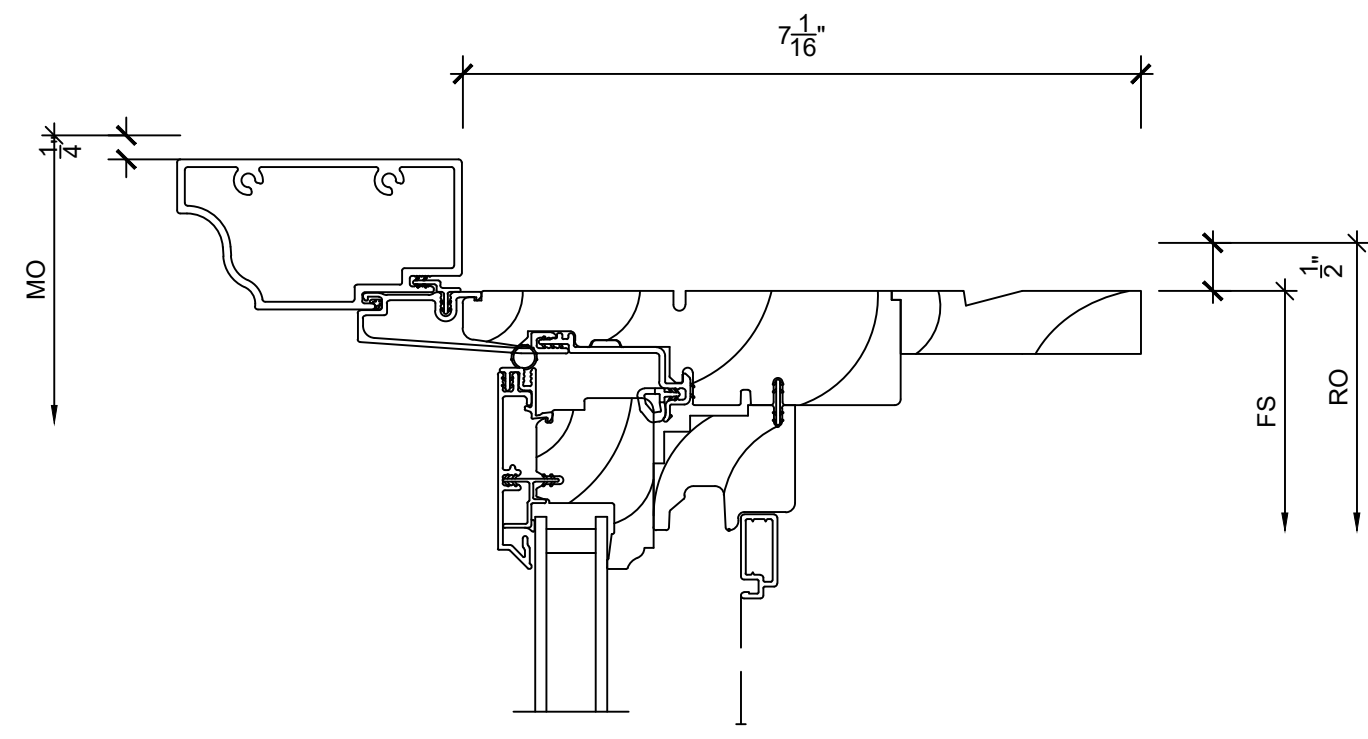


2020 Chadbourne Ave. Wood Windows  
Madison

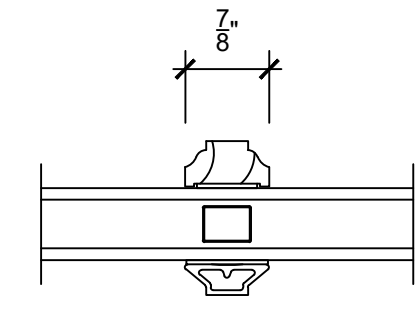


The drawings below show the details required to document existing historic windows and any replacement windows. The specific information needed about each element is noted in parentheses. Note that the section drawing on the right shows the relationship of the window sash to the exterior wall plane.

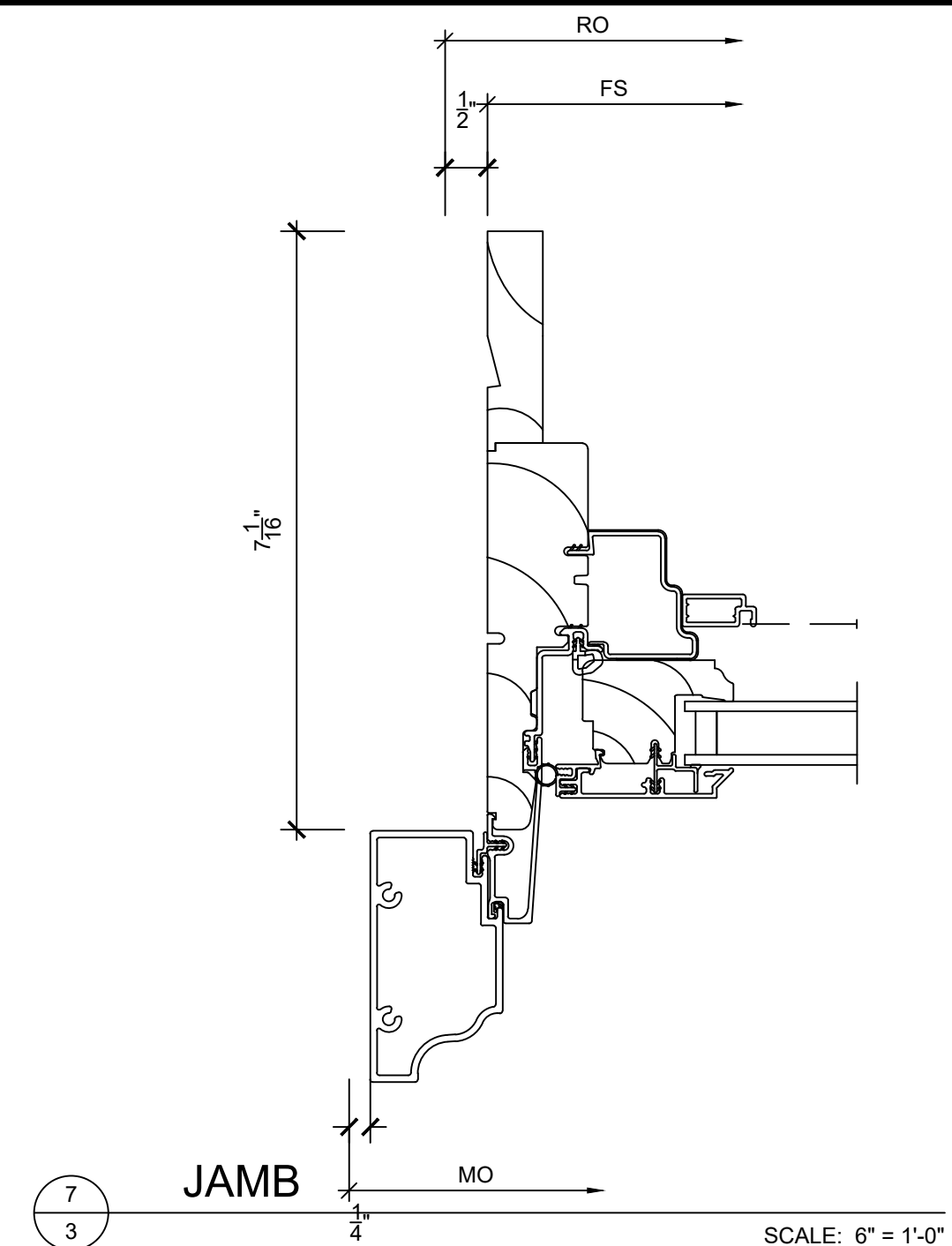




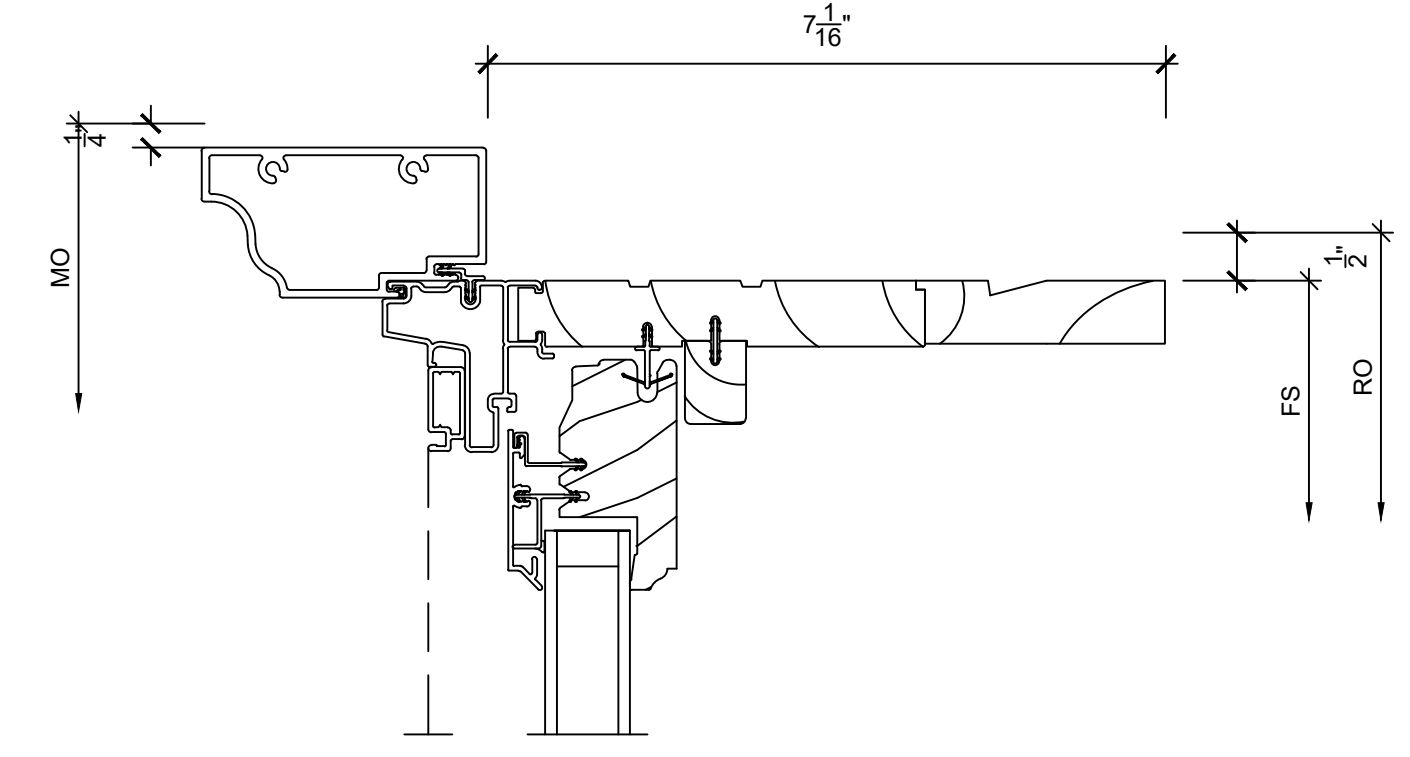
1  
3 HEAD SCALE: 6" = 1'-0"



