



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

Code Compliance Report

December 26, 2014

*** * This Report must be Posted
on the Job Site * ***

Housing & Redev Authority
25 Fourth St W #1100
St Paul MN 55102-1634

Re: 69 Garfield St
File#: 10 132538 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 04, 2014.

Please be advised that this report is accurate and correct as of the date December 26, 2014. 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 December 26, 2014. 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:

ZONING

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

BUILDING Inspector: Jim Seeger

Phone: 651-266-9046

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
3. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
4. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation

Code and the MN Dept. of Labor and Industry: Install per code where feasible.
MNRC Ch 1309 Sect 313.2.1

5. Provide major clean-up of premises. SPLC 34.34 (4)
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
8. Install insulated door for cellar and clean trash out of cellar.
9. Repair rear storage shed and complete siding and trim.
10. Raise up side porch and install frost footings .(relevel)
11. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. 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. MNRC Ch 1309 Sect. 311 & 312
14. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
15. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
16. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
17. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
18. Prepare 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. SPLC 34.33 (1)
19. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Joe Sobanski

Phone: 651-266-9034

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. Replace/repair damaged electric baseboard heater to current NEC.
6. Properly wire furnace to current NEC.
7. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
8. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC

9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
11. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
12. Properly strap and support cables and/or conduits. Chapter 3, NEC
13. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
14. Throughout -Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
15. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
16. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
17. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Troy McManus

Phone: 651-266-9053

1. Basement -Soil and Waste Piping -(MPC 1000) Install a front sewer clean out.
2. Basement -Water Heater -(MPC 2210 Subp.3) A pressure and temperature relief valve is required.
3. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
4. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
5. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
6. Basement -Water Meter -(MPC 2280) Raise the water meter to a minimum of 12 inches above the floor.
7. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
8. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
9. Basement -Water Piping -(MPC 1700) Provide water piping to all fixtures and appliances.
10. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
11. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector

and gas piping for the range.

13. First Floor -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
14. First Floor -Laundry Tub -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
15. First Floor -Laundry Tub -(MPC 2300) Install the waste piping to code.
16. First Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
17. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
18. First Floor -Sink -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
19. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
20. Second Floor -Lavatory -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
21. Second Floor -Lavatory -(MPC 2300) Install the waste piping to code.
22. Second Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.
23. Second Floor -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code.
24. Second Floor -Tub and Shower -(MPC 2300) Install the waste piping to code.
25. Second Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
26. Second Floor -Tub and Shower -(MPC 1240 Subp.4) Install a temperature limiting device, ASSE Standard 1070.
27. Second Floor -Tub and Shower -(MPC 2000 B) Install a vacuum breaker for the hand held shower.
28. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

Heating Inspector: Pat McCullough

Phone: 651-266-9015

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve
2. Install approved automatic gas valve for furnace
3. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
4. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
5. Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
6. Install approved metal chimney liner
7. Replace furnace flue venting to code

8. Vent clothes dryer to code and provide approved gas piping and valve.
9. Provide adequate combustion air and support duct to code
10. Install furnace air filter access cover
11. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
12. Repair and/or replace heating registers as necessary
13. Provide heat in every habitable room and bathrooms
14. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.
3. There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate codes when complete.

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.)

Re: 69 Garfield St
December 26, 2014
Page 6

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: jim.seeger@ci.stpaul.mn.us

Attachments

Midwest
Environmental
Consulting, L.L.C.



November 4, 2014

Rennie Smith
All Phase Companies, Inc.
404A St. Croix Trail North
Lakeland MN 55043

RE: HUD Lead-Based Paint Inspection and Risk Assessment at the Residential Property, 69 Garfield Street, St. Paul, Minnesota (All Phase Phone: 651-436-2930)

Dear Rennie Smith:

At your request, Midwest Environmental Consulting, L.L.C. (MEC) performed a HUD lead-based paint inspection and risk assessment of the residential property located at 69 Garfield Street, St. Paul, Minnesota on October 30 & October 31, 2014.

Andrew Myers, Environmental Project Manager with MEC and licenced lead risk assessor (MN LR #578) with MEC performed all field work associated with this project. MEC credentials can be found in Appendix A.

