

**LEAD RISK ASSESSMENT
REPORT**

**EXCHANGE HI-RISE APARTMENT BUILDING
10 Exchange Street West
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 #0673226-8

February 23, 2011

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
 10 Exchange Street West, St. Paul, Minnesota 55102
 PSI Project No. 0673226-8

Dear Mr. Lang:

On November 1st, 2010, Mr. Michael Tjaden, Mr. Eric Brazeau, and Mr. 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 and Minnesota Department of Health (MDH) standards, the following LBP hazards were identified at the Wabasha Hi-Rise Apartment Building:

COMPONENT	# TESTED	# POSITIVE	% POSITIVE
GUARD POST	1	1	100.00%

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

COMPONENT	# TESTED	# POSITIVE	% POSITIVE
RAILING / METAL	3	1	33.33%

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
SINK / PORCELIN	21	17	80.95%
TUB / METAL	2	2	100.00%

Based on the HUD Guidelines, the client can choose to confirm positive or treat as LBP the following building components throughout the building.

COMPONENT	# TESTED	# POSITIVE	% POSITIVE
DOOR FRAME / METAL	106	1	0.94%
PIPE / METAL	28	2	7.14%

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
20.05 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.

Bare Soil
69 mg/Kg

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.