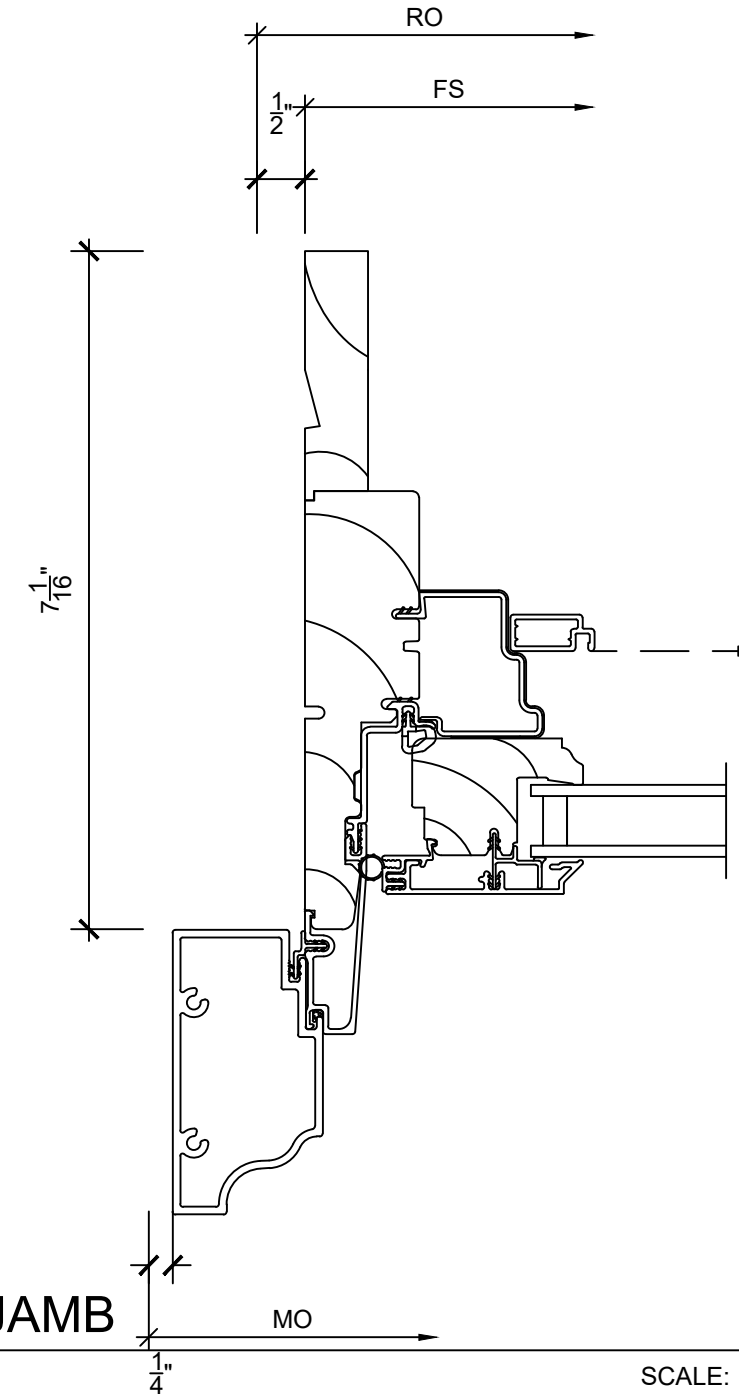
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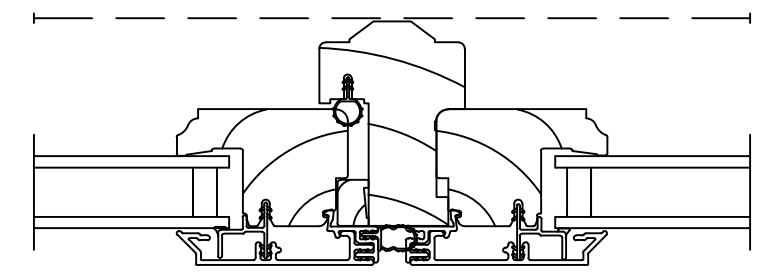
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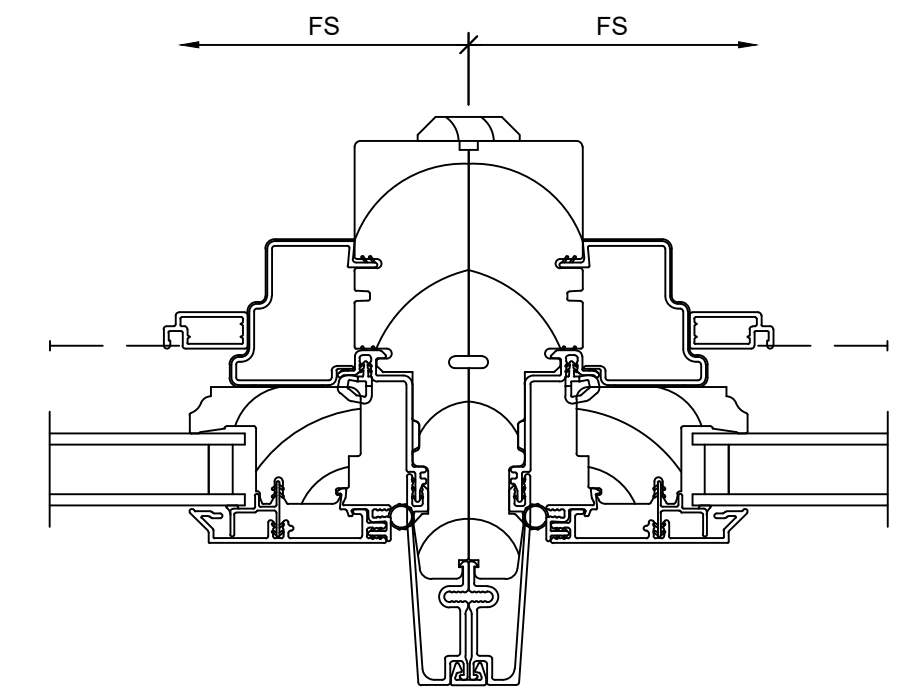
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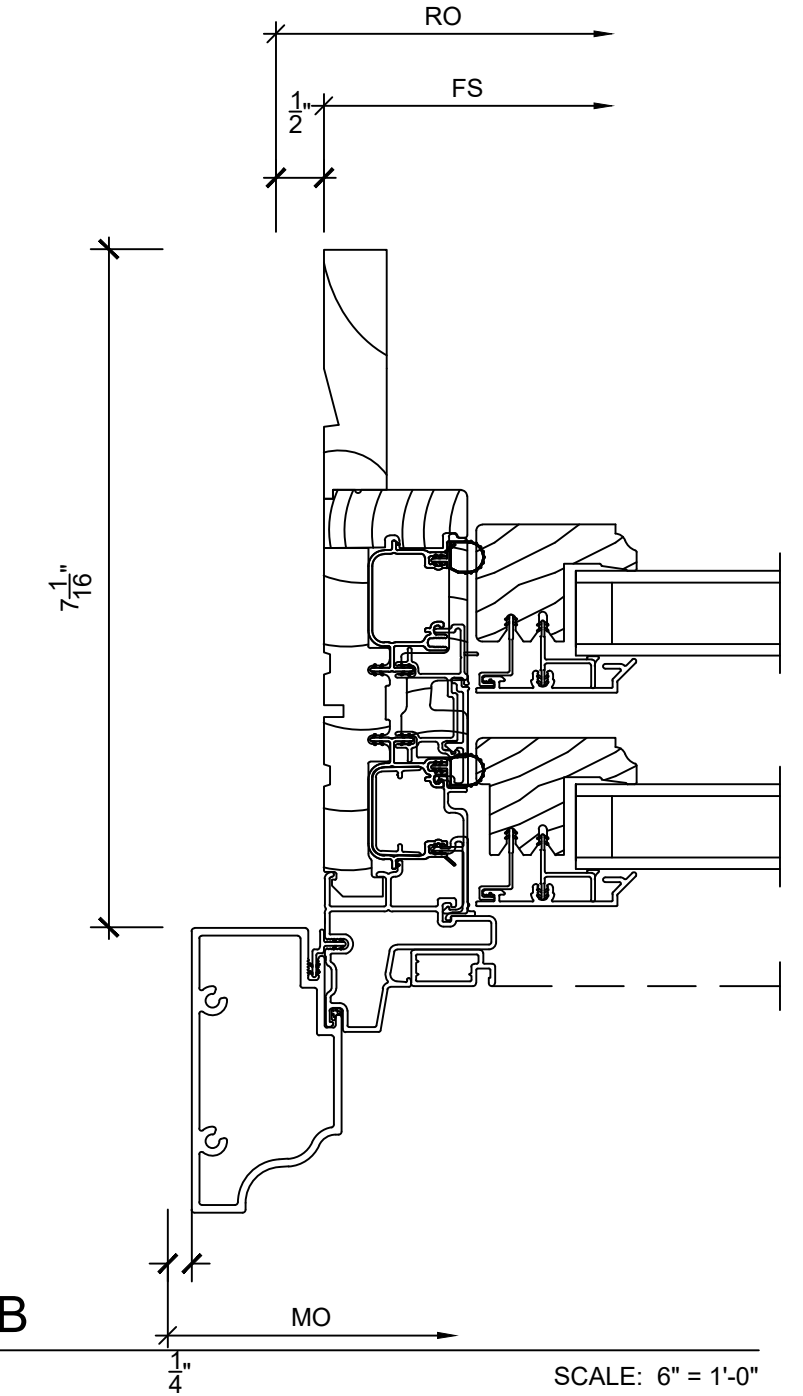
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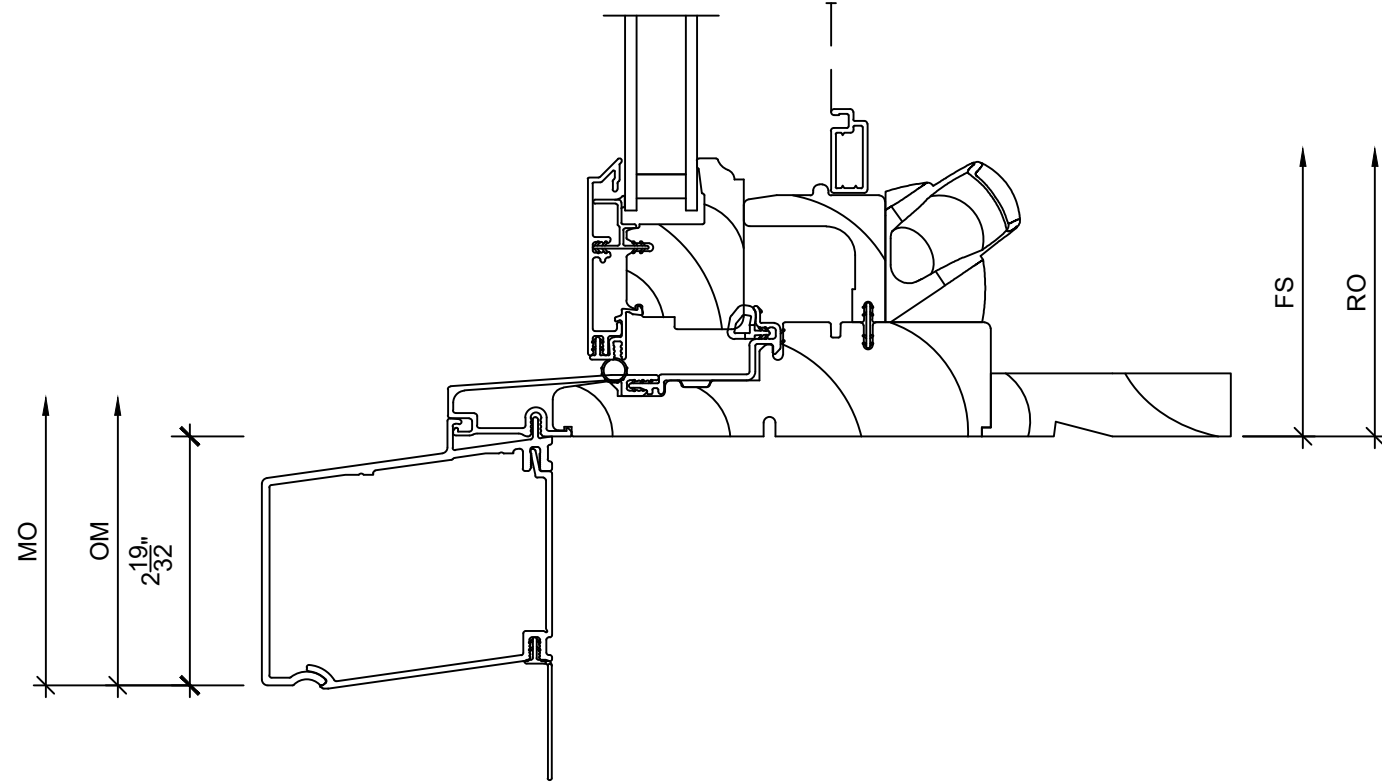
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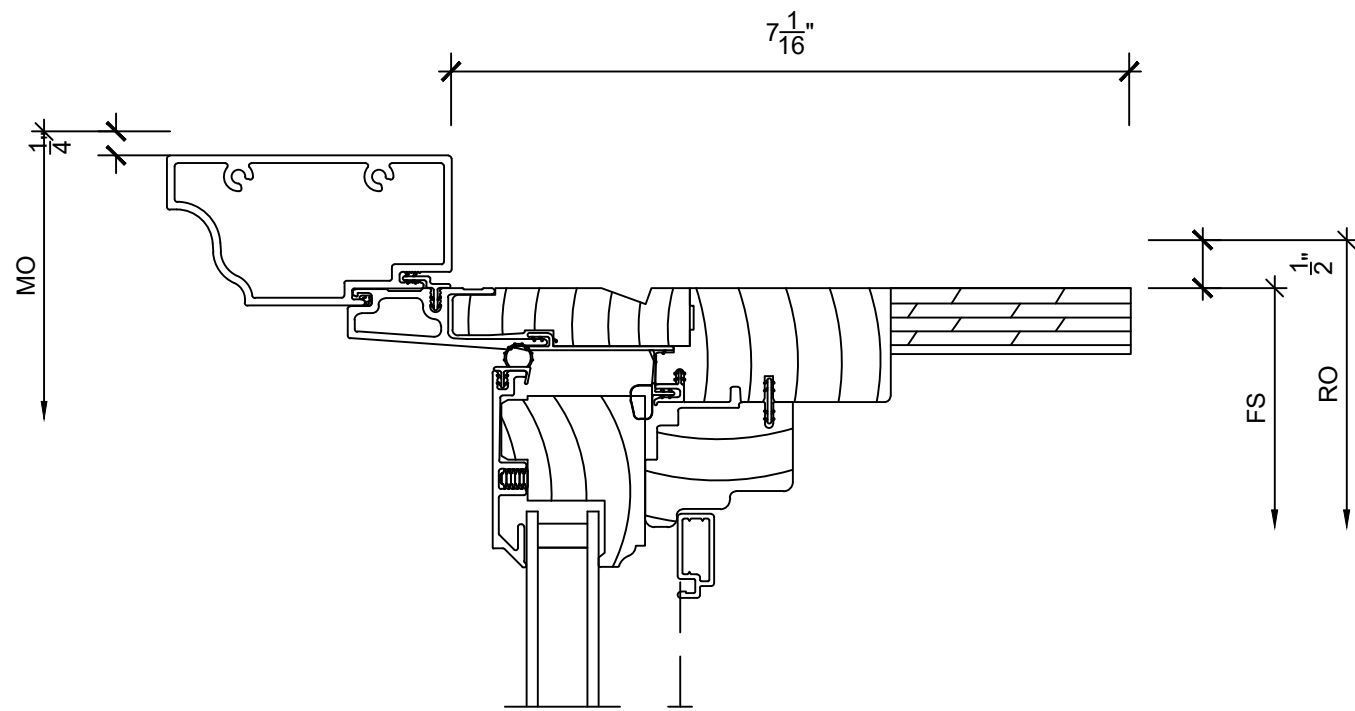
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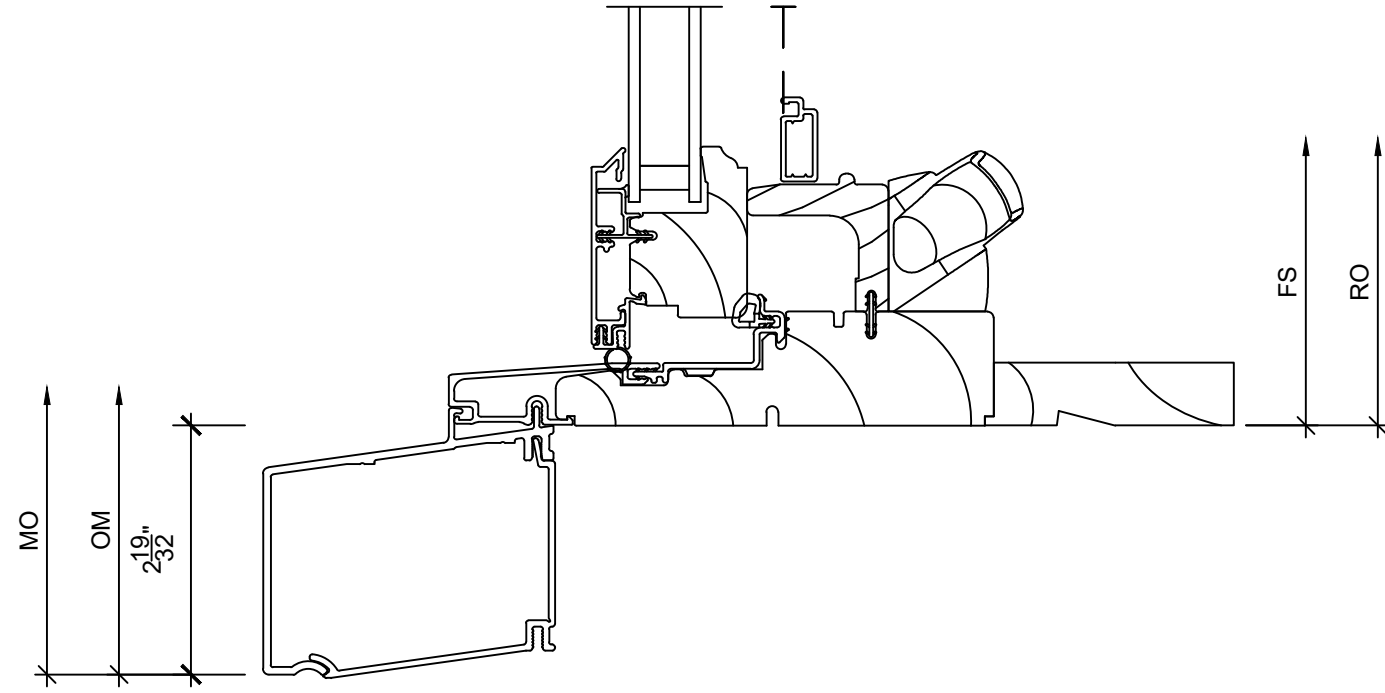
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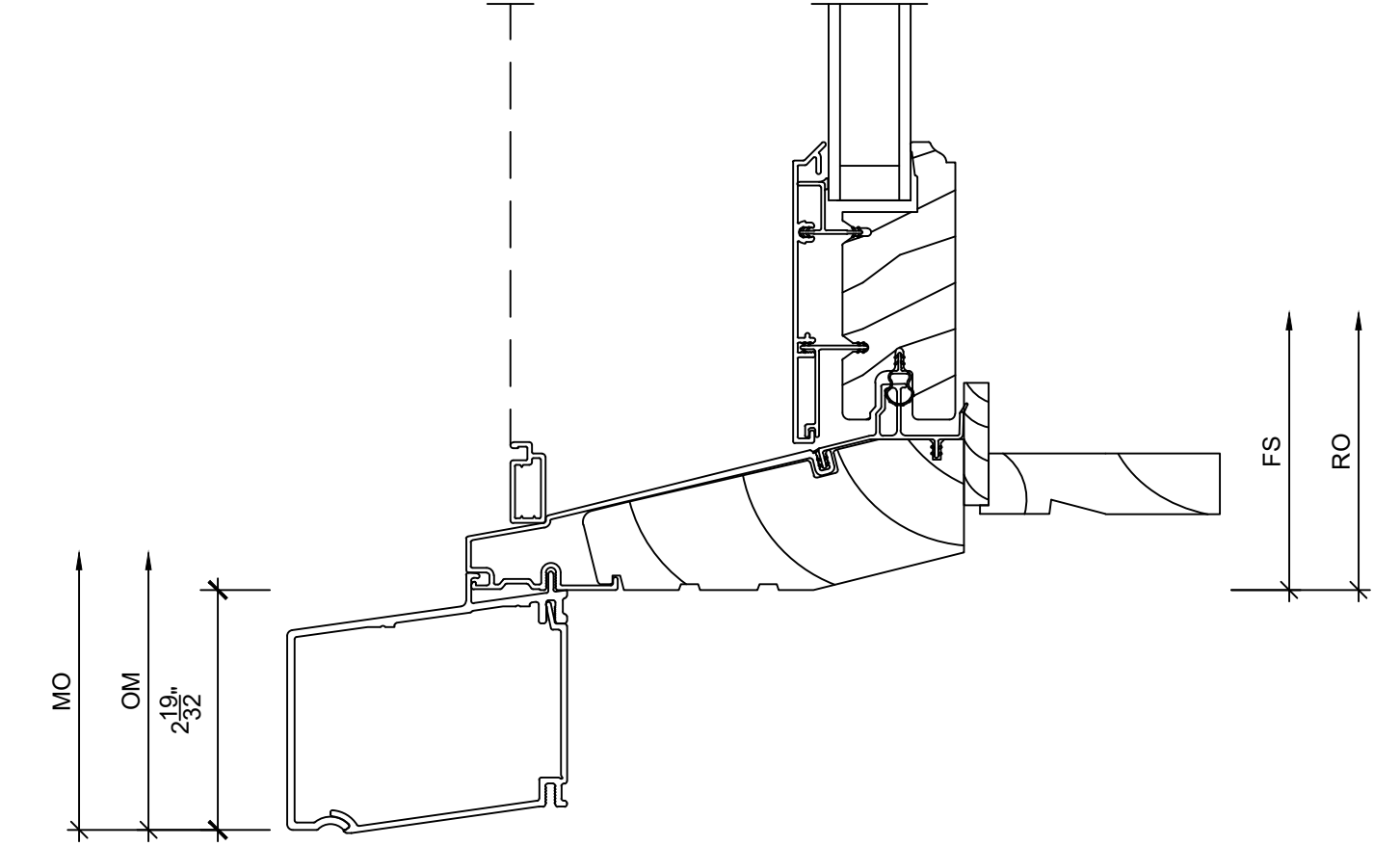
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3 SILL SCALE: 6" = 1'-0"



6  
3 HEAD SCALE: 6" = 1'-0"



9  
3 SILL SCALE: 6" = 1'-0"



12  
3 SILL SCALE: 6" = 1'-0"



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Products Company, 10000 Marvin Drive, Grand Rapids, MI 49508. If the Marvin products illustrated herein are altered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

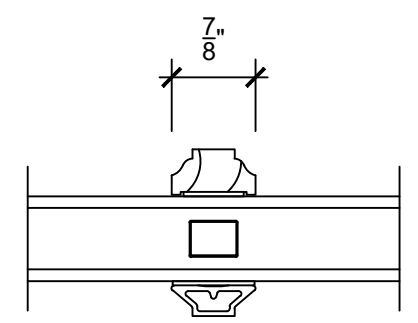
SWEENEY-EISENHART (635290) /  
01/04/2024-SPECIAL CASING OPTION

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN  
CONTRACTOR:  
ARCHITECT: NickA  
DRAWING NO: 169524 AWRD8XE 01/04/2024  
DATE: 01/23/24 REVISION DATE:

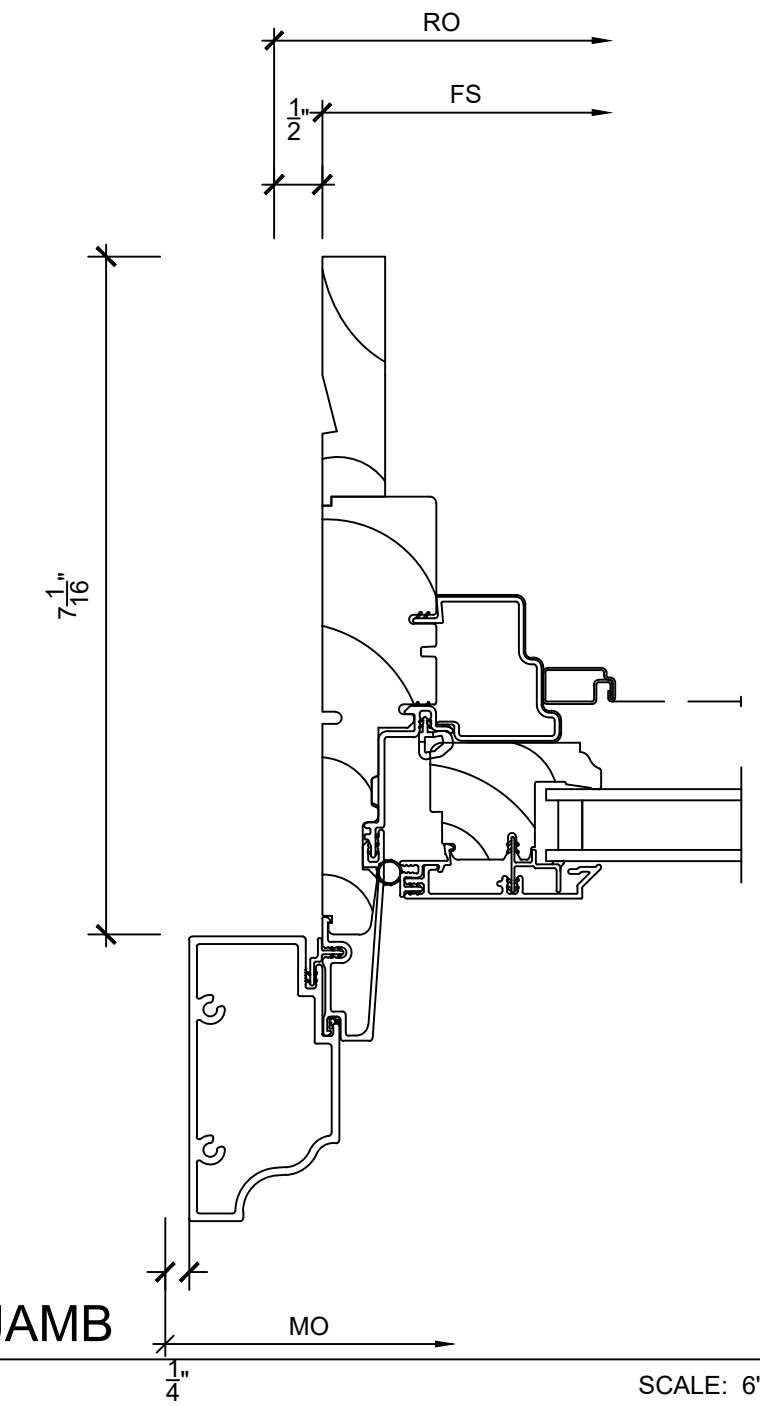
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**SWEENEY-EISENHART (635290) /  
 01/04/2024-SPECIAL CASING OPTION**

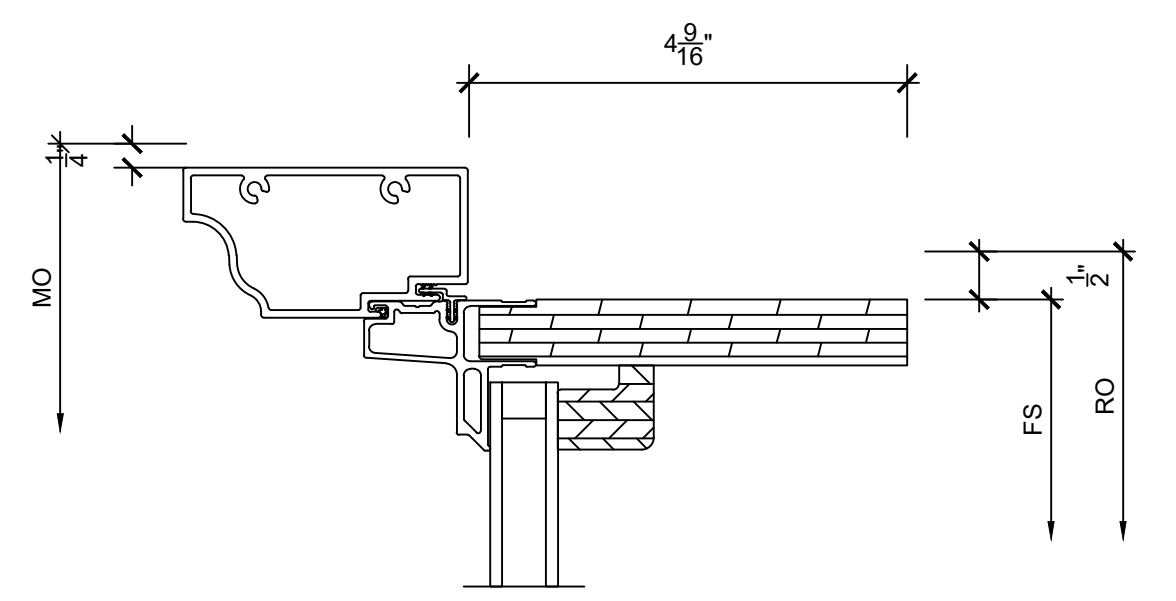
DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN  
 DEALER: WINDOW DESIGN CENTER FROM ZUERN  
 CONTRACTOR: NICKA  
 ARCHITECT: NICKA  
 DRAWING NO: 169524 AWRD8XE 01/04/2024  
 DATE: 01/23/24 REVISION DATE:



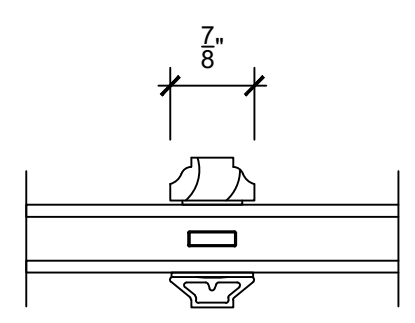
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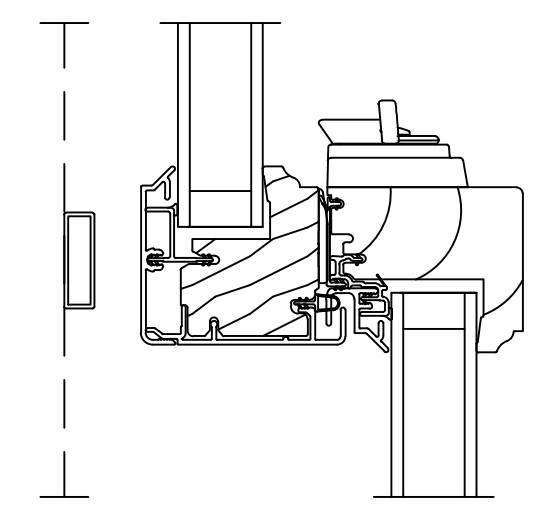
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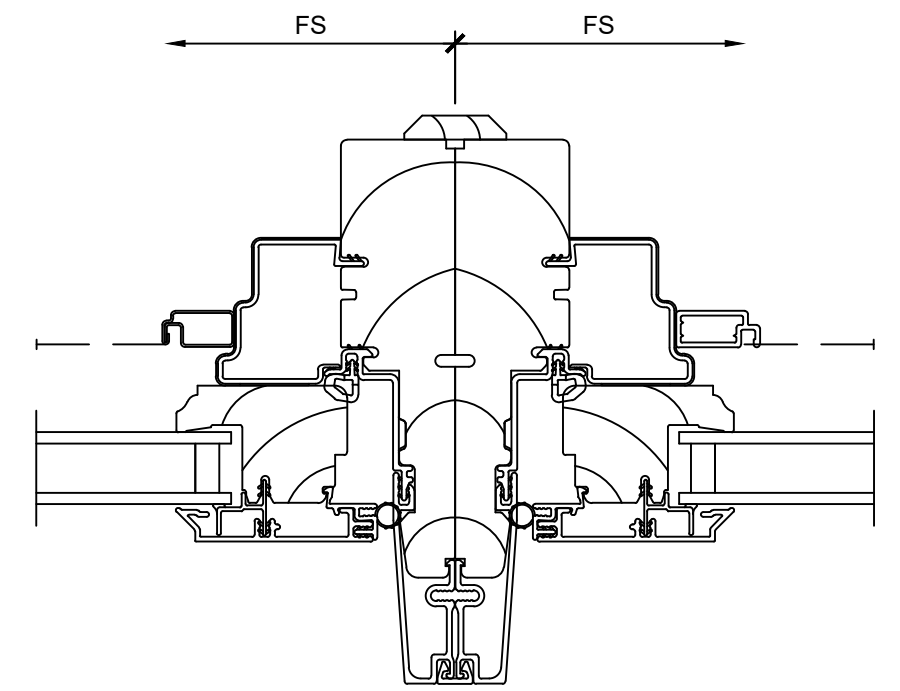
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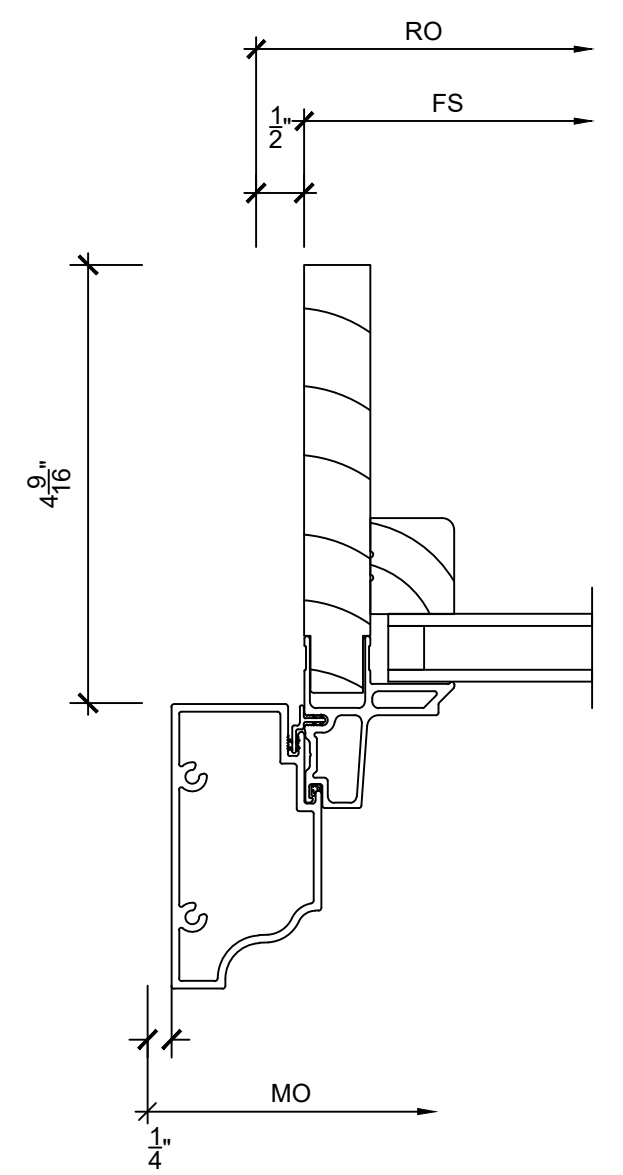
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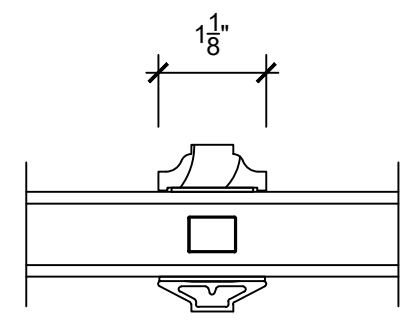
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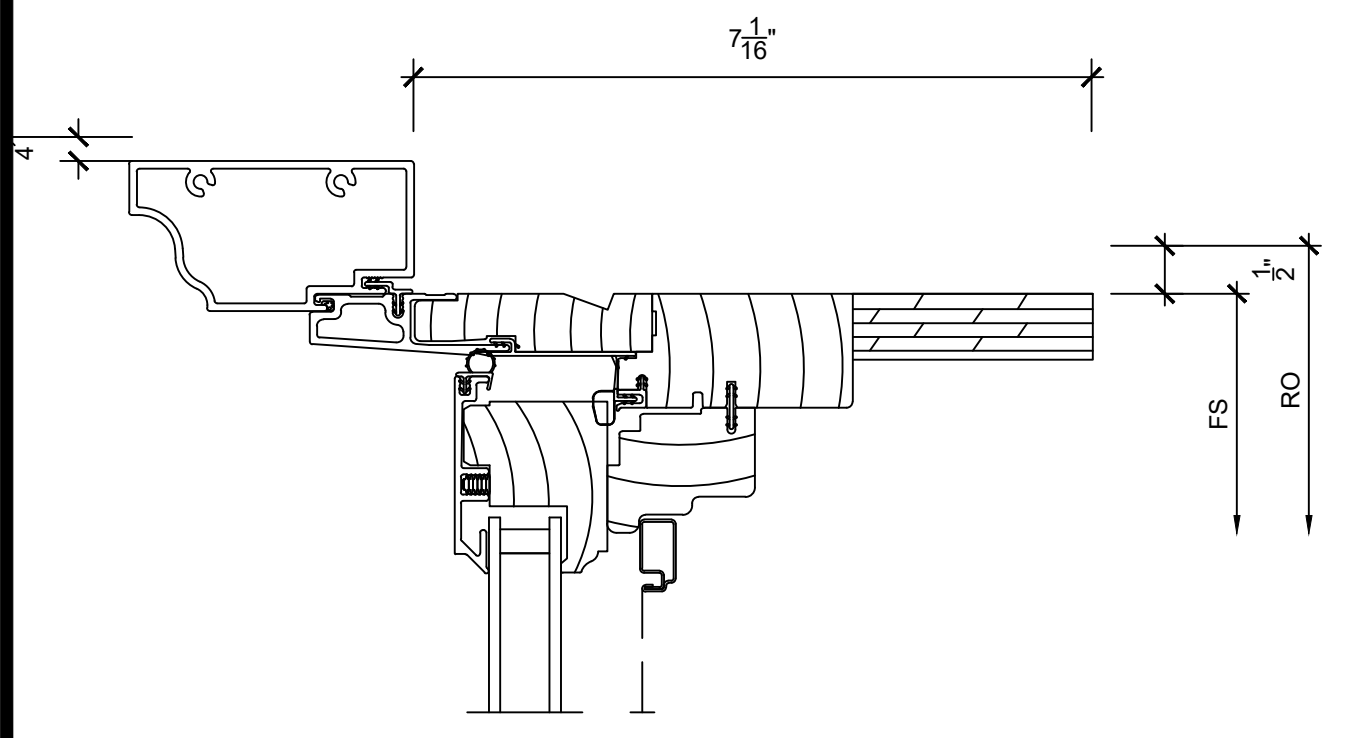
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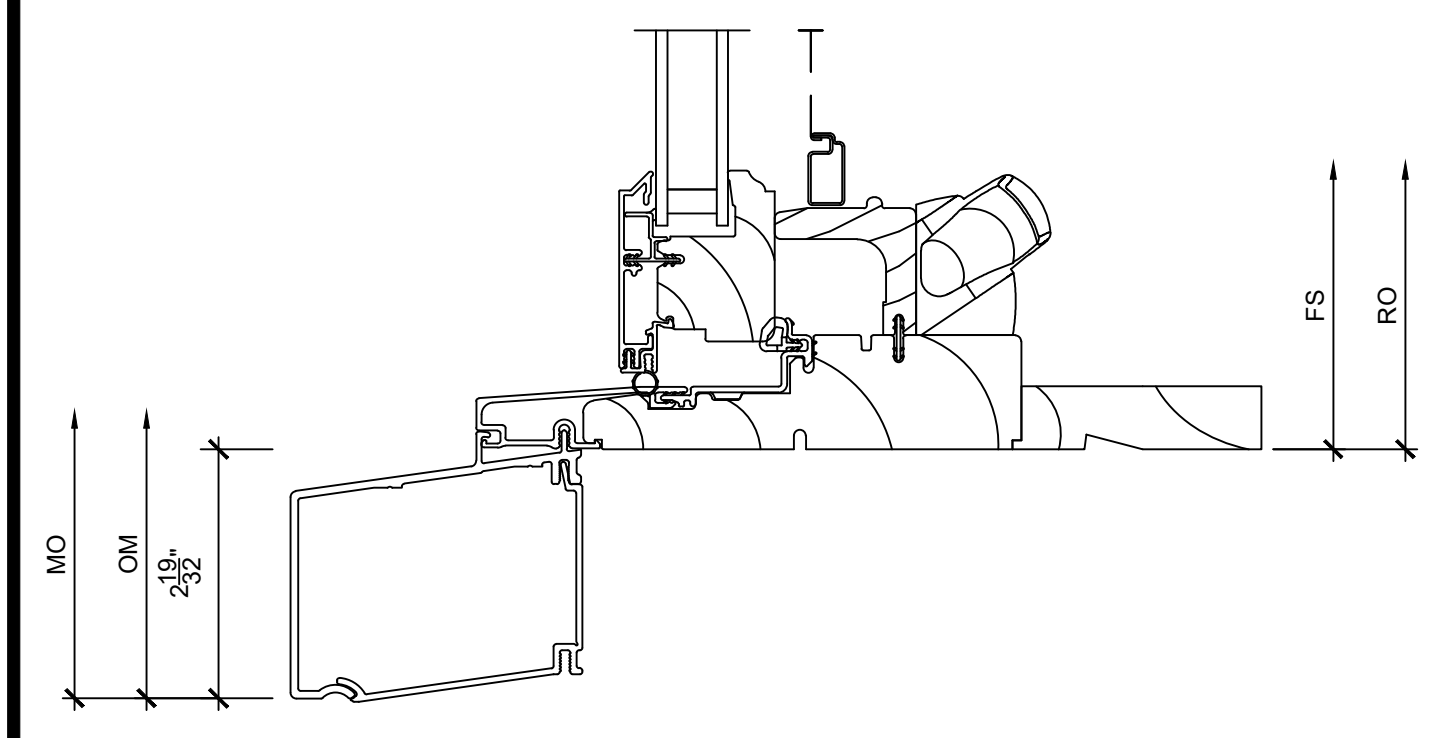
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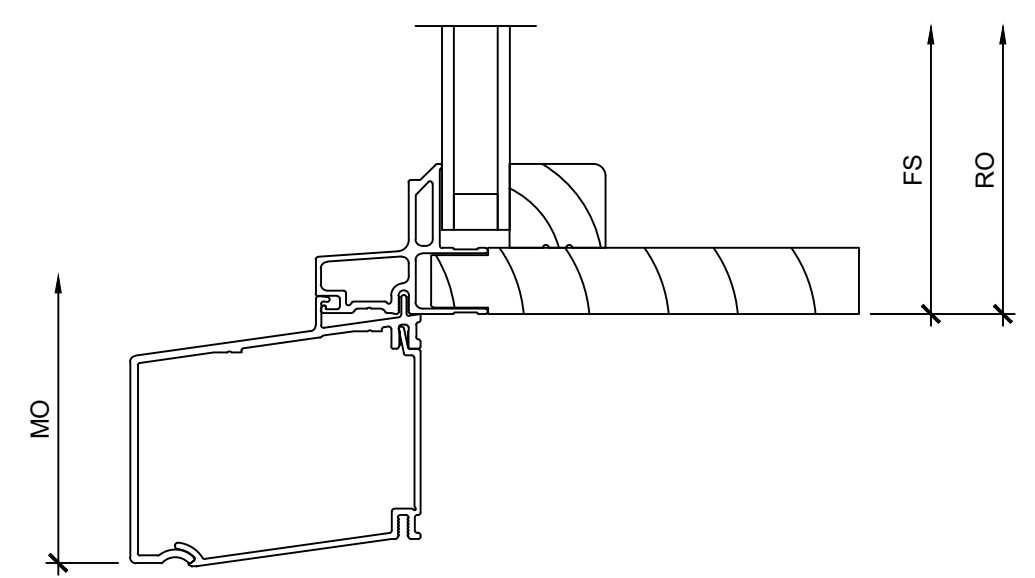
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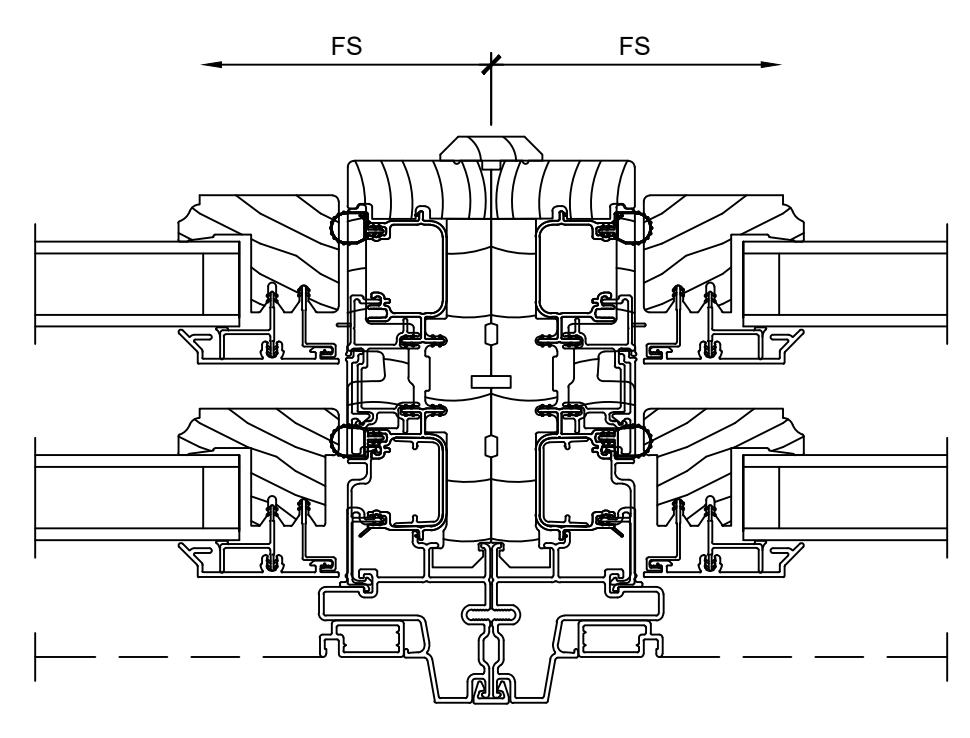
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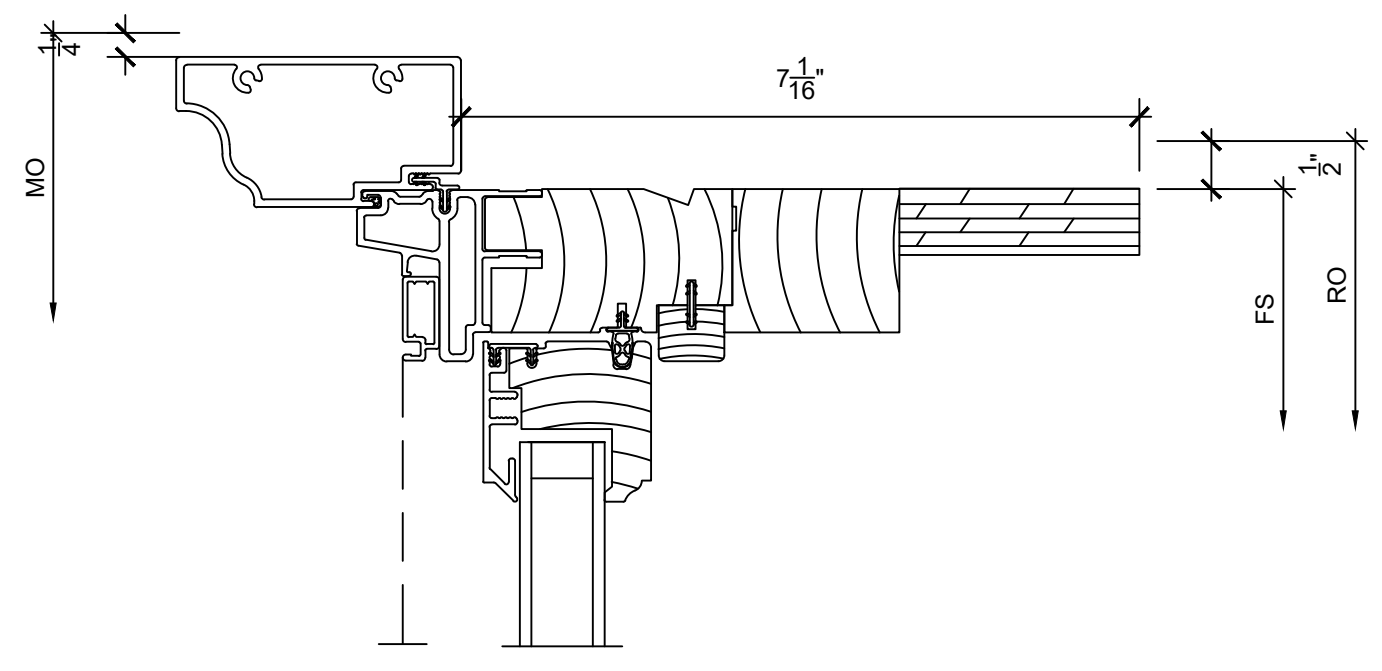
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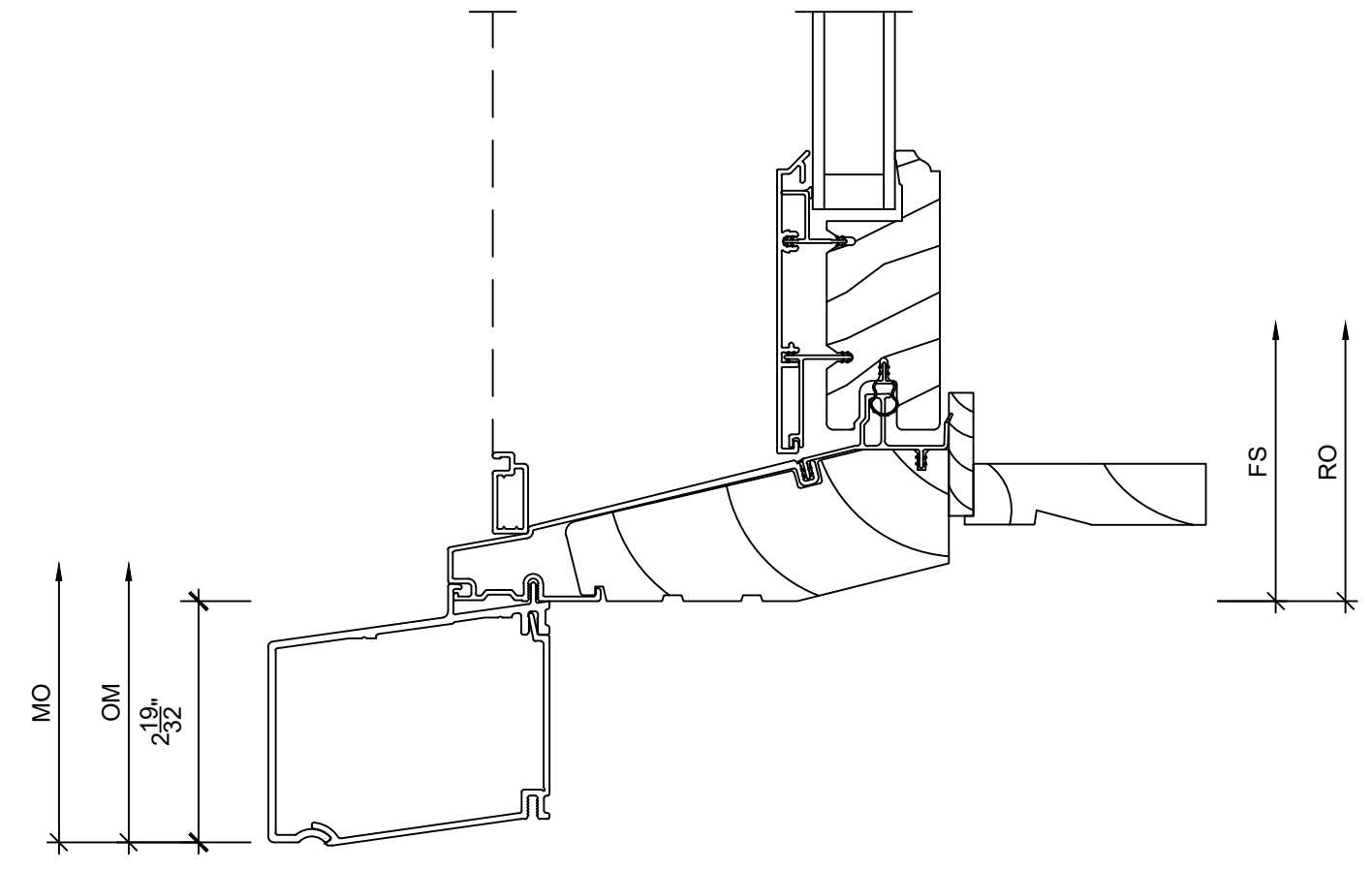
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SCALE: 6" = 1'-0"



