

**LEAD RISK ASSESSMENT
REPORT**

**MT. AIRY HI-RISE APARTMENT BUILDING
200 East Arch Street
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 #0673226-16

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 Lang
 St. Paul Public Housing

651-298-5664

Subject: LBP Inspection and Risk Assessment
 200 East Arch Street, St. Paul, Minnesota 55102
 PSI Project No. 0673226-16

Dear Mr. Lang:

On December 15, 17 and 22, 2010, Mr. Eric Brazeau, and Mr. Stephen Luth of Professional Service Industries, Inc. conducted a lead risk assessment at the above address. Mr. Brazeau and Mr. Luth are certified Risk Assessors through the Minnesota Department of Health.

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

The following building components were found to painted with lead-based paint and were in poor condition at the time of the assessment and are considered lead hazards:

APARTMENT #	ROOM #	BLDG COMPONENT	LOCATION	SUBSTRATE	COLOR	CONDITION
202	2	CLOSET ROD	C	METAL	WHITE	POOR
202	1	CLOSET ROD	C	METAL	WHITE	POOR
202	5	CLOSET ROD	B	METAL	WHITE	POOR
202	1	DOOR FRAME	A	METAL	WHITE	POOR
202	2	DOOR FRAME	B	METAL	WHITE	POOR
202	3	PIPE	A	METAL	WHITE	POOR
202	3	UNDER SINK	A	METAL	BLUE	POOR
205	1	CLOSET ROD	D	METAL	WHITE	POOR
205	2	CLOSET ROD	A	METAL	WHITE	POOR
205	2	DOOR FRAME	A	METAL	WHITE	POOR
205	1	DOOR FRAME	A	METAL	WHITE	POOR
205	1	PIPE	C	METAL	WHITE	POOR
205	2	PIPE	C	METAL	WHITE	POOR
207	2	CLOSET ROD	A	METAL	WHITE	POOR

APARTMENT #	ROOM #	BLDG COMPONENT	LOCATION	SUBSTRATE	COLOR	CONDITION
207	1	CLOSET ROD	B	METAL	WHITE	POOR
207	1	DOOR FRAME	A	METAL	WHITE	POOR
207	2	DOOR FRAME	A	METAL	WHITE	POOR
207	3	UNDER SINK	D	METAL	WHITE	POOR
208	2	CLOSET ROD	A	METAL	WHITE	POOR
208	1	CLOSET ROD	D	METAL	WHITE	POOR
208	3	DOOR FRAME	D	METAL	WHITE	POOR
208	1	DOOR FRAME	A	METAL	WHITE	POOR
208	1	PIPE	C	METAL	WHITE	POOR
208	2	PIPE	C	METAL	WHITE	POOR
208	3	UNDER SINK	B	METAL	WHITE	POOR
211	3	SINK	D	PORCELIN	WHITE	POOR
211	1	CLOSET ROD	D	METAL	WHITE	POOR
211	3	DOOR FRAME	B	METAL	WHITE	POOR
211	2	DOOR FRAME	A	METAL	WHITE	POOR
211	1	DOOR FRAME	A	METAL	WHITE	POOR
211	1	PIPE	C	METAL	WHITE	POOR
211	2	PIPE	C	METAL	WHITE	POOR
211	3	PIPE	A	METAL	WHITE	POOR
211	3	UNDER SINK	D	METAL	WHITE	POOR
219	4	CLOSET ROD	A	METAL	WHITE	POOR
219	2	CLOSET ROD	B	METAL	WHITE	POOR
219	5	CLOSET ROD	B	METAL	WHITE	POOR
219	3	DOOR FRAME	C	METAL	WHITE	POOR
219	4	DOOR FRAME	B	METAL	WHITE	POOR
219	5	DOOR FRAME	C	METAL	WHITE	POOR
219	2	PIPE	C	METAL	WHITE	POOR
219	3	PIPE	A	METAL	WHITE	POOR
219	5	RADIATOR PIPE	D	METAL	WHITE	POOR
301	2	CLOSET ROD	D	METAL	WHITE	POOR
301	4	CLOSET ROD	A	METAL	WHITE	POOR
301	5	CLOSET ROD	D	METAL	WHITE	POOR
301	2	DOOR FRAME	D	METAL	WHITE	POOR
301	3	DOOR FRAME	C	METAL	WHITE	POOR
301	1	PIPE	C	METAL	WHITE	POOR
301	2	PIPE	C	METAL	WHITE	POOR
301	5	PIPE	B	METAL	WHITE	POOR
301	3	UNDER SINK	D	METAL	WHITE	POOR
306	1	CLOSET DOOR FRAME	D	METAL	WHITE	POOR
306	2	CLOSET ROD	D	METAL	WHITE	POOR
306	1	DOOR FRAME	A	METAL	WHITE	POOR
306	3	DOOR FRAME	D	METAL	WHITE	POOR
306	1	PIPE	C	METAL	WHITE	POOR
306	2	PIPE	C	METAL	WHITE	POOR
306	2	RADIATOR VALVE	C	METAL	WHITE	POOR
306	1	RADIATOR VALVE	C	METAL	WHITE	POOR

