

**LEAD RISK ASSESSMENT
REPORT**

DUNEDIN HI-RISE APARTMENT BUILDING
469 Ada Avenue
St. Paul, Minnesota

PREPARED FOR

St. Paul Public Housing Agency
261 East University Avenue
St. Paul, Minnesota, 55103

PREPARED BY

Professional Service Industries, Inc.
2401 Pilot Knob Road, Suite 138
Mendota Heights, MN 55120

Phone # (651) 646-8148
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PSI Project #0673226-14

June 14, 2011

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Public Housing Agency of the City of St. Paul
 555 Wabasha Street North, Suite 400
 St. Paul, Minnesota 55102

Attn: Dave Lange
 St. Paul Public Housing

651-298-5664

Subject: LBP Inspection and Risk Assessment – 469 Ada Street, St. Paul, Minnesota
 PSI Project No. 0673226-14

Dear Mr. Lang:

On November 29 and December 2, 2010, Mr. Michael Tjaden, Mr. Eric Brazeau and Stephen Luth of Professional Service Industries, Inc. (PSI) conducted a combination lead-based paint inspection / risk assessment at the above address. Mr. Tjaden, Mr. Brazeau and Mr. Luth are certified Risk Assessors through the Minnesota Department of Health. The current owner of this property is the Public Housing Agency of the City of St. Paul (PHA).

Were Lead-Based Paint (LBP) Hazards discovered at this residence? Yes No

A lead-based paint hazard is any of the following:

- LBP on a friction surface subject to abrasion and where the dust levels on the nearest horizontal surface (sill or floor) exceed the floor or window levels shown below.
- LBP damaged by impact
- LBP showing evidence of teeth marks
- Any other deteriorated LBP

Based on the HUD Guidelines, the following lead hazards were identified:

| APARTMENT # | ROOM # | COMPONENT | LOCATION | SUBSTRATE | COLOR | CONDITION |
|-------------|-----------|-----------|----------|-----------|-------|-----------|
| 215 | 3 | PIPE | C | METAL | WHITE | POOR |
| 410 | 3 | PIPE | C | METAL | WHITE | POOR |
| 809 | 3 | PIPE | C | METAL | WHITE | POOR |
| 609 | 3 | PIPE | A | METAL | WHITE | POOR |
| COMMON | 7TH FLOOR | DRAIN | B | METAL | BROWN | POOR |

Based on the HUD Guidelines, the following components must be treated as LBP throughout the building.

| COMPONENT | # TESTED | # POSITIVE | % POSITIVE |
|---------------------|----------|------------|------------|
| BENCH FRAME / METAL | 2 | 1 | 25.00% |
| DRAIN / METAL | 4 | 2 | 50.00% |
| LINTEL / METAL | 4 | 4 | 100.00% |
| PIPE / METAL | 66 | 27 | 40.91% |

In addition the following building components tested positive for lead. Although not technically lead-based paint, renovation, repair or other disturbance of these materials may result in lead dust exposure.

| COMPONENT | # TESTED | # POSITIVE | % POSITIVE |
|--------------------|----------|------------|------------|
| SHOWER WALL / TILE | 26 | 6 | 23.08% |
| SINK / PORCELIN | 27 | 19 | 70.38% |
| WALL / TILE | 8 | 8 | 100.00% |

No other components tested were found to contain lead at greater than or equal to 1.0 mg/cm². Detailed XRF testing results are contained in Section A-1 of this report.

Were Lead Dust Hazards discovered at this residence? Yes No

A lead-dust hazard is surface dust exceeding the levels shown below on one or more of the following components:

- Floors: 40µg/Square Foot
 - Window Sills: 250µg/Square Foot
 - Window Troughs 400µg/Square Foot
- Dust sample results location: Section A-2. Hazard recommendations: Section A-3

The average dust level for each category was determined to be:

| Floor | Window Sills | Window Troughs |
|-------------|--------------|----------------|
| <20 µg/SqFt | NA | NA |

The slider windows found at the subject property did not have a sill or a trough and therefore no sill or trough samples were collected.

None of the individual dust wipe samples were found to contain lead dust above the respective regulatory standards.

Were Lead Soil Hazards discovered at this residence? Yes No

A soil-lead hazard is bare soil containing 100 µg/g (micrograms per gram) in composited samples collected from the bare soil areas around the drip-line of the house or in the rest of the yard. Soil sample results are located in Section A-2 of this report. Hazard information and recommendations are located in Section A-3.

No soil samples were collected for this assessment due to frozen ground and snow cover.

The simplest way to reduce lead exposures is through regular washing of hands, toys, and horizontal surfaces in the home with a liquid hand soap or dish soap and water. It is highly recommended that disposable cleaning materials be used to wash surfaces, so as not to re-contaminate them with a used mop or cloth. A guide to reducing lead hazards in the home is included in Section C of this report. Other ways of reducing lead hazards within the home include taking shoes off before entering living areas, letting water run prior to drinking or cooking, covering exposed soil with plant materials, and vacuuming with a High Efficiency Particulate Air (HEPA) filtered vacuum.

For more information regarding lead poisoning and prevention, contact your local health department or the National Lead Information Center (800-424-LEAD (5323)). Contact the Minnesota Department of Health Lead Program at (651) 215-0890 for information regarding lead hazard remediation or selection of qualified lead professionals. Additional Information is also available on the internet at

www.health.state.mn.us/divs/eh/lead/index.html

The purpose of this lead-based paint investigation was to identify painted and varnished surfaces for the presence of lead exceeding the regulatory level and to evaluate the property for the location, type and

severity of existing or potential health hazards associated with lead-based paint in tenant and public accessible areas, and then develop recommendations for remediation of those hazards. The following report details the results of the assessment.

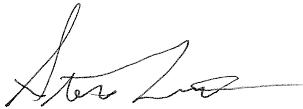
The findings of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency (EPA), entitled Protect Your Family from Lead in Your Home, 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.

For more information regarding your obligations under federal lead-based paint regulations, contact the Minnesota Department of Health Lead Program at 651-215-0890.

We share your concern for the safety and well-being of your family or tenants and you are invited to call us at 651-646-8148 with any questions you may have concerning this report or your needs for additional guidance.

Sincerely,

Professional Service Industries, Inc.



Stephen Luth, MDH Risk Assessor No. LR3835



Eric D. Brazeau, MDH Risk Assessor No. LR664



Michael Tjaden, MDH Risk Assessor No. LR316
Principal Consultant