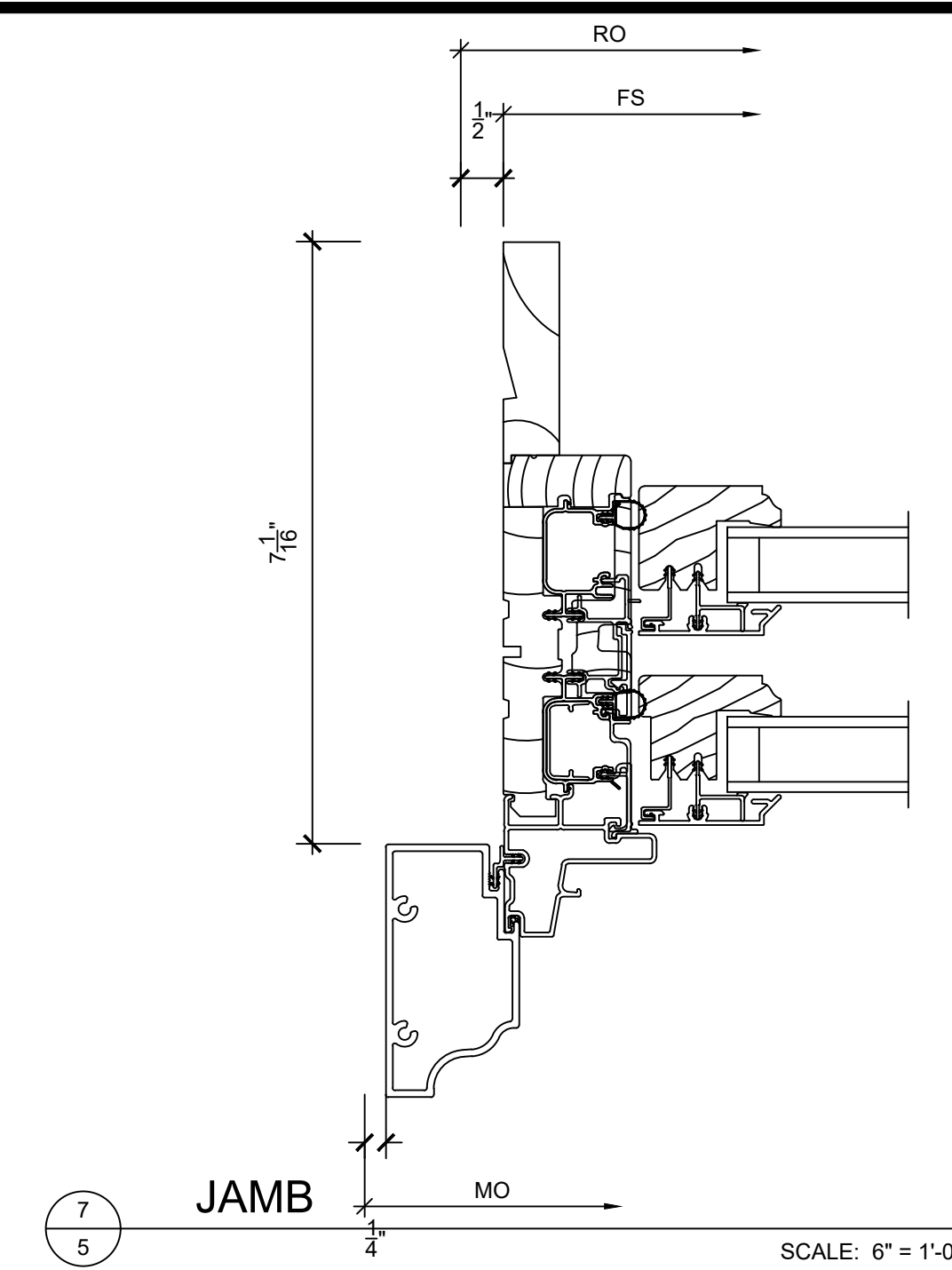
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MULLION  
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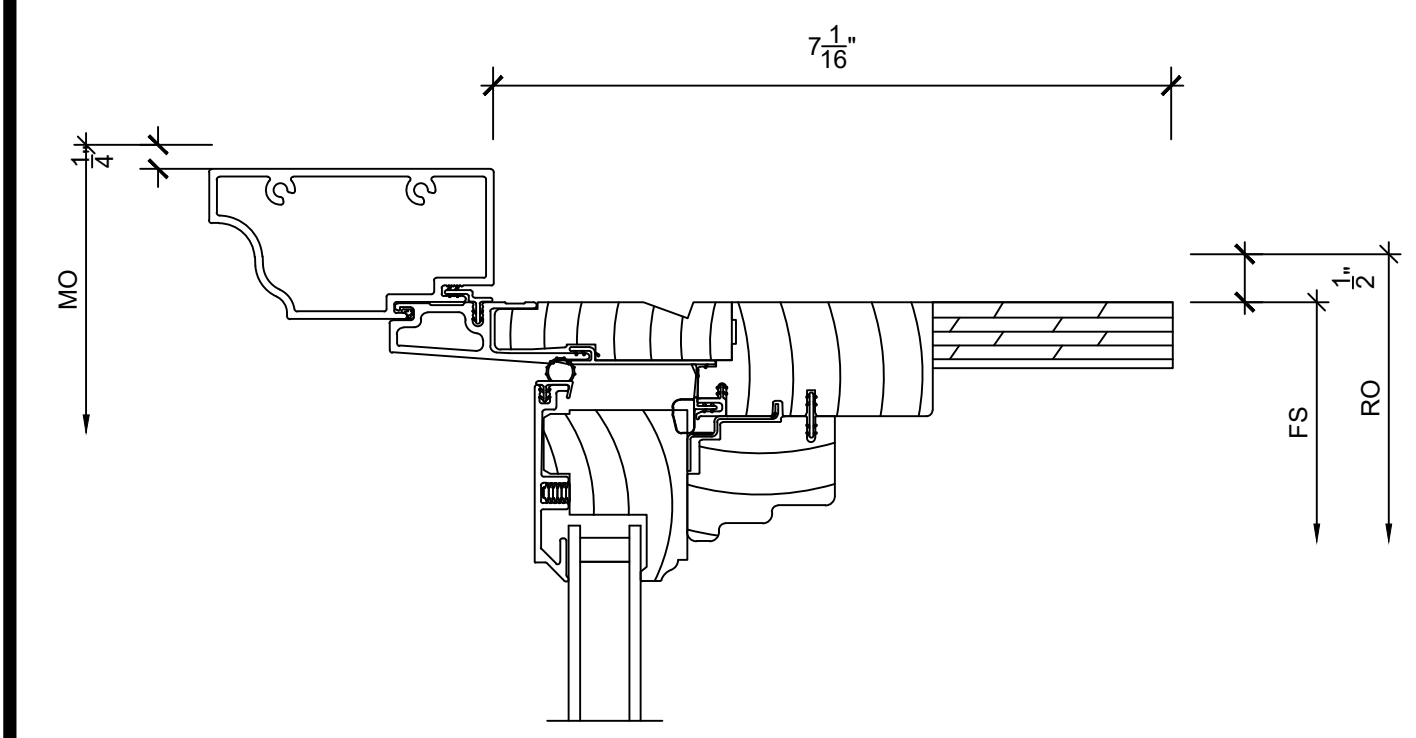
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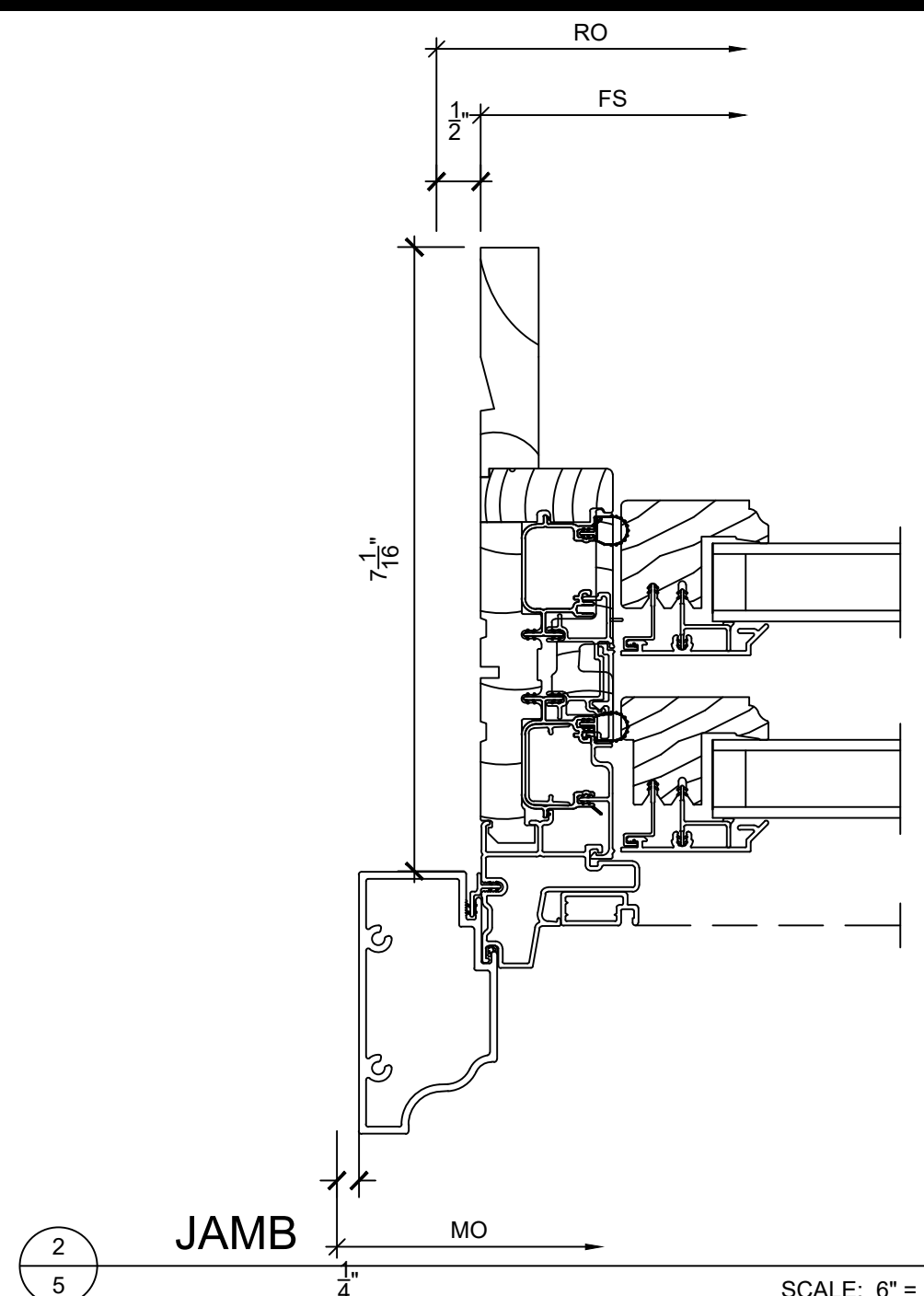
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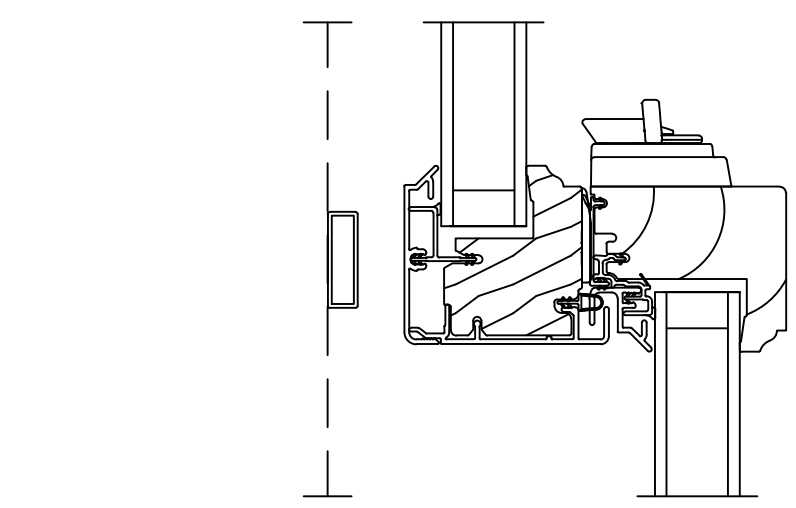
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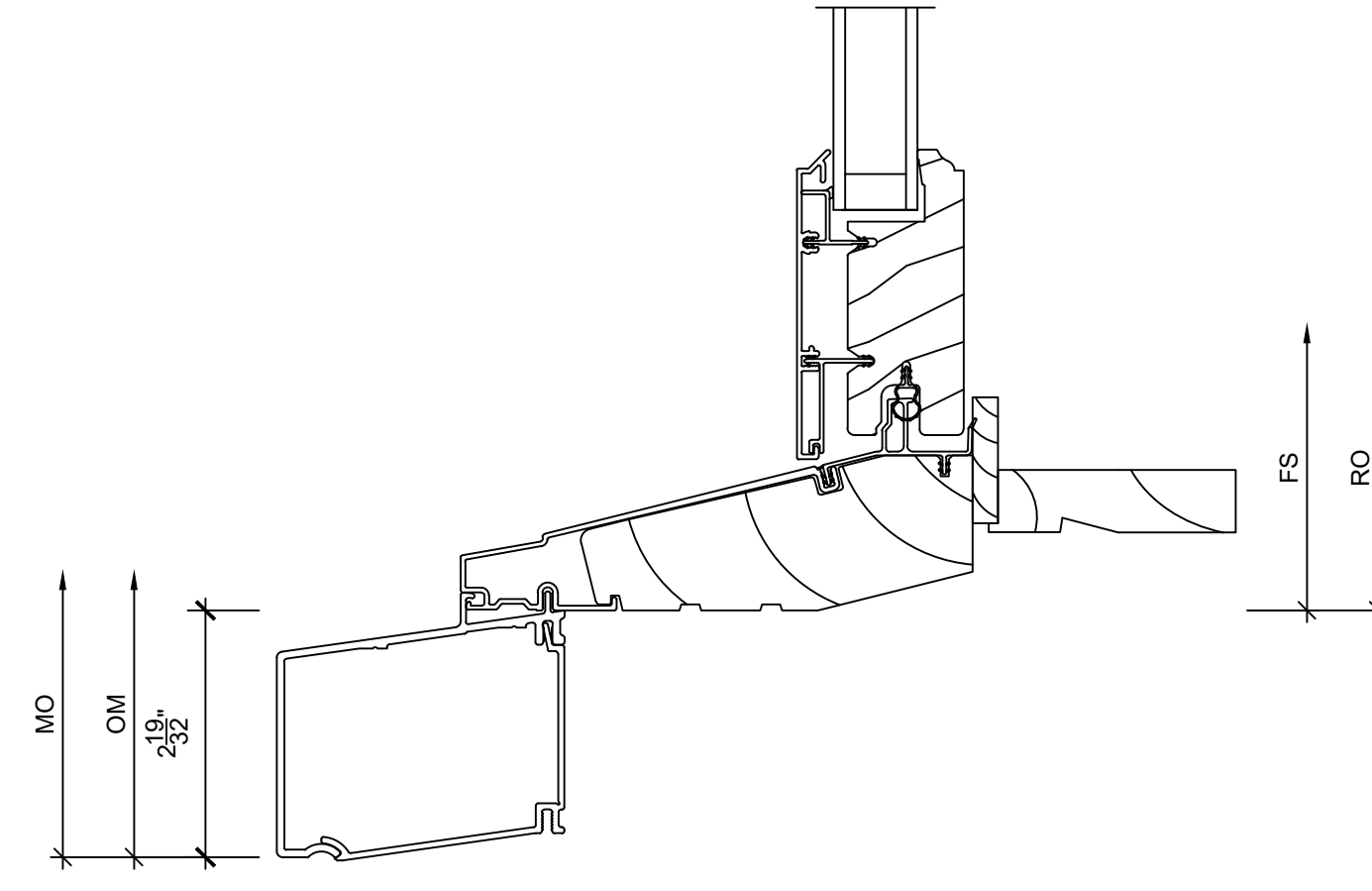
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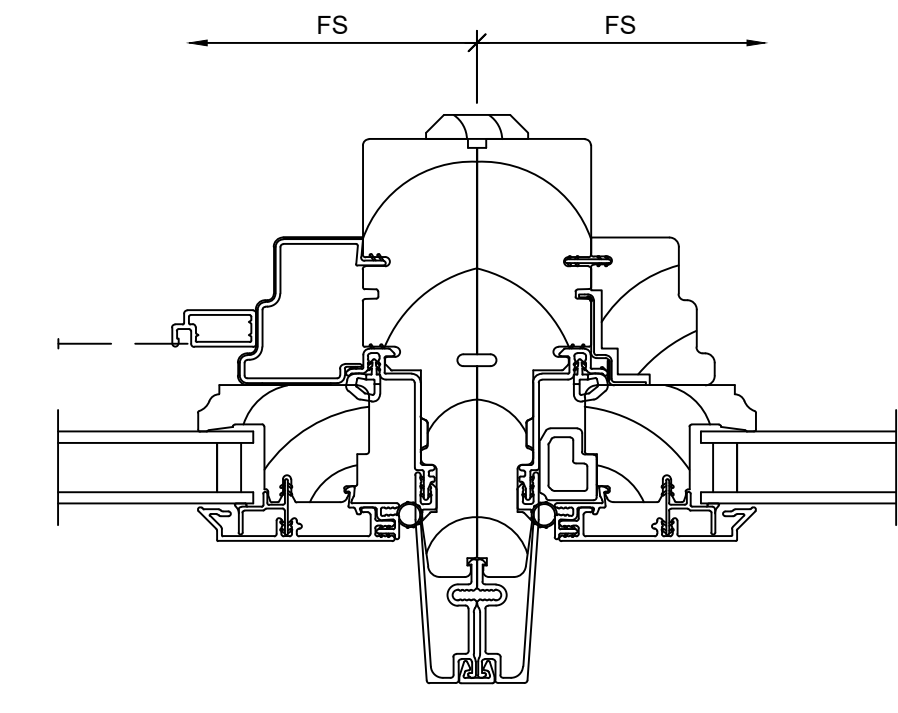
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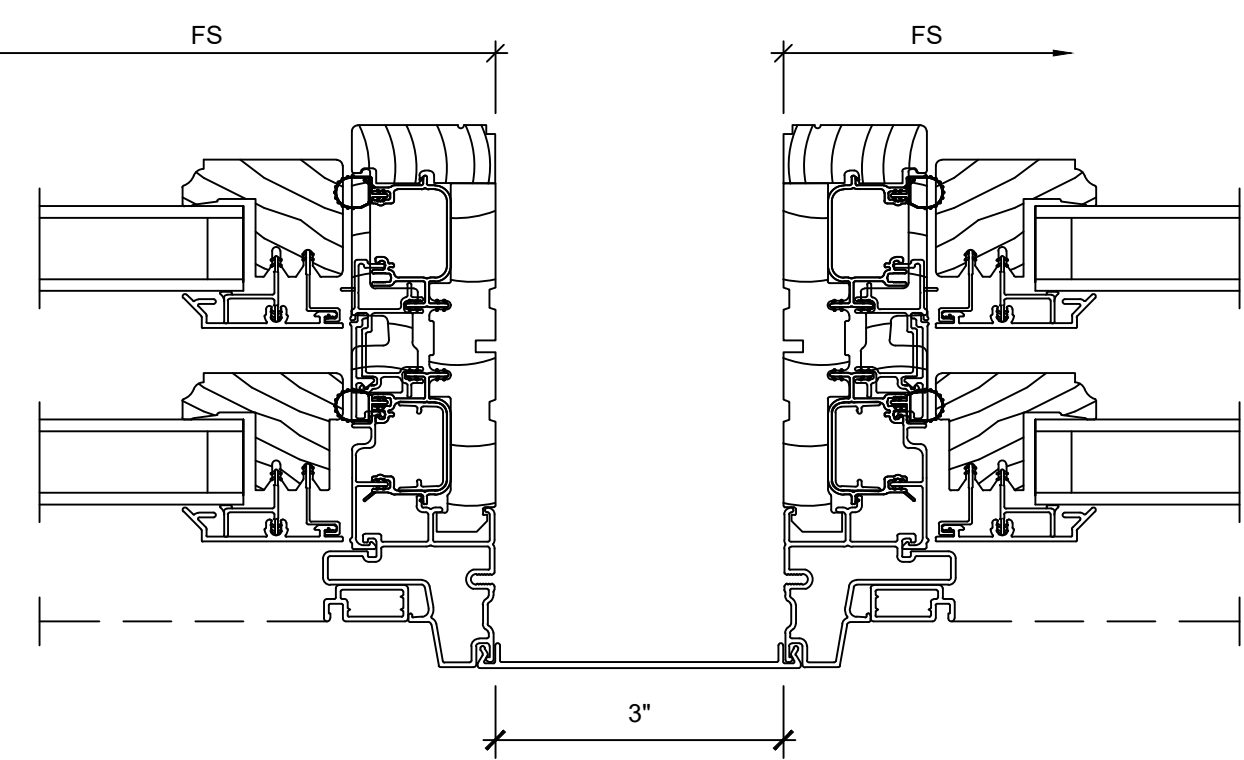
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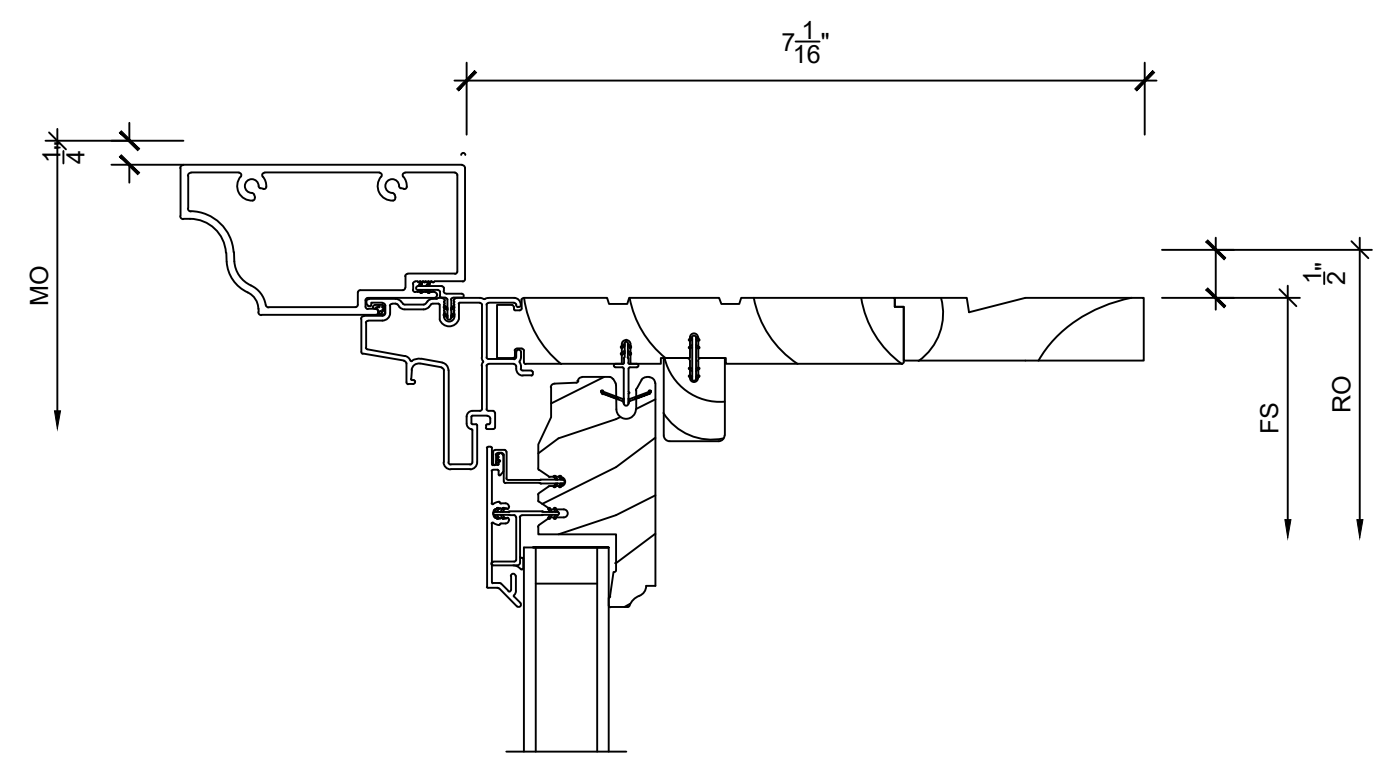
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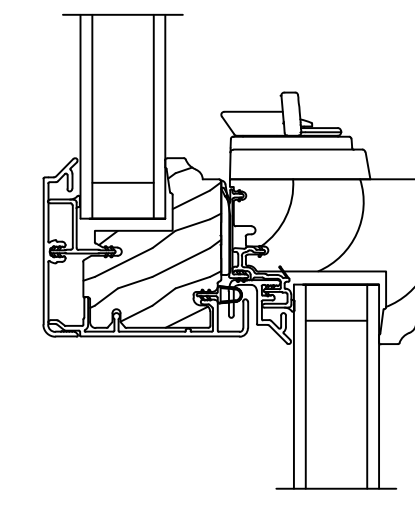
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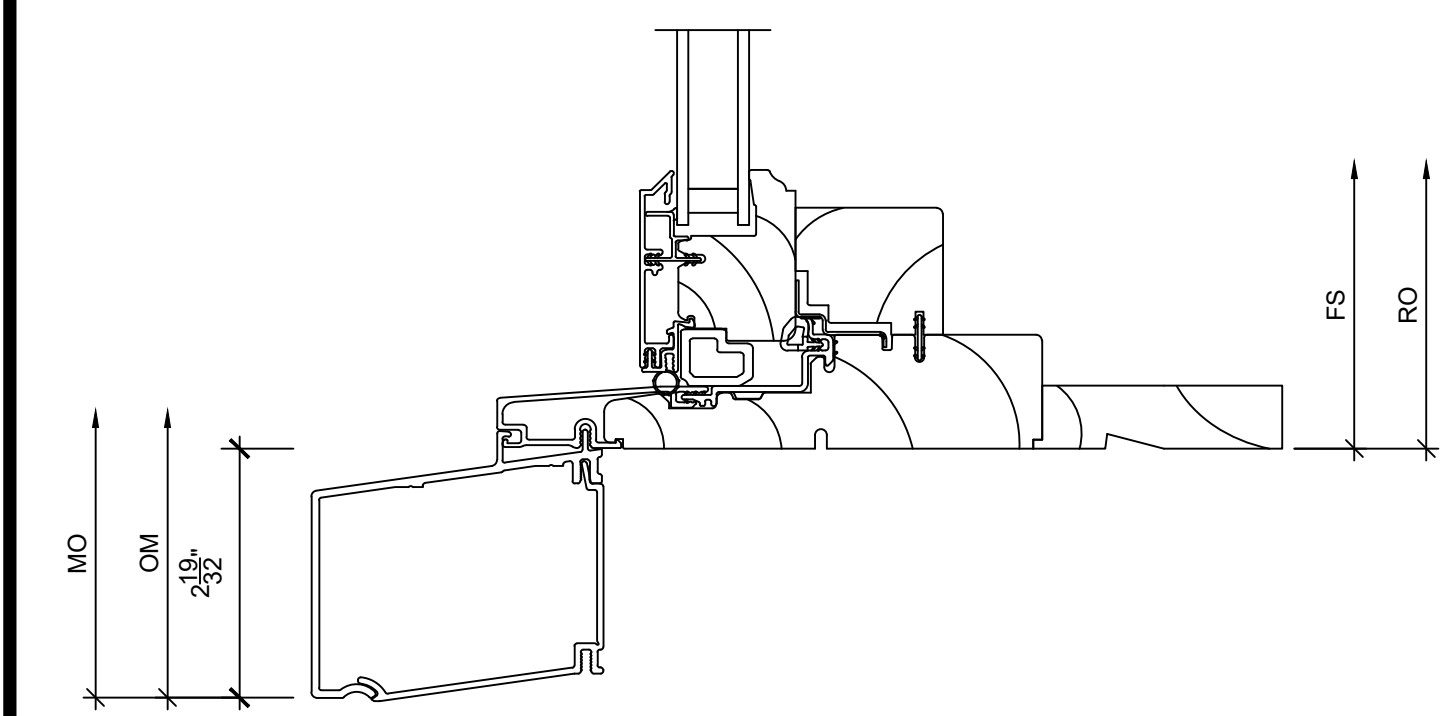
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5 MULLION SCALE: 6" = 1'-0"