The purpose of this project was to determine whether lead-based paint or other lead hazards are present on the interior or exterior surfaces of the residential property. This report contains the results of the HUD lead-based paint inspection and risk assessment.

The inspection was conducted following the Housing and Urban Development (HUD) "*Guidelines for the Evaluation and Control of Lead-Based Paint in Housing*," (2012 revision). The sampling criteria used are those outlined in the HUD Standards 24 CFR Part 35 et al, "*Requirements for Notification Evaluation and Education of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance*." Also included, is an evaluation for lead dust hazards and bare soil hazards as part of the risk assessment.

According to HUD protocol, if the first 5 of a building component are identified as positive for lead-based paint, the remaining like components are assumed to be lead-based paint containing. (More than 5 window systems were tested as a part of this evaluation).

SITE DESCRIPTION

The single family residential property located at 69 Garfield Street, St. Paul, Minnesota is a two story wood framed structure constructed on a stone foundation/basement constructed in approximately the early 1900's. The interior walls & ceilings are primarily plaster with some areas of drywall. The window systems are primarily double hung wood windows. There is metal siding over asphalt and wood siding. There is metal soffits, fascia and trim over wood. There is a shed in the back yard. Bare soil was present and a soil sample was collected.

The property is currently vacant.

RESULTS OF PAINT INSPECTION

MEC used a paint inspection sampling strategy as described in the HUD *Guidelines* (2012 revision). The results of portable X-Ray Fluorescence (XRF) spectrum analysis of representative building components in each functional area or room are shown in Appendix B. Results are organized and shown in actual sequence of analysis. All tests were made using a Niton® XLp 303A X-Ray Fluorescence Spectrum Analyzers (Serial # 26848).

XRF analytical results in Appendix B, in the column labeled "Results" represent lead concentrations per square centimeter of painted surface (mg/cm^2).

HUD regulations 24 CFR Part 35 et al, the HUD *Guidelines* and the Minnesota Department of Health (MDH) define the paint action level as lead concentrations at or above the level of $1.0 \text{ mg}/\text{cm}^2$ when measured with a portable XRF instrument (0.5% by weight when measured by laboratory methods).

The lead-based paint risk assessment protocol described in the HUD *Guidelines* and the EPA regulations rely on evaluation of surface coatings meeting the definition of poor, planned renovations, presence of dust and soil above current EPA and Minnesota Department of Health (MDH) Standards.

Tests are performed on each test combination. A test combination consists of unique combinations of substrate, color, building component, and location.

XRF results are classified as positive or negative. A positive classification indicates that lead is present on the testing combination at or above the HUD standards. It's important to note that the limited inspection of surfaces tested only applies to those surfaces areas tested and does not meet the requirements of a full HUD lead-based paint inspection and those surface areas not tested would be assumed to contain lead-based paint.

Appendix B includes a record of XRF calibration checks. Those checks were performed on thin films supplied by the XRF manufacturer; they contain known concentrations of lead. The graphs in that appendix show the variation of quality control with time. The assays in the table of raw data (Appendix B) that are labeled "Calibrate" indicate that they are for quality control. Additional quality control data and information are available to you upon request.

Side A: South, faces Garfield Street
 Side B: West, faces residential properties
 Side C: North, faces back yard, shed
 Side D: East, faces residential properties

Specific building components determined to have a lead concentration above the action level of (1.0 mg/cm²) are listed below:

LOCATION	COMPONENT
Living Room	Painted wood doors' components
Living Room	Wood floor
Living Room	Painted wood baseboards
Living Room	Painted wood window components
Living Room	Painted plaster wall & ceiling
1 st Floor Bathroom	Painted wood baseboards
Kitchen	Painted plaster ceiling
Kitchen	Painted wood wainscoting
Kitchen	Painted wood window components
Kitchen	Painted wood door components
Bedroom 1	Painted wood door components
Bedroom 1	Painted wood window components
Bedroom 1	Painted wood trim
Stairway to 2 nd Floor	Painted wood baseboards
Stairway to 2 nd Floor	Painted wood stair treads & risers
Stairway to 2 nd Floor	Painted wood window components