APARTMENT #	ROOM #	BLDG COMPONENT	LOCATION	SUBSTRATE	COLOR	CONDITION
307	1	CLOSET ROD	B	METAL	WHITE	POOR
307	2	CLOSET ROD	A	METAL	WHITE	POOR
307	2	DOOR FRAME	A	METAL	WHITE	POOR
307	1	DOOR FRAME	A	METAL	WHITE	POOR
307	2	PIPE	C	METAL	WHITE	POOR
307	3	UNDER SINK	D	METAL	WHITE	POOR
308	1	CLOSET ROD	D	METAL	WHITE	POOR
308	2	CLOSET ROD	A	METAL	WHITE	POOR
308	1	DOOR FRAME	A	METAL	WHITE	POOR
308	3	DOOR FRAME	C	METAL	WHITE	POOR
308	1	PIPE	C	METAL	WHITE	POOR
310	1	CLOSET ROD	B	METAL	WHITE	POOR
310	5	CLOSET ROD	A	METAL	WHITE	POOR
310	2	CLOSET ROD	A	METAL	WHITE	POOR
310	1	DOOR FRAME	A	METAL	WHITE	POOR
310	2	DOOR FRAME	A	METAL	WHITE	POOR
310	1	PIPE	D	METAL	WHITE	POOR
310	3	PIPE	B	METAL	WHITE	POOR
310	3	UNDER SINK	A	METAL	WHITE	POOR
315	2	CLOSET ROD	A	METAL	WHITE	POOR
315	1	CLOSET ROD	B	METAL	WHITE	POOR
315	1	DOOR	A	METAL	WHITE	POOR
315	1	DOOR FRAME	A	METAL	WHITE	POOR
315	3	DOOR FRAME	C	METAL	WHITE	POOR
315	1	PIPE	C	METAL	WHITE	POOR
315	3	PIPE	C	METAL	WHITE	POOR
315	3	UNDER SINK	D	METAL	WHITE	POOR
316	1	WINDOW SILL	C	BLOCK	TAN	POOR
317	2	CLOSET ROD	A	METAL	WHITE	POOR
403	2	CLOSET ROD	B	METAL	WHITE	POOR
403	3	PIPE	C	METAL	WHITE	POOR
403	3	UNDER SINK	D	METAL	WHITE	POOR
406	1	PIPE	C	METAL	WHITE	POOR
408	1	CLOSET ROD	B	METAL	WHITE	POOR
408	1	PIPE	C	METAL	WHITE	POOR
408	3	UNDER SINK	B	METAL	GREEN	POOR
414	2	CLOSET ROD	B	METAL	WHITE	POOR
414	2	DOOR FRAME	B	METAL	WHITE	POOR
414	3	UNDER SINK	D	METAL	WHITE	POOR
417	2	CLOSET ROD	A	METAL	WHITE	POOR
417	1	PIPE	C	METAL	WHITE	POOR
417	1	RADIATOR VALVE	C	METAL	GOLD	POOR
420	2	CLOSET ROD	B	METAL	WHITE	POOR
420	3	UNDER SINK	B	METAL	WHITE	POOR
505	1	CLOSET ROD	A	METAL	WHITE	POOR
505	2	CLOSET ROD	A	METAL	WHITE	POOR