6  
5 HEAD SCALE: 6" = 1'-0"



9  
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12  
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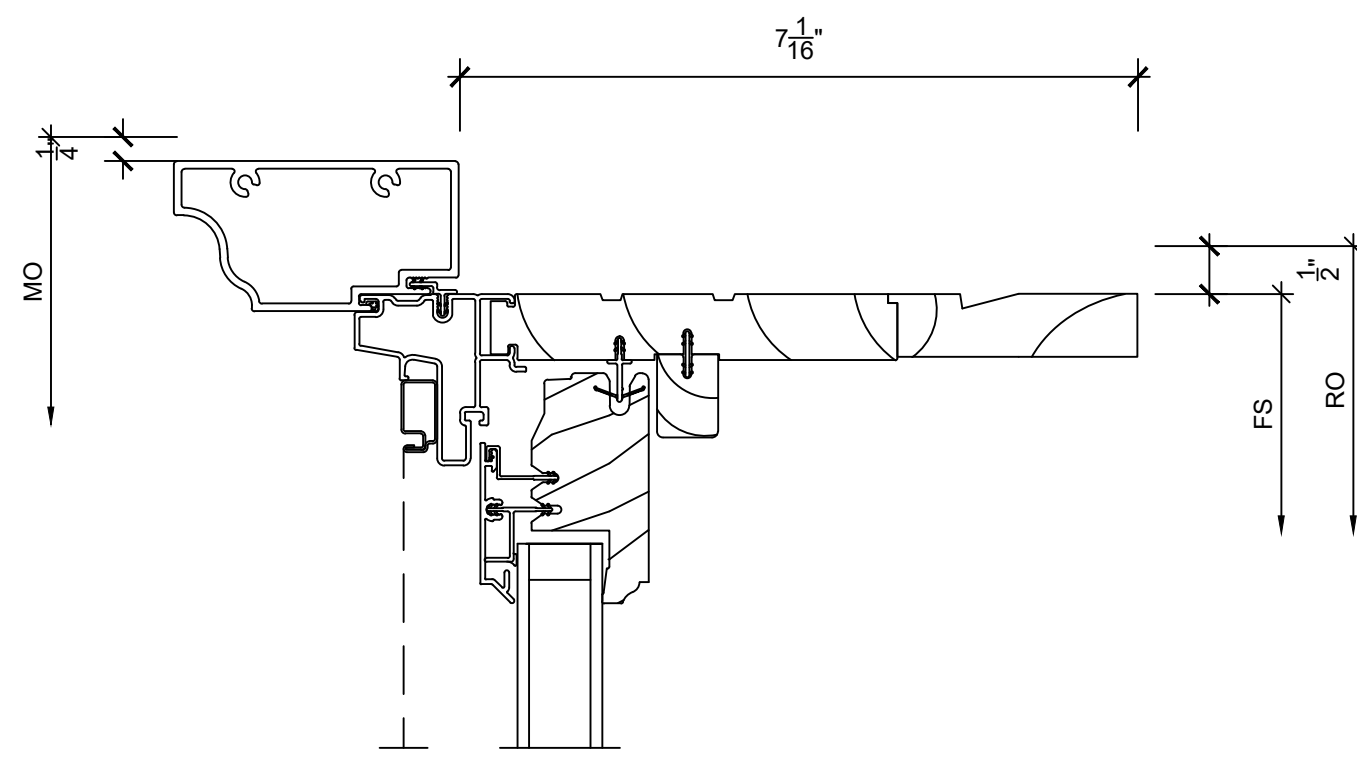


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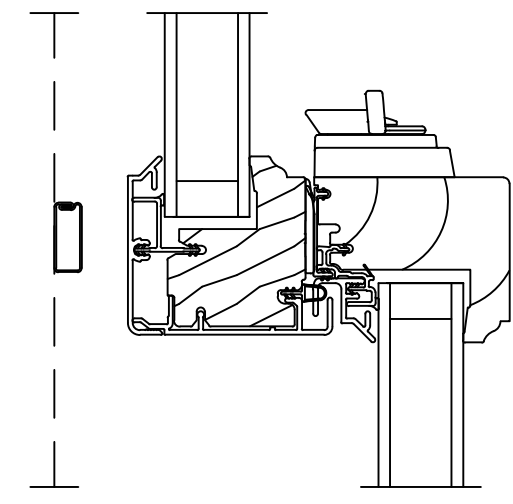
**SWEENEY-EISENHART (635290) /  
 01/04/2024-SPECIAL CASING OPTION**

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN  
 DEALER:  
 CONTRACTOR:  
 ARCHITECT: NICKA  
 DRAWING NO: 169524 AWRD8XE 01/04/2024  
 DATE: 01/23/24 REVISION DATE:

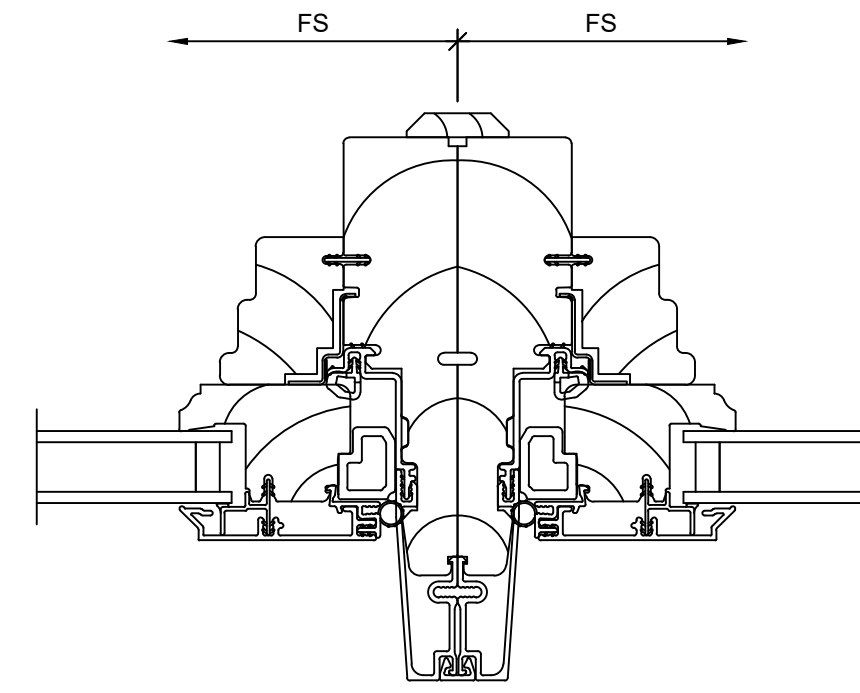
SHEET  
**5**  
 OF



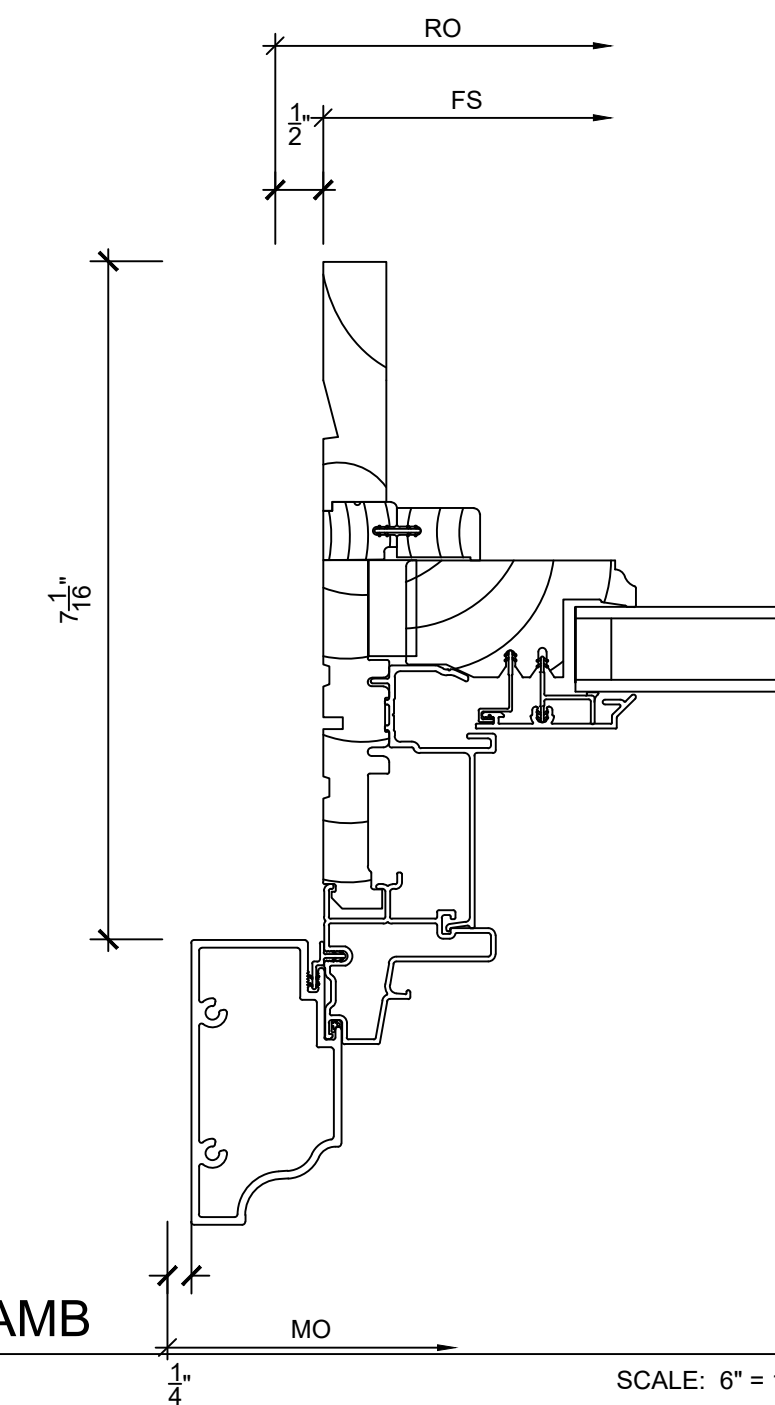
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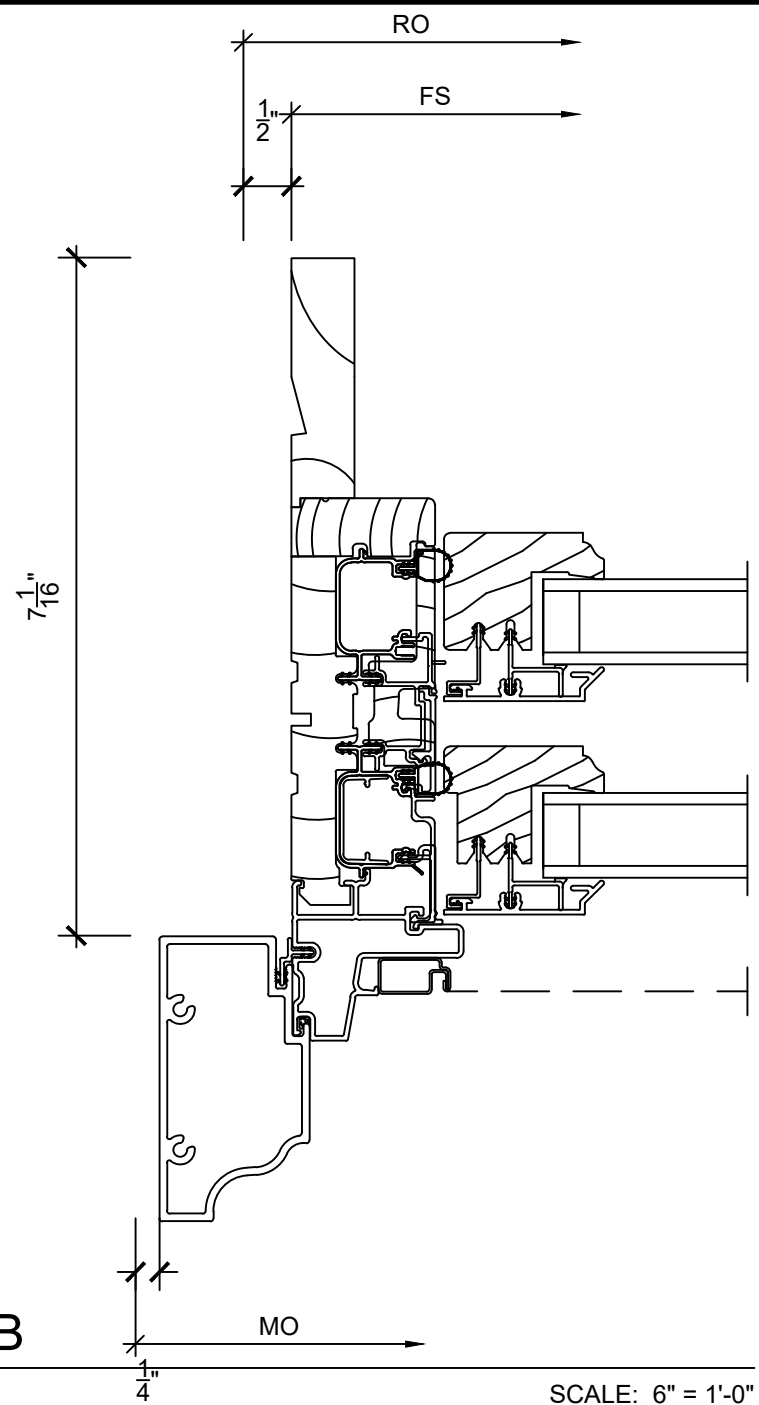
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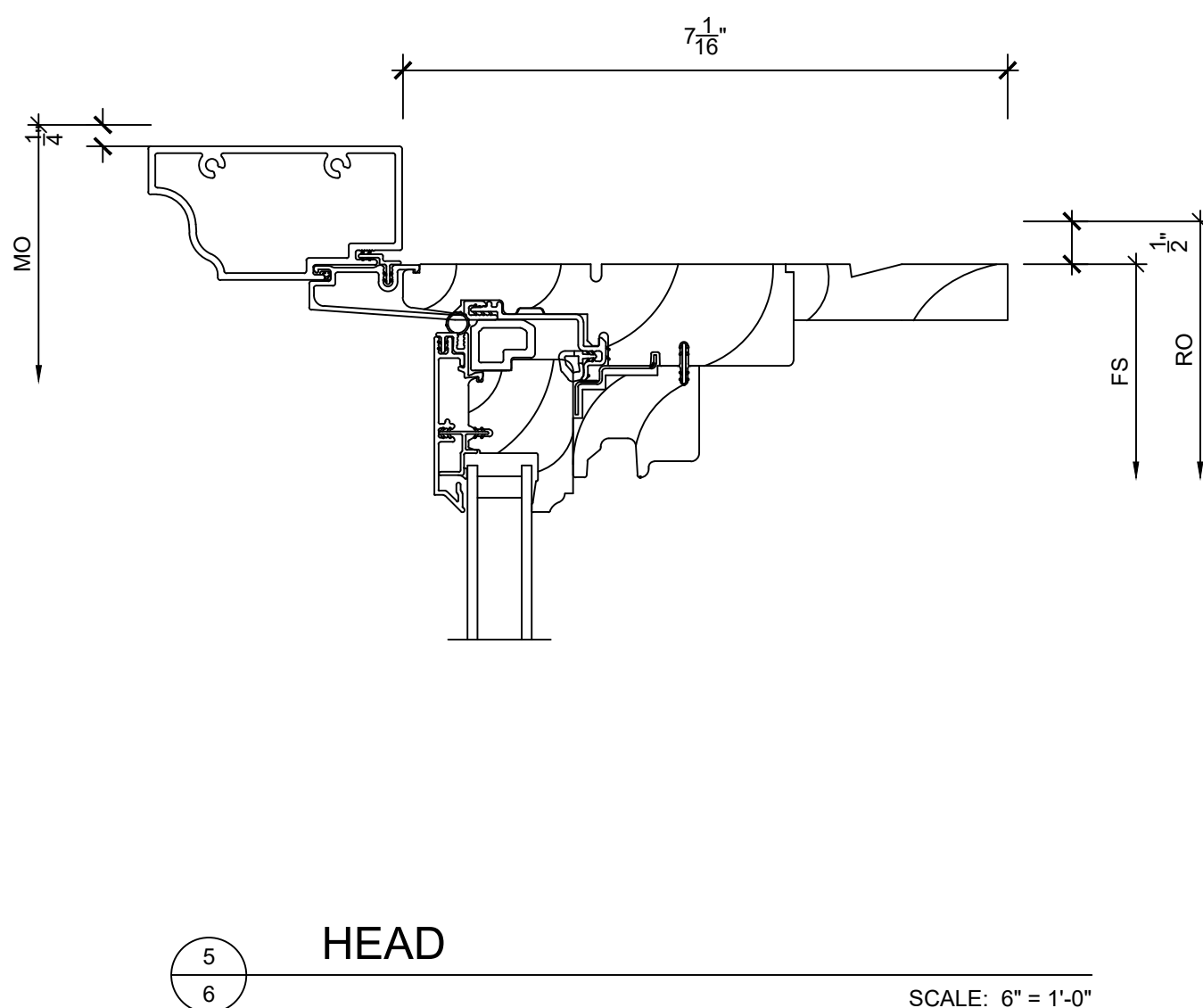
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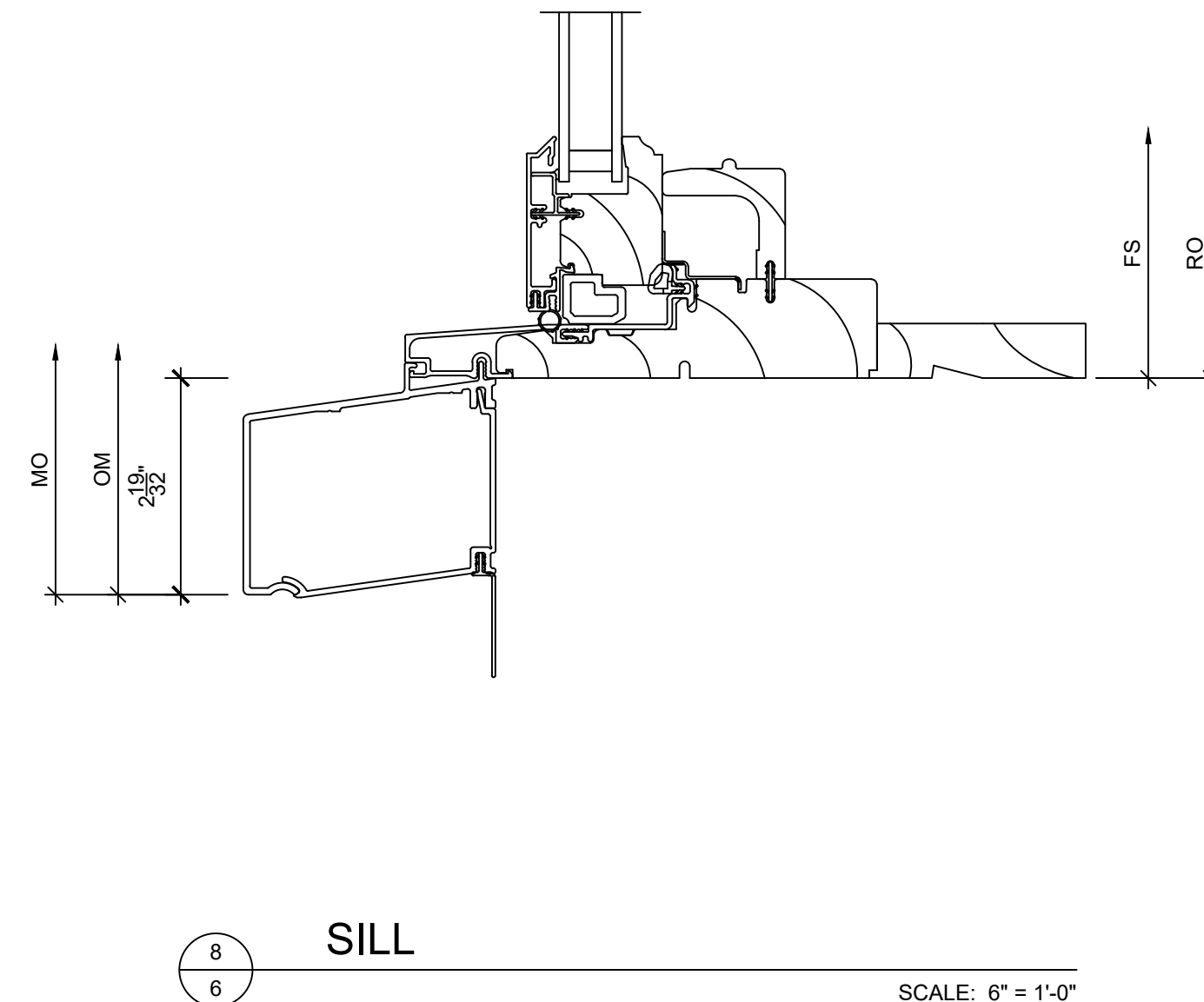
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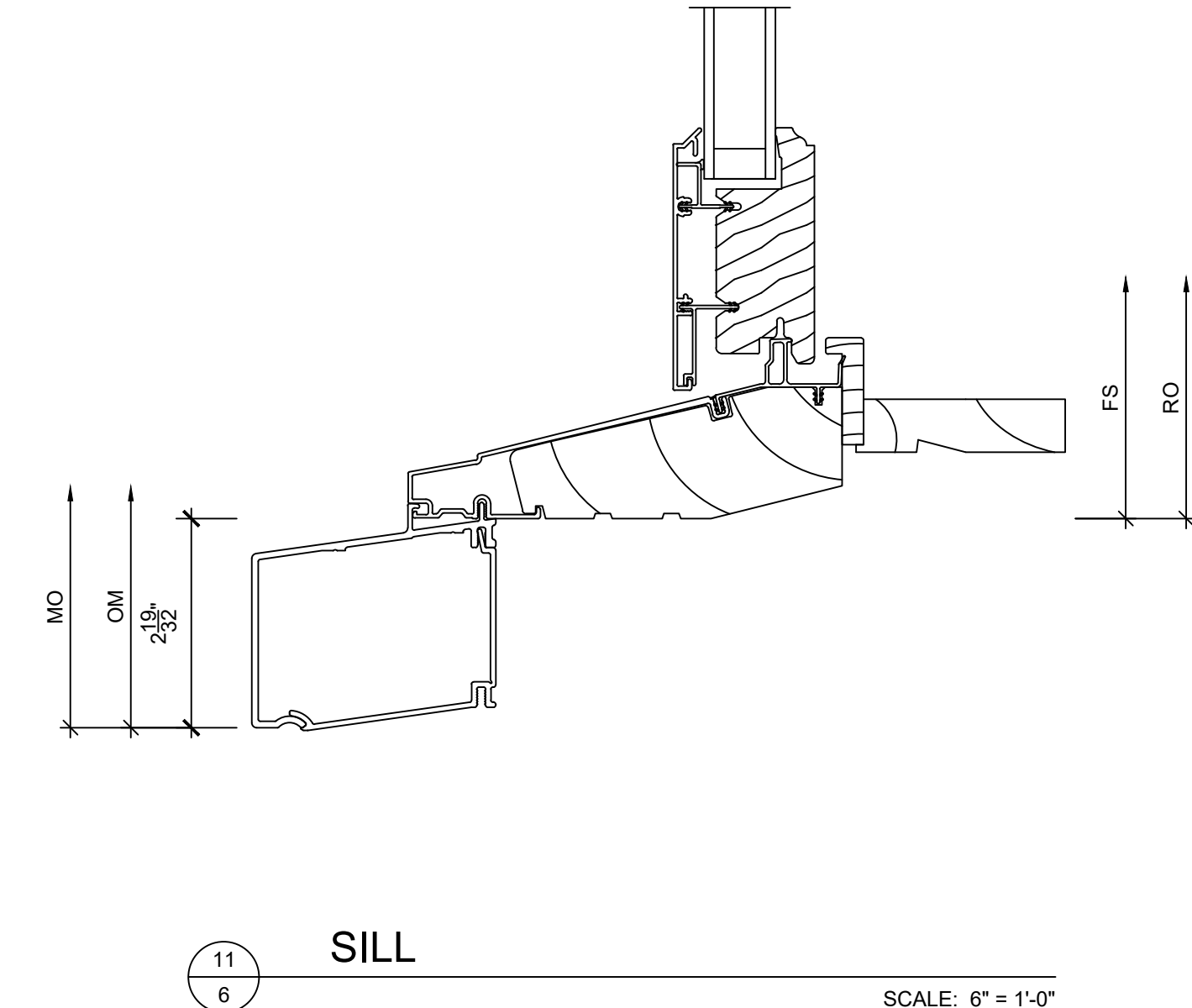
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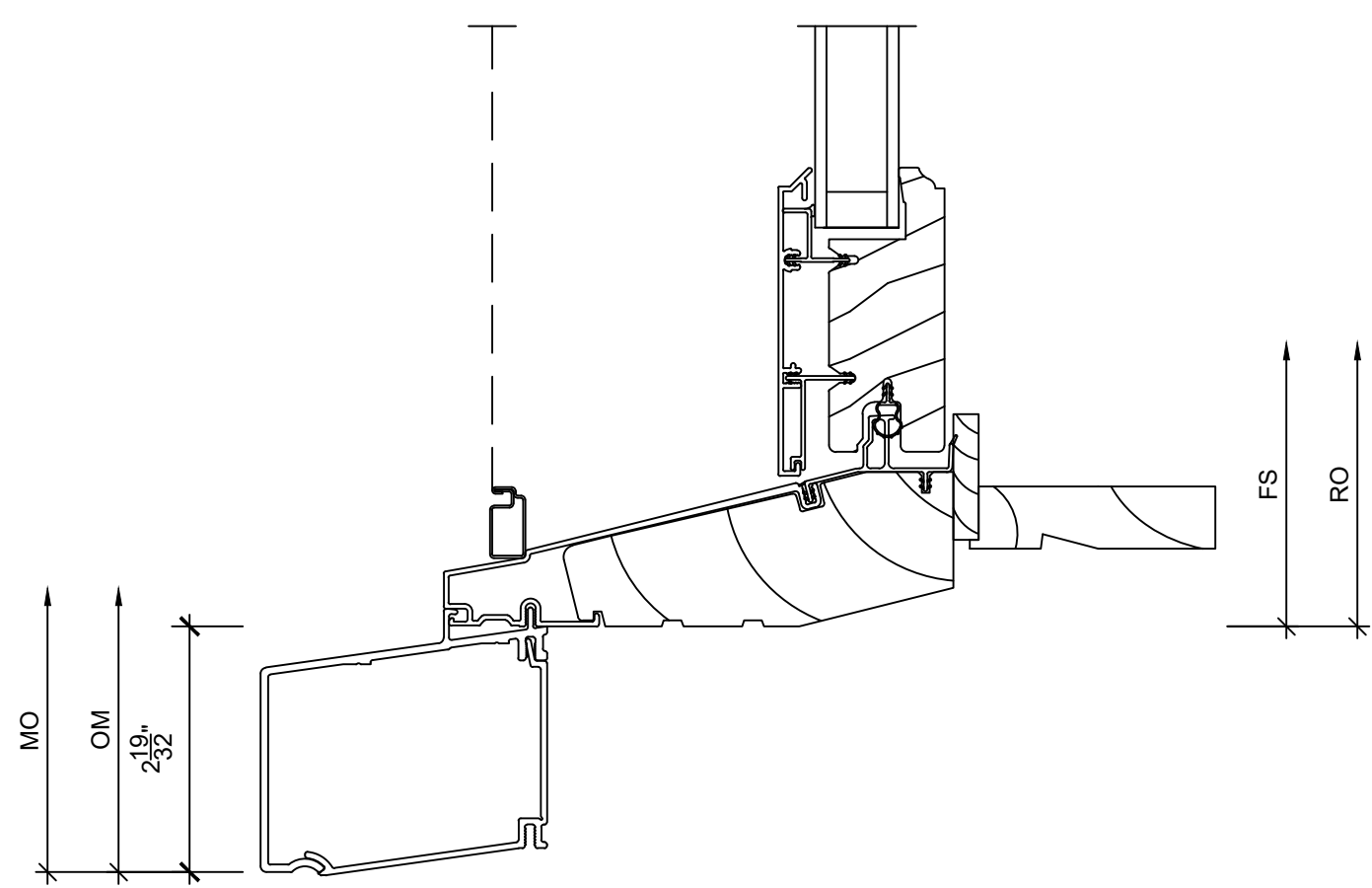
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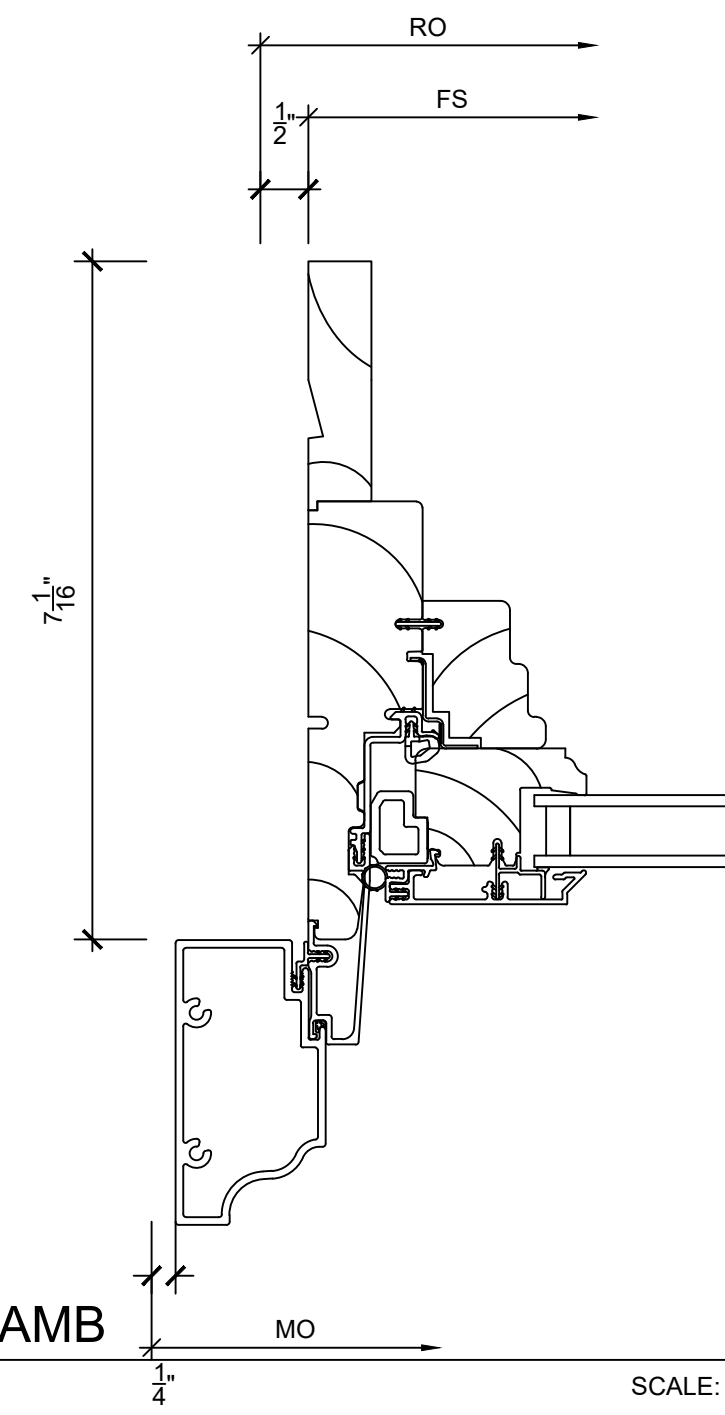
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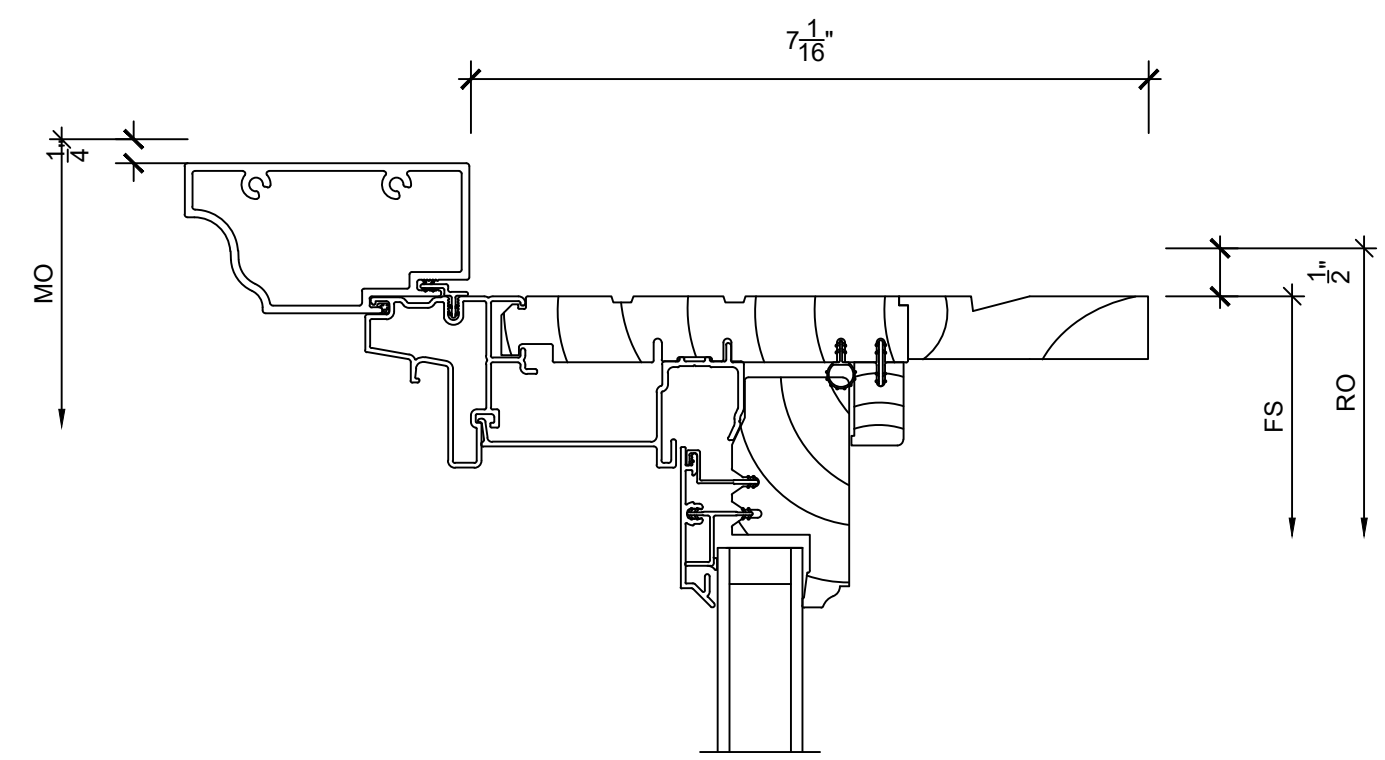
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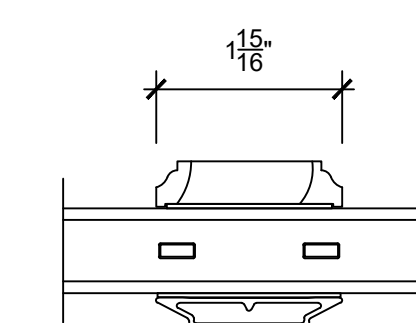
3  
6 SILL SCALE: 6" = 1'-0"



6  
6 JAMB SCALE: 6" = 1'-0"



9  
6 HEAD SCALE: 6" = 1'-0"



12  
6 DIVIDER SCALE: 6" = 1'-0"

