

Radon Test Result: 2.5 ±0.5 pCi/L

Test Started 09/25/13 at 3:00 pm

Test Ended 09/28/13 at 3:00 pm

Closed house conditions maintained during test.

Location Basement



TCHU YAJH
795 EDMUND AVE
SAINT PAUL, MN 55104

INTERPRETING YOUR TEST RESULT

The US EPA action level for indoor radon is 4.0 pCi/L. The EPA recommendation for results in this range (2.0 to 3.9 pCi/L) is to conduct further tests to determine the true annual average, ideally with a long-term test kit. If the result remains between 2 and 4 there is little short-term risk, but you should consider fixing your home. Additionally, if you make any structural changes or start to use a lower level of the building more frequently, you should test again.

You may be able to obtain additional information about radon related subjects by contacting your state radon office at "www.health.mn.gov/radonkit" or by calling the "Radon Fix-It Line" at 800-644-6999 Monday thru Friday between NOON and 8PM EST.

This test result reflects the amount of radon measured in this sample AFTER it arrived at our laboratory. All analysis computations are automatically adjusted to reflect the length of test, the amount of moisture in the sample, time from the end of test, and the amount of radiation measured. If ALL the test instructions were carefully followed, then it is reasonable to assume this is an accurate assessment of the average level of the radon this sample was exposed to during the time indicated on the test packet.

READ THIS FIRST

This result has been rounded to one-tenth (0.1) of a pCi/L (picoCurie per liter), the most common method of reporting radon in air.

NEXT...PLEASE...READ

everything under the heading

INTERPRETING YOUR TEST RESULT

Your health risk

The primary health risk from long-term exposure to radon is lung cancer. The risk of developing a lung cancer from radon exposure depends both on how much radon is present and how long you are exposed to radon. The higher the radon level or the longer the time of exposure, even if the levels are relatively low, the greater the risk. Exposures up to 4 pCi/L may present some risk of contracting lung cancer to more sensitive occupants, especially children. Recently the US Congress set as a goal the lowering of radon levels in buildings to equal the levels of outside air.

What is a picoCurie

For those interested in the numbers, a picoCurie is 0.000,000,000,001 (one-trillionth) of a Curie, an international measurement unit of radioactivity. One pCi/L means that in one liter of air there will be 2.2 radioactive disintegrations each minute. For example, at 4 pCi/L there will be approximately 12,672 radioactive disintegrations in one liter of air, during a 24-hour period.

Conducting Follow-up Measurements

USEPA protocol describes two general types of radon measurements: short-term tests conducted from 48 hours up to 90 days, and long-term tests that last from 90 to 365 days. Your first test (initial/screening) should be a short-term 'worst-case' screening to see if there is a potential for high exposure to radon. Screening tests should be conducted under closed-building conditions, in the lowest lived-in area in the house, because the highest concentrations of radon will usually be found in a room closest to the underlying soil. Tests made under these conditions are less likely to miss a house with a potential for high concentrations. On the other hand, if the results of worst-case screening tests are very low, there is a high probability that the average annual concentrations in the house are also low.

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The higher your initial (screening) tests, the sooner you should conduct follow-up measurements. The EPA states that you should retest the same location that was tested initially. **For additional or follow-up testing,** make sure at least one test is conducted in the **lowest lived-in level** of the home. Also choose regularly used rooms, such as family rooms, dens, playrooms, or bedrooms. A bedroom on the lower level may be a good choice, because people generally spend the most time in their bedrooms (approximately one-third of the year). If there are children, it may be appropriate to test their rooms or other areas where they spend a lot of time, especially at the lower levels. All short-term follow-up tests **must** be conducted under closed-building conditions. If closed-building conditions cannot be maintained, a long-term measurement conducted under normal living conditions could be used to help estimate average annual exposures.

Tests **should not be conducted** in a kitchen or a bathroom because high humidity, exhaust fans, and other factors can adversely affect the test results. Tests **should not be conducted** in storage areas or laundry rooms, because relatively little time is spent there. Although radon in water may be a contributor to the concentration of airborne radon, radon in air should be **confirmed** before a test for radon in water is performed.

It is recommended that before spending any time or money on radon mitigation, one should conduct multiple (three or more) tests to be certain there is a need. A few more tests will most certainly cost considerably less than any mitigation work.

If follow-up measurements have **confirmed** that the average annual level of radon is equal to or greater than 4 pCi/L, the USEPA recommends that the building or home be mitigated for radon. Consider also that a future buyer is likely to demand that the building pass a radon test before purchasing.

Variations in Radon Levels: what can affect your test results and why it may be important to conduct confirmation tests.

When tests are performed in different seasons or under different weather conditions, the initial screening and follow-up tests may vary considerably. Radon levels can vary significantly between seasons, so different values **are to be expected**. Even during normal

weather, indoor radon levels may rise and fall by a factor of two on a daily cycle; for example, from 5 pCi/L to 10 pCi/L in 24 hours. During rapidly changing or stormy weather, the levels may change more dramatically. Because continual changes in radon levels are considered the norm, expose the testing device for as long as is practical, while following the manufacturer's recommendations. This, of course, provides a better overall average of the measurement.

If you are comparing tests, or are averaging a series of tests, bear in mind that any radon test returns only the average of the levels present during a **specific period of time** at the **precise location** of the test. Conditions during a different test period or at a different location in the building are **expected to be different**.

