

**LEAD RISK ASSESSMENT  
REPORT**

**VALLEY HI-RISE APARTMENT BUILDING  
261 East University 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 #0673226-15**

**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  
 261 East University Avenue, St. Paul, Minnesota 55102  
 PSI Project No. 0673226-15

Dear Mr. Lang:

On December 6, Mr. Eric Brazeau, Mr. Michael Tjaden and Mr. Stephen Luth of Professional Service Industries, Inc. conducted a lead risk assessment at the above address. Mr. Tjaden, 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

| APARTMENT # | ROOM #    | BLDG COMPONENT | LOCATION | SUBSTRATE | COLOR | CONDITION |
|-------------|-----------|----------------|----------|-----------|-------|-----------|
| COMMON      | EXTERIOR  | ACCESS HATCH   | D        | METAL     | GRAY  | POOR      |
| COMMON      | 3RD FLOOR | BALCONY DRAIN  | D        | METAL     | BLACK | POOR      |
| COMMON      | 9TH FLOOR | BALCONY FLOOR  | A        | CONCRETE  | GREEN | POOR      |

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

| BLDG Component | Substrate | # Tested | # Positive | % Positive |
|----------------|-----------|----------|------------|------------|
| ACCESS PANEL   | METAL     | 3        | 1          | 33.33%     |
| BALCONY DRAIN  | METAL     | 2        | 1          | 50.00%     |
| BALCONY FLOOR  | CONCRETE  | 1        | 1          | 100.00%    |
| BALCONY LINTEL | METAL     | 5        | 5          | 100.00%    |
| DRAIN          | METAL     | 3        | 1          | 33.33%     |
| LINTEL         | METAL     | 2        | 2          | 100.00%    |
| RAILING        | METAL     | 5        | 4          | 80.00%     |
| STAIR RISER    | METAL     | 3        | 1          | 33.33%     |
| STAIR STRINGER | METAL     | 4        | 1          | 25.00%     |

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 |
|----------------|-----------|----------|------------|------------|
| DOOR FRAME     | METAL     | 96       | 1          | 1.04%      |
| DOOR           | WOOD      | 77       | 1          | 1.30%      |
| SHELF SUPPORT  | WOOD      | 37       | 1          | 2.70%      |

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     | 24       | 7          | 29.17%     |
| SINK           | PORCELIN  | 15       | 3          | 20.00%     |
| SINK           | METAL     | 4        | 4          | 100.00%    |

No other components tested were found to contain lead at greater than or equal to 1.0 mg/cm<sup>2</sup>. 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        |
| 19.91 µg/SqFt | 20.66 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.

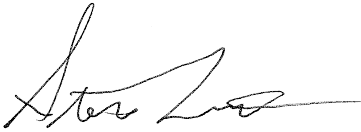
The findings of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants.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



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Stephen Luth, MDH Risk Assessor No. LR3835



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Eric D. Brazeau, MDH Risk Assessor No. LR664



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Michael Tjaden, MDH Risk Assessor No. LR316