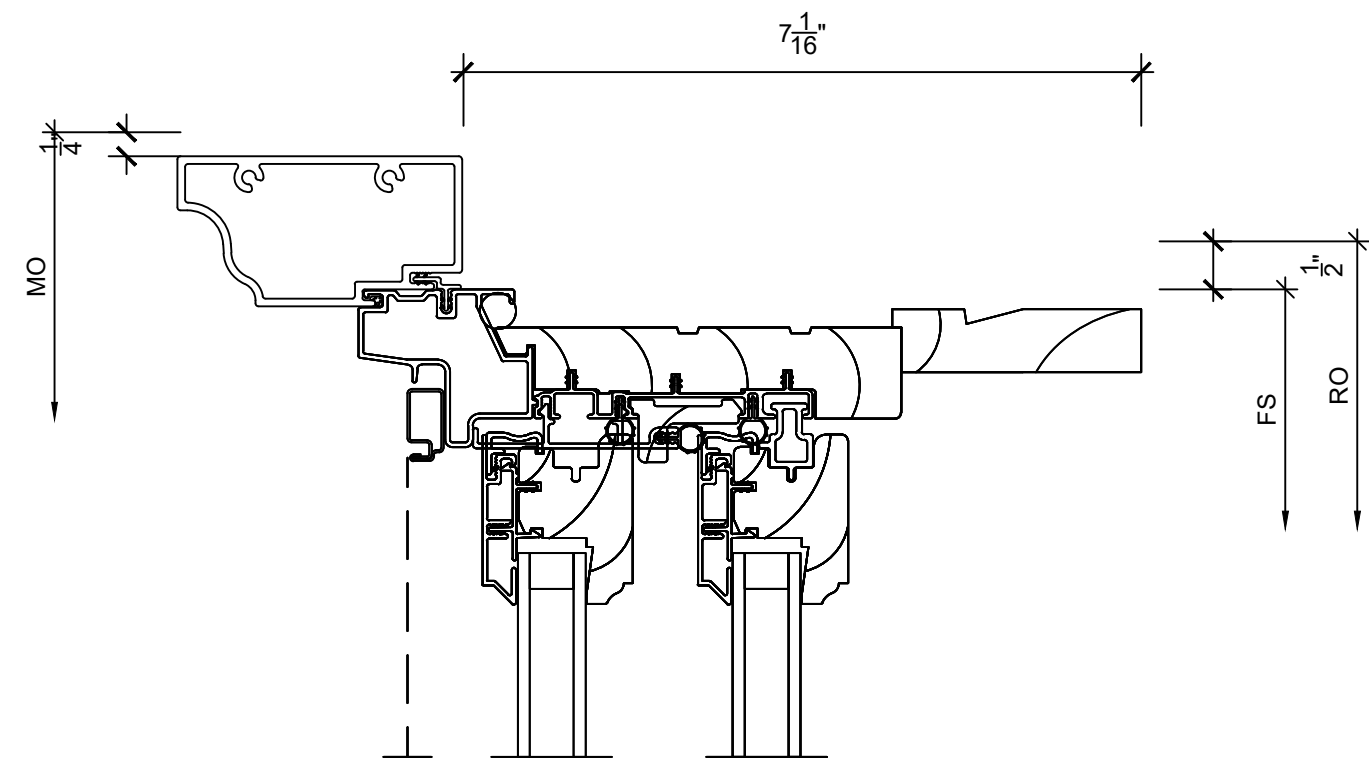


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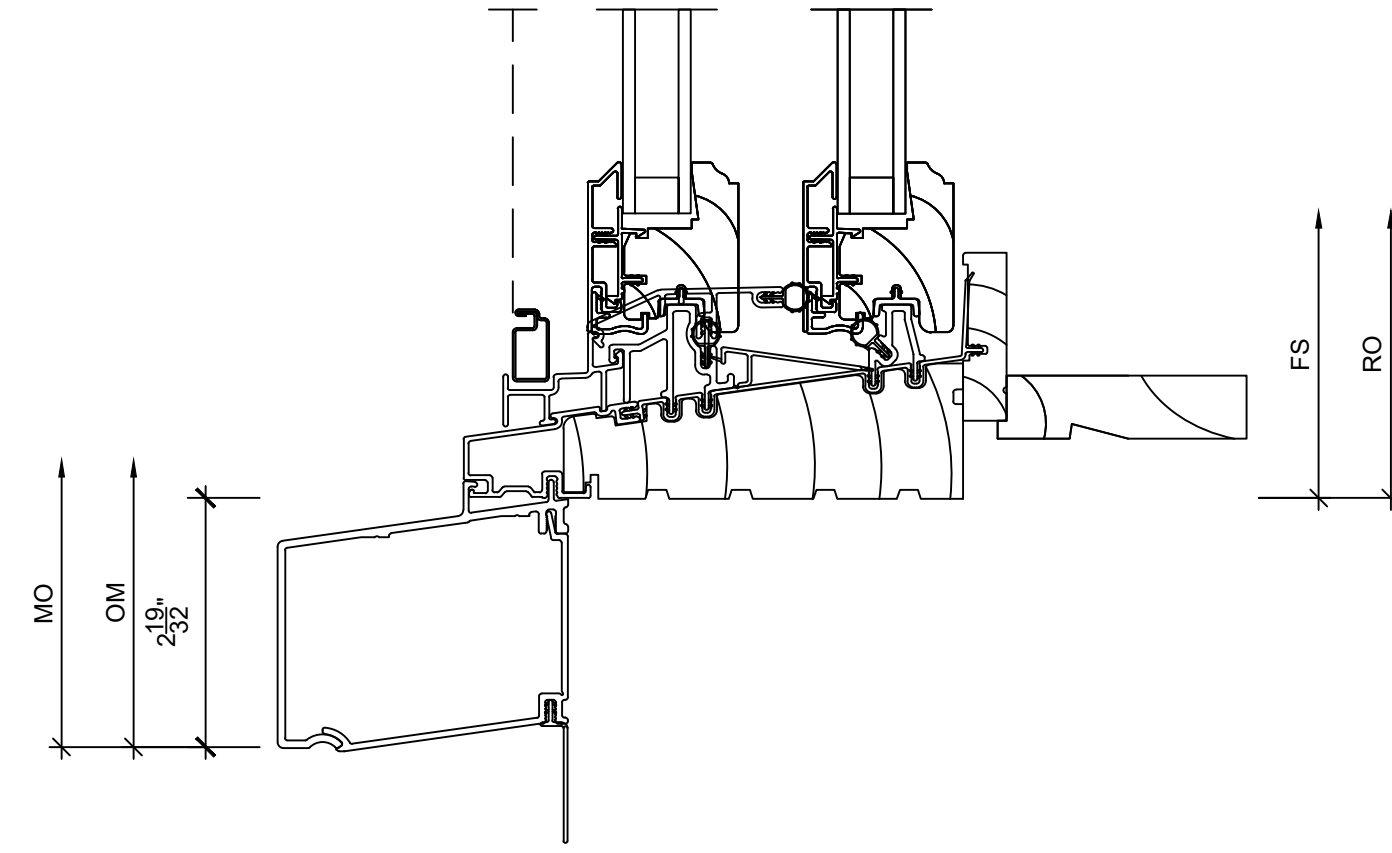
**SWEENEY-EISENHART (635290) /  
 01/04/2024-SPECIAL CASING OPTION**

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN  
 DEALER:  
 CONTRACTOR:  
 ARCHITECT: NICKA  
 DRAWING NO: 169524 AWRD8XE 01/04/2024  
 DATE: 01/23/24 REVISION DATE:

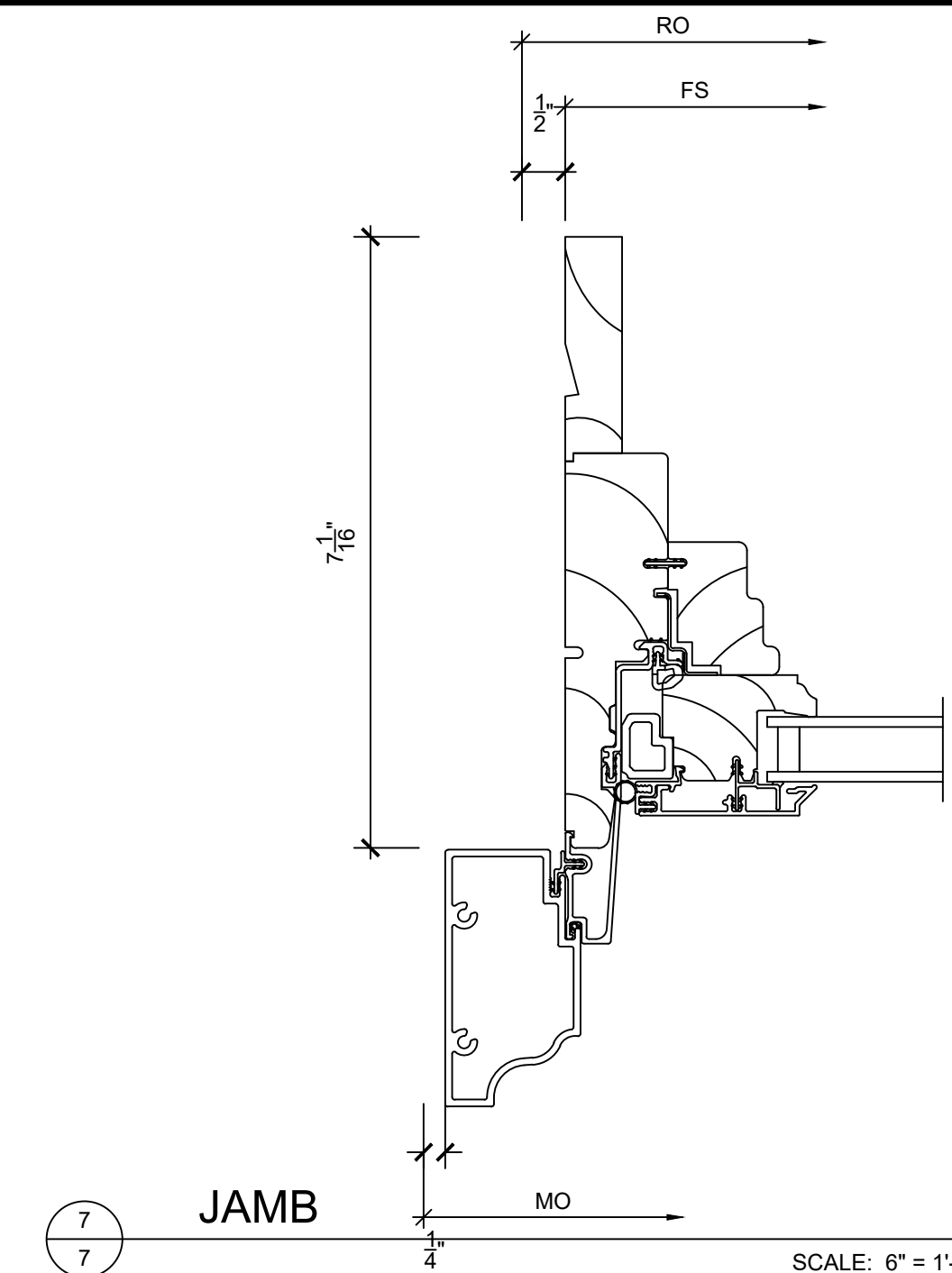
SHEET  
**6**  
 OF



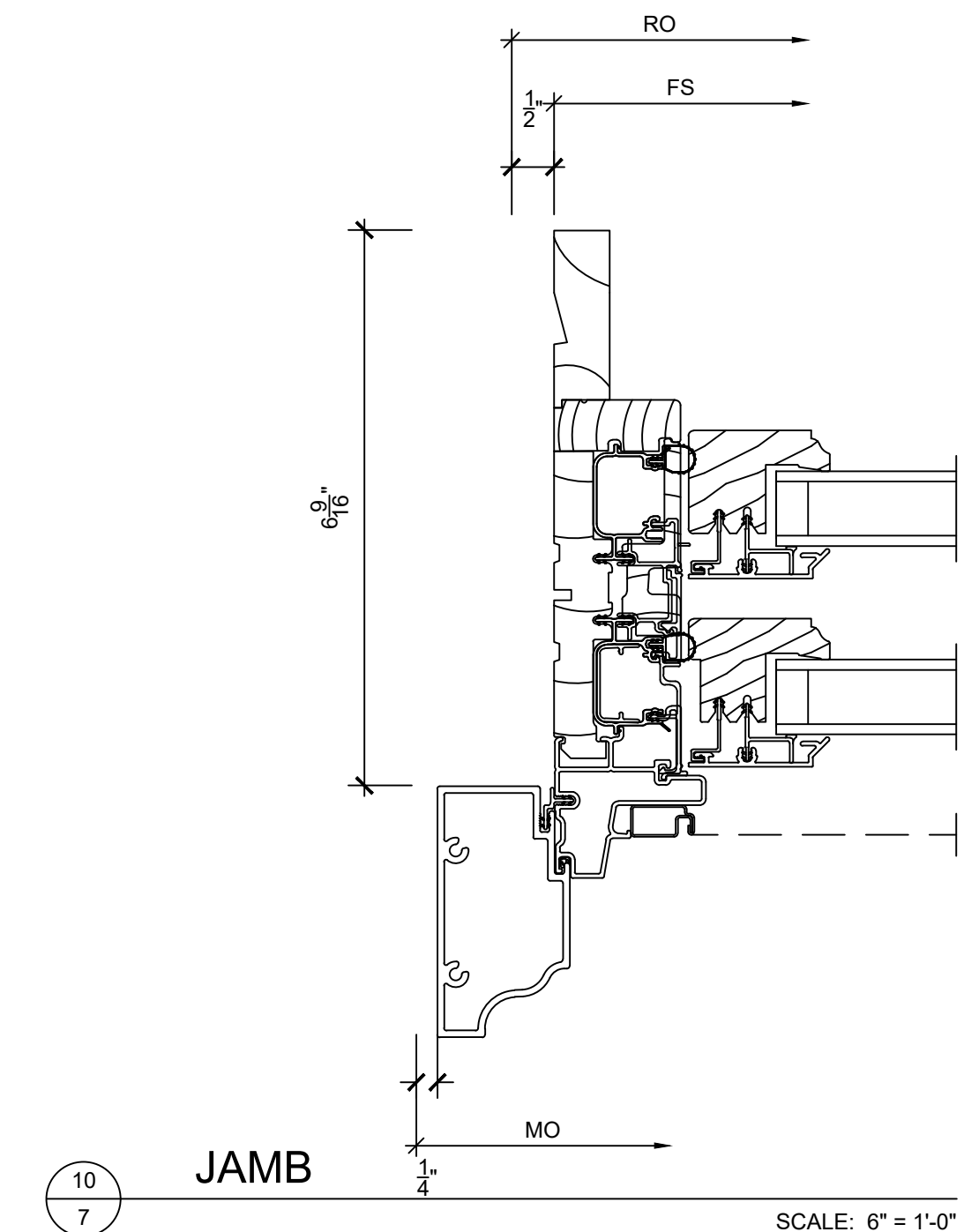
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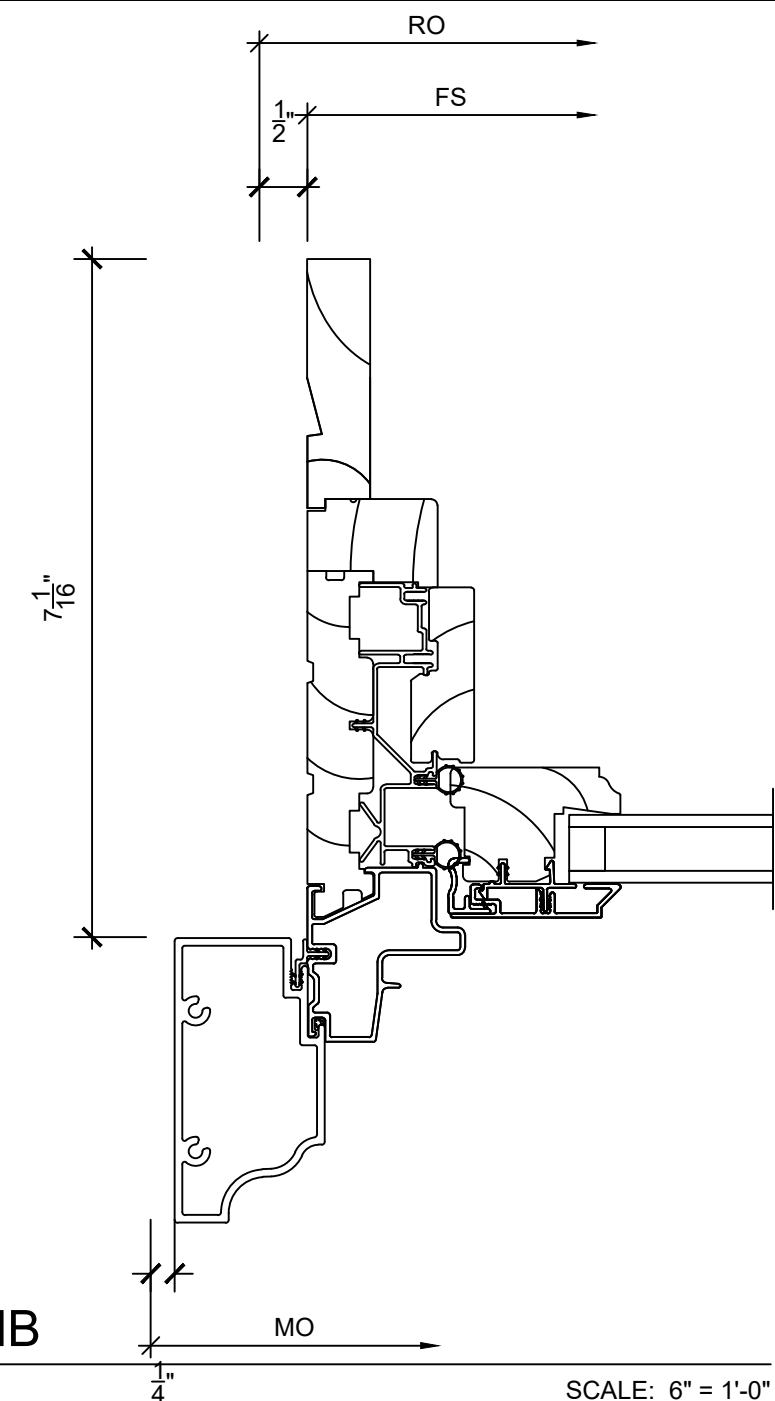
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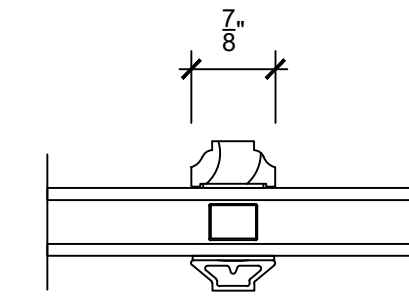
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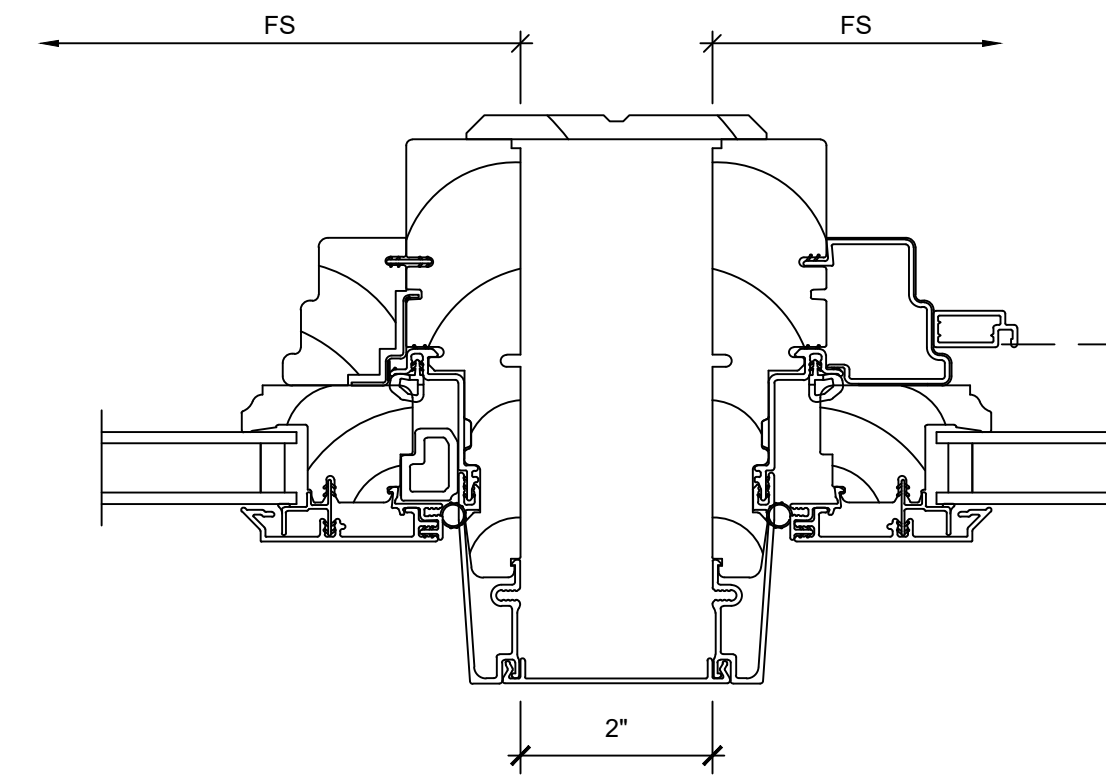
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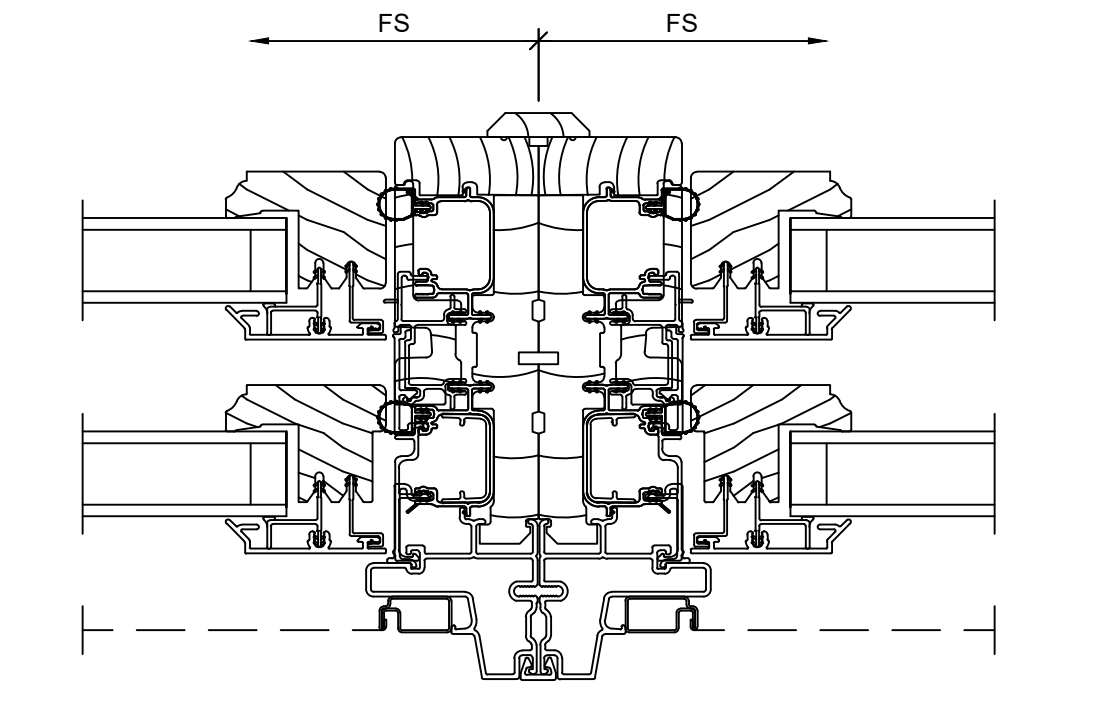
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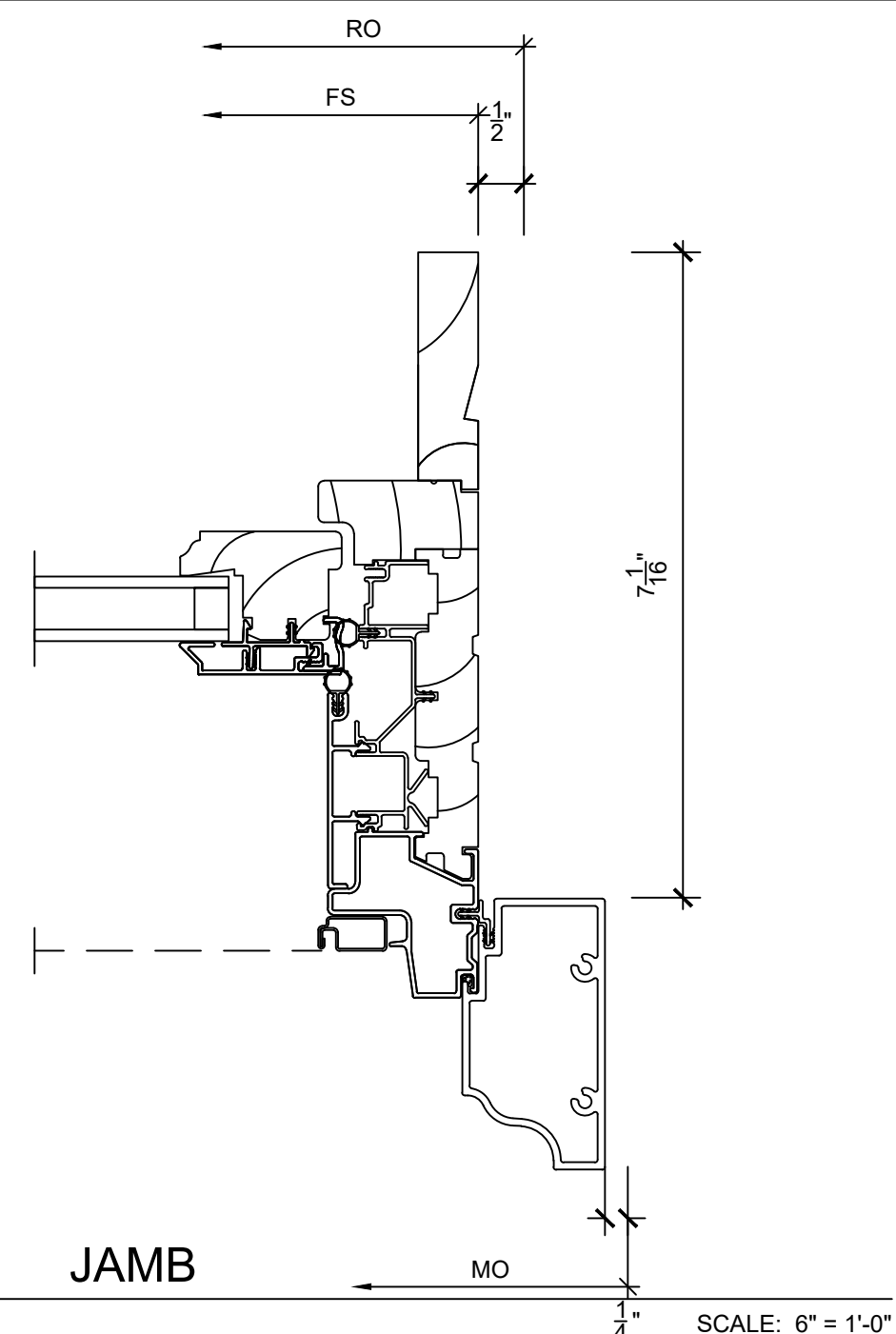
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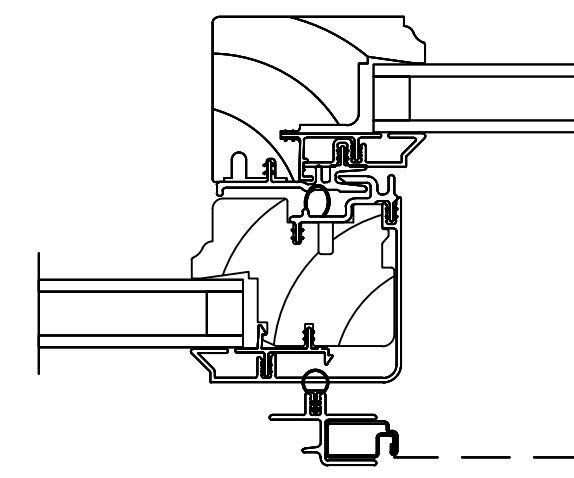
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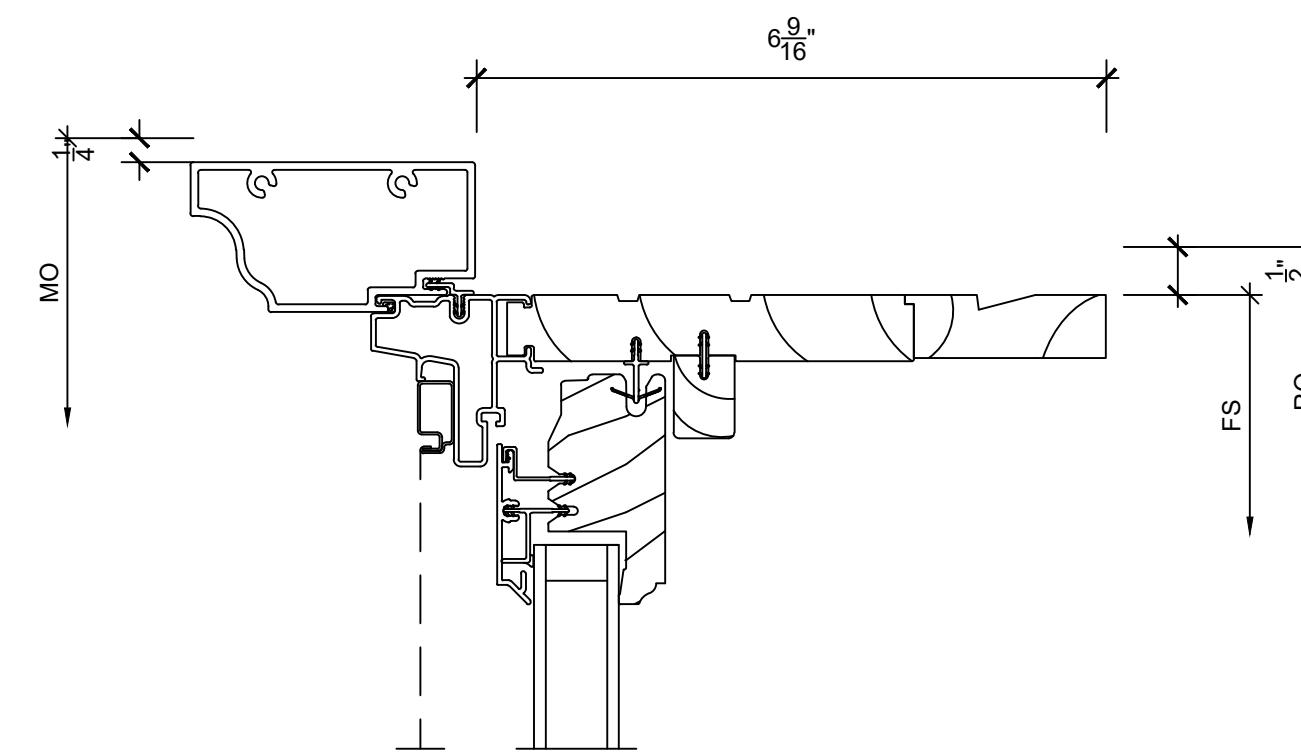
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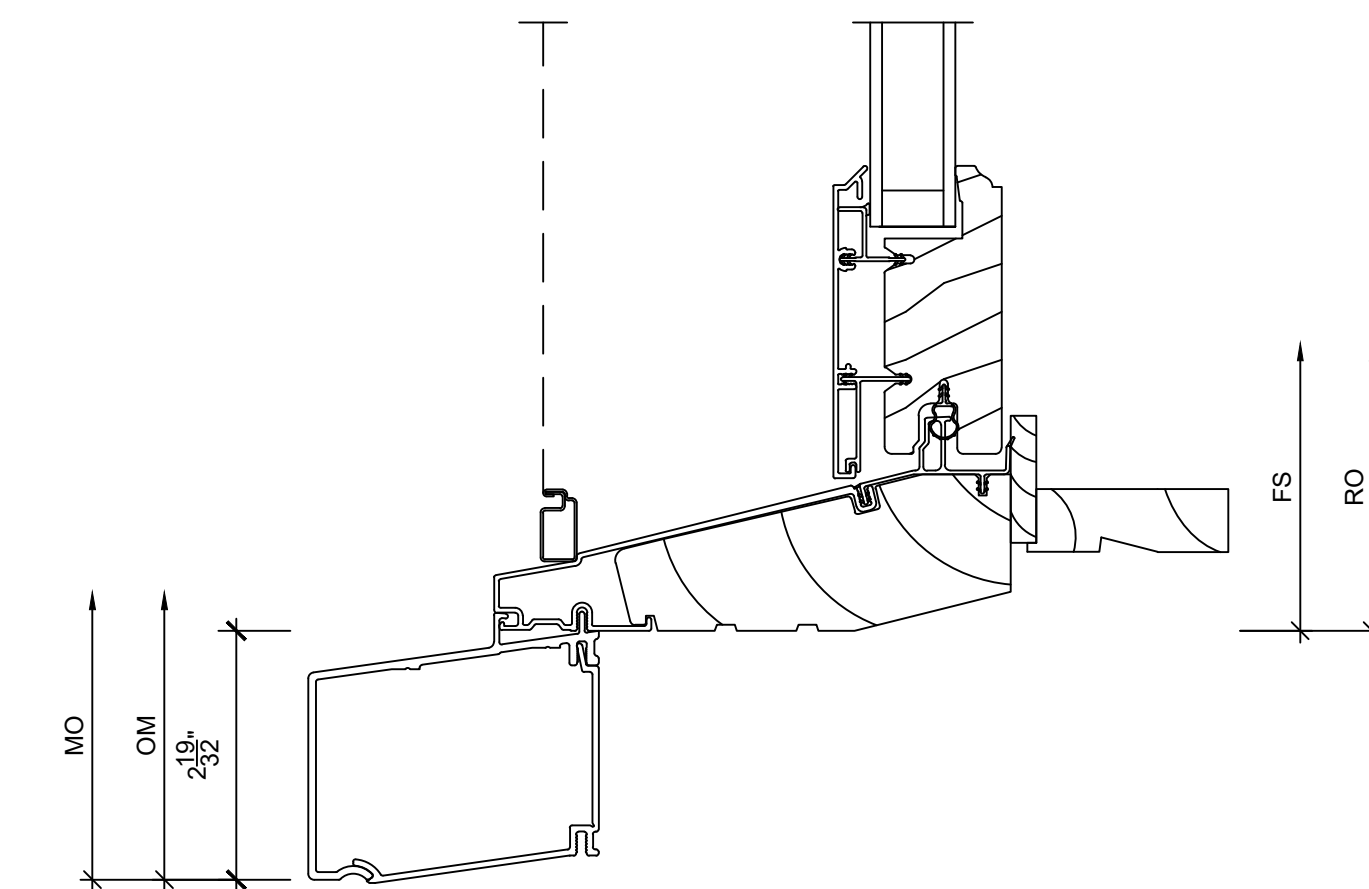
3  
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6  
7 MEETING STILE SCALE: 6" = 1'-0"