Test results can also vary if the radon test instructions were not carefully followed. A laboratory measuring radon in samples taken outside the lab **must rely on the person conducting the test**. For example, the wrong starting or ending date of a test will significantly affect the calculated result. The location of each radon test can also influence the result. For example, a test placed in the blowing air stream of a fan is likely to collect more radon than it would under normal conditions. Also, three tests conducted in one home, but in three different rooms, **would be expected to have at least slightly different test results**.

Test results from a properly used activated charcoal test will more closely reflect the average radon concentrations over the last three to five days of the test period. This happens because the radon collected by the activated charcoal has a radioactive half-life of only four days. This means, for example, over one-half of the radon collected during the first three days of a seven day test 'died' before the test ended. Seven day exposures of activated charcoal test devices are suggested because this allows the charcoal to equilibrate with its environment, averaging out the peaks and valleys that normally occur in real-life radon levels. Also the aspect of user convenience is considered, because most find it easier to remember to end a test on the same day of the week it was started.

If you have further questions regarding this test or need advice on follow-up testing, call fax or write to our technical service department listed below. Thank you for choosing the Air Chek test device.

PERFORMING RADON TESTS FOR A REAL ESTATE TRANSACTION

EPA guidelines recommend that at least two short-term tests should be conducted, either together or sequentially, at the same location in the building. If the average of all the tests is below 4 pCi/L, then no further action is necessary at this time. It is **highly recommended** that any property transaction tests be conducted by a **non-interested third party**. To locate a listed or certified radon tester, contact your state or regional EPA radon office or visit our website at <http://www.radon.com> to download a list of NEHA-certified testers. Ask for or download publication number EPA 402-K-00-008 **Home Buyer's and Seller's Guide to Radon**.

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For technical information, call (828) 684-0893. Office hours are Mon-Fri 8:30 to 5:30 EASTERN
You can reach us by Fax at (828) 684-8498 or write to Air Chek, Inc., Box 2000, Naples, NC 28760
Web Site: <http://www.radon.com> **Email to:** info@radon.com

Radon Test Result: 2.3 ±0.4 pCi/L

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CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

January 10, 2012

FANNIE MAE C/O JOHN SCHUSTER
3033 EXCELSIOR BLVD SUITE 100
MINNEAPOLIS MN 55416

Re: 795 Edmund Ave
File#: 11 306308 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on December 16, 2011.

Please be advised that this report is accurate and correct as of the date January 10, 2012. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from January 10, 2012. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Tuck Point interior/exterior of foundation as necessary.
- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- Provide major clean-up of premises.

Re: 795 Edmund Ave
January 10, 2012
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BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Prepre and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Where wall and ceiling covering is removed install full thickness or code-specified insulation.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Repair siding, soffit, fascia, trim, etc. as necessary or replace where needed.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Replace garage roof covering and vents to code.
- Provide total rehabilitation of garage.
- Install address numbers visible from street and on the alley side of garage.
- Provide ground cover capable of controlling sediment and erosion.
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage and fence.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Replace basement stairs.
- Remove all wall, ceiling and floor covering from basement.
- Secure rear second floor door.
- Replace rear flat roof covering.
- Attic has no legal living area, ceiling to short.
- Replace tub surround.
- Replace rear east side entry door and siding.
- Replace garage service door.
- Replace about 1/2 of garage siding.
- Remove bottom 4 feet of sheet rock in garage.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dave Blank** **Phone: 651-266-9032**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Install proper size listed circuit breakers.

Re: 795 Edmund Ave
January 10, 2012
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ELECTRICAL **Inspector: Dave Blank** **Phone: 651-266-9032**

- Verify that circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- Install/replace GFCI receptacle in second floor bathroom adjacent to the sink
- Ground bathroom light in second floor bathroom and disconnect receptacle on fixture
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Properly wire exterior lights at front/side/back door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage
- Replace all painted-over receptacles.
- Properly wire rear entry area lighting.
- Properly wire range hood.
- Add on receptacle outlet in front living room ARC Fault.
- Illegal electrical work performed throughout entire house.
- Remove cord and open conductor wiring in wall spaces throughout structure.
- Based on repair list purchase permit for 13 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Water Heater - vent back pitched.
- Basement - Water Heater - T and P relief discharge piping incorrect (MPC 2210 Subp. 4)
- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - gas venting incorrect (IFGC 503)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Meter - corroded piping; incorrect piping (MPC 0200 0.) also no solder fittings before meter.
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)

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PLUMBING **Inspector: Jim Kaufer** **Phone: 651-266-9054**

- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Gas Piping - add appropriate metal hangers (IFGC 407.2)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Lavatory - unvented (MPC 0200. E)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Toilet Facilities - unvented (MPC 0200. E)
- Basement - Toilet Facilities - waste incorrect (MPC 2300)
- Basement - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Basement - Tub and Shower - unvented (MPC 0200. E)
- Basement - Tub and Shower - waste incorrect (MPC 2300)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Sink - waste incorrect (MPC 2300)
- Second Floor - Toilet - reset to code.
- Second Floor - Lavatory - waste incorrect (MPC 2300)
- Second Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- Exterior - Rain Leader - Not properly plugged or capped off
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Install approved lever handle manual gas shutoff valve on boiler and remove unapproved valve.
- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.
- Plug, cap and/or remove all disconnected gas lines.

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HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace radiator valves as needed.
- A gas mechanical permit is required for the above work.

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us
JLS:ml

Attachments