APARTMENT #	ROOM #	BLDG COMPONENT	LOCATION	SUBSTRATE	COLOR	CONDITION
505	1	DOOR FRAME	A	METAL	WHITE	POOR
505	3	UNDER SINK	B	METAL	WHITE	POOR
510	2	PIPE	D	METAL	WHITE	POOR
510	5	PIPE	C	METAL	WHITE	POOR
510	3	UNDER SINK	A	METAL	WHITE	POOR
514	2	CLOSET ROD	A	METAL	WHITE	POOR
514	1	CLOSET ROD	B	METAL	WHITE	POOR
514	2	DOOR FRAME	A	METAL	WHITE	POOR
514	3	UNDER SINK	B	METAL	WHITE	POOR
515	2	CLOSET ROD	A	METAL	WHITE	POOR
515	2	DOOR	A	METAL	BROWN	POOR
515	1	PIPE	C	METAL	WHITE	POOR
515	1	PIPE VALVE	C	METAL	WHITE	POOR
515	3	UNDER SINK	C	METAL	WHITE	POOR
603	2	CLOSET ROD	A	METAL	WHITE	POOR
603	1	PIPE	C	METAL	WHITE	POOR
610	2	CLOSET ROD	C	METAL	WHITE	POOR
610	1	CLOSET ROD	A	METAL	WHITE	POOR
611	2	CLOSET ROD	A	METAL	WHITE	POOR
611	1	DOOR FRAME	A	METAL	WHITE	POOR
611	3	PIPE	D	METAL	WHITE	POOR
703	2	CLOSET ROD	A	METAL	WHITE	POOR
703	2	PIPE	C	METAL	WHITE	POOR
703	3	UNDER SINK	C	METAL	WHITE	POOR
707	2	CLOSET ROD	A	METAL	WHITE	POOR
707	1	CLOSET ROD	B	METAL	WHITE	POOR
711	2	CLOSET ROD	A	METAL	WHITE	POOR
711	1	CLOSET ROD	D	METAL	WHITE	POOR
711	3	UNDER SINK	D	METAL	WHITE	POOR
715	2	CLOSET ROD	A	METAL	WHITE	POOR
715	1	DOOR FRAME	A	METAL	WHITE	POOR
717	1	CLOSET ROD	D	METAL	WHITE	POOR
717	3	UNDER SINK	B	METAL	WHITE	POOR
815	2	WINDOW SILL	C	BLOCK	TAN	POOR
817	1	CLOSET ROD	D	METAL	WHITE	POOR
910	1	CLOSET ROD	B	METAL	WHITE	POOR
910	2	CLOSET ROD	A	METAL	WHITE	POOR
910	1	DOOR FRAME	A	METAL	WHITE	POOR
913	2	CLOSET ROD	D	METAL	WHITE	POOR
919	2	CLOSET ROD	B	METAL	WHITE	POOR
1001	5	CLOSET ROD	D	METAL	WHITE	POOR
1003	1	CLOSET ROD	B	METAL	WHITE	POOR
1003	2	CLOSET ROD	A	METAL	WHITE	POOR
1008	1	CLOSET ROD	D	WOOD	WHITE	POOR
COMMON	4TH FLOOR LAUNDRY ROOM	DOOR FRAME	B	METAL	BROWN	POOR
COMMON	4TH FLOOR LAUNDRY ROOM	HVAC STACK	D	METAL	WHITE	POOR