9  
7 HEAD SCALE: 6" = 1'-0"



12  
7 SILL SCALE: 6" = 1'-0"

**MARVIN**  
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**SWEENEY-EISENHART (635290) /**  
**01/04/2024-SPECIAL CASING OPTION**

DISTRIBUTOR: WINDOW DESIGN CENTER FROM ZUERN  
 DEALER:  
 CONTRACTOR:  
 ARCHITECT: NICKA  
 DRAWING NO: 169524 AWRD8XE 01/04/2024  
 DATE: 01/23/24 REVISION DATE:

SHEET  
**7**  
 OF

**2020 Chadbourne Ave. Remodel**

Selections of service doors for main house and garage. All service doors will be ThermaTru smooth fiberglass and will be painted to match exterior trim and windows.



18 x 8 White Overhead door.



Garage service door.

(ThermaTru Painted Smooth Fiberglass)



Mud Room service door.

(ThermaTru Painted Smooth Fiberglass)



Sunroom to patio.

(ThermaTru Painted Smooth Fiberglass)



Dining room to patio.

(ThermaTru Painted Smooth Fiberglass)

Client name:

Sweeney Remodeling

Owner of structure:

Rock TR,  
WM & Patricia

Address of structure inspected:

2020 Chaddbourne Ave  
Madison, WI

Owner's billing address:

same

Year structure built:

1906

Report preparation date  
& inspection date & time:

8-7-23  
noon

# Partial Lead-Based Paint Inspection Report

Inspection Conducted and Report Prepared By:



Testudo LLC  
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Lead company:  
DHS-1374120

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Lead Risk Assessor:

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Doug Dalsing, DHS certification No.: LRA-158778

## XRF Quality Control

Calibration	PbC	Result	Calibration	PbC	Result
Beginning 1	1.0	pass	Ending 1	1.0	Pass
Beginning 2	1.0		Ending 2	1.0	
Beginning 3	1.0		Ending 3	1.0	

## Summary of Findings

The purpose of this Partial Lead-Based Paint Inspection, authorized by the owner as evident by the risk assessor's presence at the property, was to identify lead-based paint surface coatings at the subject property. During the assessment the following was determined through observation, discussion with the building owner or occupant, and XRF analysis. The following items were tested; results of lead concentration in surface coatings are provided in mg/cm<sup>2</sup> in the column labeled "PbC"; each result is then labeled "positive" or "negative."

### XRF Paint Testing Results

Room	Wall	Component	Substrate	Color	PbC	Reading
Kitchen	B	Sash	Wood	White	12.9	Positive
					9.4	
					8.7	
Dining	C				8.5	
					10.5	
					10.3	
Library	D				12.6	
					13.7	
					8.9	
Living	A				4.3	
					7.5	
					8.7	
Half bath	B				9.1	
					8.3	
					7.5	
Stair to basement	C				11.4	
					9.8	
					10.8	
Basement Boilers	A				6.9	
					6.5	
Basement storage	B			Green	5.4	
					5.9	
Laundry Basement storage	B			White	6.3	

Yes ADDITIONAL RESULTS PAGE? If yes, it is appended to this report.

## Methods of Inspection

The assessment was performed in accordance with U.S. Environmental Protection Agency (EPA) Title 17, CCR; the U.S. Department of Housing and Urban Development (HUD) "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing," revised in 2012; Wisconsin Department of Health Services Chapter DHS 163 (WI DHS 163) as published in March 2010 for lead-based paint inspection and risk assessment (these items are referred to collectively as "documented methodologies" for lead-based paint testing and lead hazard identification). An **X-ray fluorescence analyzer (XRF)** was used to measure lead concentration in surface coatings. The instrument is calibrated at the beginning and end of the inspection using a National Institute of Standards and Technology (NIST) Standard Reference Material (SRM) paint film to ensure the device operates within the manufacturer's specifications. The XRF machine used during this inspection was a Niton XLp, with serial number 7022.

Side "A" of the structure is the side adjacent to the front street; moving clockwise, the next side is labeled side "B," and so on. When multiple components of the same type are situated on the same wall (e.g., when a wall has two windows on it), they are differentiated with a number 1-5, left to right, relative to the home's interior.

### Like Surfaces

It is to be assumed that any untested surface is positive for lead-based paint. Because it is time- and cost-prohibitive to test every unique painted surface in a structure, the documented methodologies used to perform this assessment or inspection rely upon the assumption that lead-based paint is present on any surface like a surface tested in the same room equivalent that has a similar painting history and that is found to be lead-based paint. For example, if lead-based paint is found on a window sash in the living room, it is assumed that other similar sashes in the room with a similar paint history are also positive for lead-based paint.

Also, per the documented methodologies, certain building components that are adjacent to each other and unlikely to have different painting histories were grouped together into a single testing combination. The following groups of components, each separated by a semicolon, are a single testing combination: window casings, sills, stops, jambs and aprons; interior window mullions and window sashes; exterior window mullions and window sashes; door jambs, stops, transoms, casings and other door frame parts; door stiles, rails, panels, mullions and other door parts; baseboards and associated trim (such as quarter-round or other caps).

## Lead-Based Paint Background

Surface coatings inevitably deteriorate over time, either from shifting substrates, water damage, chewing, friction, or impact damage (among other unlisted causes). When lead-based coatings deteriorate, the result is lead-based paint chips, lead-contaminated dust or lead-contaminated soil. Also, residential remodeling activities can expose inhabitants to lead hazards, since often during these jobs lead-coated surfaces are cut into, sanded or grinded away and not properly cleaned afterwards. Inhabitants, then, have the opportunity to ingest or inhale lead, which results in a lead exposure (some research also indicates lead can be absorbed through the skin, for example, while bathing in a tub with a lead-based surface coating, for example). In turn, a bad enough lead exposure may lead to lead poisoning, which the Centers for Disease Control & Prevention (CDC) define as blood lead levels equal to or in excess of 5 µg/dL. Lead poisoning is most dangerous to children under the age of 6; however, children over the age of 6 and also adults can still become lead poisoned, as well. The only way to determine whether a person has lead poisoning is to have performed a Blood Lead Level (BLL) test. Even though the CDC labels a person "lead poisoned" when their blood lead level equals or exceeds 5 µg/dL, **it is unhealthy for any human to have any amount of lead in their body**; any amount of lead in a human's body is detrimental.

Lead-based paint was banned for residential use in 1978 by the U.S. Consumer Product Safety Commission (CPSC). There is a chance that any home constructed prior to 1978 could contain lead-based paint on any number of components, from walls, to windows, to doors and exterior components, among others. Any residential housing component, if improperly maintained or situated in a high-traffic area, has the capacity to become a lead hazard.

## Recommendations

**Components not tested** must be monitored and maintained in their current state. Lead-based paint is a known hazard, especially to children under the age of six, and represents a threat to the health and welfare of occupants. In target housing or a child-occupied facility, as defined under Wisconsin Department of Health Services Chapter DHS 163, each item that tested positive, and any untested components, is considered leaded until removed or retested and proven to be lead-free. Any disturbance of these items that exceed WI DHS 163 minor repair amounts should be handled in a lead-safe manner. Lead-safe methods include: containing any work area by laying plastic sheeting in and around the work area to prevent dispersal of lead dust and chips; wet sanding and wet scraping when removing loose paint; collecting all paint chips and debris and properly disposing of all waste. All WI DHS 163 prohibited practices must be avoided during lead-safe renovations.

## Contractor Certification

If results indicate the presence of lead-based paint or if there remain untested components in the structure, all contractors hired to perform renovation work in target housing or child-occupied facilities must, at a minimum, hold the Lead Safe Renovator certification from the State of Wisconsin DHS Asbestos and Lead Certification program when disturbing items known to contain lead or any surfaces that were not tested when the disturbance exceeds the minor repair amounts. Contractors must hold both individual certification and company certification. Furthermore, contractors must complete the renovation work in accordance with Wisconsin's Lead Safe Renovator rule, enacted in 2010. If the homeowner contracts with a construction firm to permanently eliminate lead-based paint hazards at this structure, the construction firm must be a properly licensed and certified lead abatement firm. Any questions regarding certification can be answered by calling DHS at (608) 261-6876. If results indicate lead-based paint is not present, contractors performing renovations solely on the components tested are not required to hold a Lead Safe Renovator certification from the state of Wisconsin nor are they required to follow lead-safe work practices as outline in DHS 163. However, if during the course a renovation contractors encounter untested surface coatings, they must cease work immediately to have the items tested or, as long as they carry the Lead Safe Renovator certification under WI DHS 163, proceed using lead-safe work practices.

## Further Reading

For childhood lead poisoning prevention tips from the U.S. Centers for Disease Control, visit: <http://www.cdc.gov/nceh/lead/tips.htm>.

If you are planning a residential remodel job at your house, read the "Renovate Right" pamphlet produced by the EPA: <http://testudoonline.com/renovateright/>

If you are planning on buying, selling, renting or leasing a pre-1978 residence, read the "Protect Your Family From Lead in Your Home" pamphlet from the EPA: <http://www2.epa.gov/lead/real-estate-disclosure>

For a more thorough overview of worldwide lead exposure, read this pamphlet from the World Health Organization (WHO): <http://www.who.int/ceh/publications/leadguidance.pdf>

## Limitations

The professional opinions found in this report were based upon site observations, interpretations of analysis, and interpretations of current regulations for the regulated materials. These opinions apply to the site conditions existing at the time of the inspection. Current regulations should always be verified prior to any work involving regulated materials such as lead-based paint. Future activities at this dwelling may alter the results of this inspection. This inspection did not include sources of lead exposure other than surface coatings on building components and soil. All untested items must be assumed to contain lead if they are coated in paint, stain, shellac or varnish and if they were installed prior to 1978. It may be assumed that any component installed after 1977 is free of lead-based paint; however, its installation after 1977 must be documented.

## Definitions

**Lead hazard:** According to DHS 163, any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated, or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

**Lead-based paint:** Paint or any other surface coating material containing equal to or more than 0.5% lead by weight (or 5,000 ppm), calculated as lead metal, in the total nonvolatile content of liquid paint or in the dried film of applied paint, or more than or equal to 1.0 milligrams lead per square centimeter in the dried film of applied paint. All results below this regulatory definition are considered "negative" and all readings at or above this level are considered "positive."

**Soil lead hazard:** Soil lead hazards are present when the laboratory result for a bare soil sample shows lead concentration equal to or greater than any of the following: 400 parts per million (400 ppm) for the soil-lead concentration from a composite sample of bare soil in a play area; or 1,200 parts per million (1,200 ppm) for the arithmetic mean lead concentration from one or more composite samples of bare soil from the rest of the yard or drip line of the home or outbuildings.

**Target housing:** According to DHS 163, target housing is a dwelling constructed prior to 1978, except for any of the following: (a) A dwelling for the elderly or persons with disabilities unless a child under 6 years of age resides or is expected to reside in the dwelling. (b) A dwelling in which the living area is not separated from the sleeping area.

## Federal Disclosure

A copy of this summary must be provided to new tenants and purchasers of this property under Federal Law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and made available to new tenants. Landlords and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. State law requires Testudo LLC to disclose to a state agency, the WI Department of Health Services, the address and results from structures in which it conducts work.

## Appended XRF Paint Testing Results

Room	Wall	Component	Substrate	Color	PbC	Reading
Basement Storage	C	luch	Wood	gray	10.9	Positive
Upper Hallway	C			White	9.4	
Stair to Kitchen	A				10.5	
Bed BC	B				7.7	
					7.9	
	C				6.8	
Full bath	C				8.1	
Bed CD	C				9.3	
	D				10.4	
Bed D	D				11.4	
					10.5	
Bed A	A				10.6	
Bed AB	A				9.6	
	B				8.7	
Bed D	A				5.9	
Attic	A				13.9	
					13.7	
	D				11.8	
					10.5	
					13.4	
Attic bath	B				12.9	
Attic hall	C				11.8	
Attic bed	C				11.8	
					11.5	



Casement window on main level



Basement window



Double-hung windows on main & upper levels



Attic windows



Exterior trim & storm