APARTMENT #	ROOM #	BLDG COMPONENT	LOCATION	SUBSTRATE	COLOR	CONDITION
COMMON	4TH FLOOR LAUNDRY ROOM	PIPE	C	METAL	BLACK	POOR
COMMON	4TH FLOOR STAIRWELL	DOOR FRAME	C	METAL	BROWN	POOR
COMMON	4TH FLOOR STAIRWELL	STAIR RAIL	B	METAL	BROWN	POOR
COMMON	8TH FLOOR LAUNDRY ROOM	DOOR FRAME	B	METAL	BROWN	POOR
COMMON	8TH FLOOR LAUNDRY ROOM	HVAC VENT	C	METAL	WHITE	POOR
COMMON	CENTER STAIRWELL	HAND RAIL	A	METAL	BROWN	POOR
COMMON	CENTER STAIRWELL	PIPE	B	METAL	WHITE	POOR
COMMON	EXTERIOR	BENCH	C	WOOD	BROWN	POOR
COMMON	EXTERIOR	BENCH SUPPORT	C	METAL	BROWN	POOR
COMMON	EXTERIOR	CORNER ROUND	C	METAL	BROWN	POOR
COMMON	EXTERIOR	PIPE	C	METAL	GRAY	POOR
COMMON	EXTERIOR	SIGN	B	METAL	BROWN	POOR
COMMON	EXTERIOR	SUMP PUMP PIPE	B	METAL	BROWN	POOR
COMMON	LOBBY	HAND RAIL	C	METAL	BLACK	POOR

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

BUILDING COMPONENT	SUBSTRATE	# TESTED	# POSITIVE	% POSITIVE
BENCH	WOOD	6	1	16.67%
SIGN	METAL	3	1	33.33%
WALL	TILE	13	5	38.46%
PIPE	METAL	129	54	41.86%
DOOR FRAME	METAL	173	74	42.77%
BENCH SUPPORT	METAL	2	1	50.00%
HVAC VENT	METAL	2	1	50.00%
UNIT DOOR FRAME	METAL	4	3	75.00%
CLOSET ROD	METAL	91	69	75.82%
UNDER SINK	METAL	32	27	84.38%
RADIATOR VALVE	METAL	72	69	95.83%
WINDOW SILL	BLOCK	117	113	96.58%
ALARM BELL	METAL	1	1	100.00%
CLOSET DOOR FRAME	METAL	2	2	100.00%
CONTROL VALVE	METAL	1	1	100.00%
CONTROL VALVE HANDLE	METAL	1	1	100.00%
CORNER GUARD	METAL	1	1	100.00%
DOOR LINTEL	METAL	1	1	100.00%
GARAGE LINTEL	METAL	1	1	100.00%
HAND RAIL	METAL	2	2	100.00%
HVAC STACK	METAL	2	2	100.00%
LINTEL	METAL	2	2	100.00%
POST	METAL	1	1	100.00%
SIGN POST	METAL	1	1	100.00%
STAIR RAIL	METAL	1	1	100.00%
SUMP PUMP PIPE	METAL	1	1	100.00%
WOOD TRIM	WOOD	1	1	100.00%

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

BLDG Component	Substrate	# Tested	# Positive	% Positive
RADIATOR	METAL	115	1	0.87%
VENT	METAL	103	1	0.97%
CLOSET WALL	CONCRETE	102	1	0.98%
DOOR	METAL	167	2	1.20%

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.

BLDG Component	Substrate	# Tested	# Positive	% Positive
BATHTUB	METAL	37	1	2.70%
SHOWER WALL	TILE	50	12	24.00%
SINK	PORCELAIN	49	42	85.71%

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:

Window Sills	Floors
23.71 µg/SqFt	20.00 µg/SqFt

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 taken due to the weather conditions, snow on the ground and frozen ground.

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 <http://www.health.state.mn.us/divs/eh/lead/index.html>

The purpose of this lead-based paint investigation was to identify all 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, then develop recommendations for remediation of those hazards. The following report details the results of the assessment.

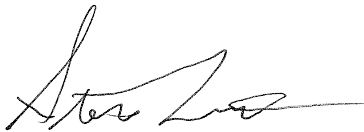
The findings of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants. 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