Stairway to 2 nd Floor	Painted plaster walls
Bedroom 2	Painted wood baseboards
Bedroom 2	Painted wood window components
Bedroom 2	Painted wood closet door casings
Bedroom 2	Painted plaster ceiling
Bedroom 3	Painted wood baseboards
Bedroom 3	Painted wood window components
Bedroom 3	Painted wood door components
2 nd Floor Bathroom	Painted wood door components
2 nd Floor Bathroom	Painted wood baseboards
2 nd Floor Bathroom	Painted wood window components
2 nd Floor Bathroom	Bathtub
2 nd Floor Bathroom	Painted metal pipe
Exterior	Metal window components (depth index indicates lead beneath the metal surfaces)
Exterior	Metal siding
Exterior	Painted wood door components
Exterior	Metal door components (depth index indicates lead beneath the metal surfaces)
Exterior	Metal soffits, fascia & trim (depth index indicates lead beneath the metal surfaces)
Exterior	Painted wood columns
Exterior	Painted wood bulkhead
Basement	Painted wood door & jamb

Also included in Appendix B of this report is a rating of the condition of paint on components (column titled "Condition"). Comments on the condition include:

Intact: good condition; **Fair:** less than 2 square feet of damage to large interior surface, i.e., wall, less than 10 square feet of damage to large exterior surface, i.e., outside walls, or less than 10% damage to small surface areas, i.e., baseboards, trim, etc.; **Poor:** more than 2 square feet of damage on large interior surfaces, more than 10 square feet of damage to large exterior surface areas, or more than 10% damage to small surface areas.

RESULTS OF LEAD RISK ASSESSMENT

The risk assessment portion of this investigation involved two major phases: collecting information about the property through use of a visual inspection of the dwelling; and reviewing paint test data, and visual assessment notes in order to determine the type, location, and number of samples needed to further identify lead hazards at the property. These samples may consist of paint, dust, soil, and water.

- The date of construction of the residence is approximately the early 1900's.
- The property is a single family structure.
- Interior walls & ceilings are primarily plaster with some drywall
- Window systems are primarily original vintage wood. double hung windows
- The exterior siding, soffits, fascia and trim are metal over asphalt & wood
- The property is currently vacant.
- Bare soil was observed.

Visual Inspection

MEC conducted an inspection of painted and varnished surfaces on the interior and exterior of the residence. Emphasis was placed on chewable surfaces within 5 feet of the ground or floor.

The results of the visual inspection indicate that the interior and the exterior of the structure is mainly in poor condition with a few components in fair or intact condition.

Please note, however, the condition report within the XRF table for painted or varnished surfaces found to be fair or poor, that were below the 1.0 mg/cm² action level.

Environmental Sampling Plan

Based on the location of lead-based paint, deteriorated lead-based paint, and information gathered during the visual inspection, MEC formulated the following environmental sampling plan to identify other lead hazards on this property. Water samples were not collected as they were not part of the scope of work for this project. Bare soil was observed and a bare soil sample was collected.

Samples were collected and delivered to EMSL Laboratory (ELLAP 163162), Minneapolis, Minnesota, where they were prepared and analyzed using current appropriate protocols for lead. Laboratory results for environmental samples may be found in Appendix C.

Analytical results are reported below for each sample and compared to standard action levels that have been identified for this project.

SAMPLE # DATE	LOCATION	RESULT	PROJECT ACTION LEVEL
502/1014-W1 10/30/14	Living Room, Side D, entry, floor	150 $\mu\text{g}/\text{ft}^2$	40 $\mu\text{g}/\text{ft}^2$
502/1014-W2 10/30/14	Living Room, Side D, window stool	200 $\mu\text{g}/\text{ft}^2$	250 $\mu\text{g}/\text{ft}^2$
502/1014-W3 10/30/14	Bedroom 1, Side D, window trough	9700 $\mu\text{g}/\text{ft}^2$	400 $\mu\text{g}/\text{ft}^2$
502/1014-W4 10/30/14	Bedroom 1, Side D, floor	24 $\mu\text{g}/\text{ft}^2$	40 $\mu\text{g}/\text{ft}^2$
502/1014-W5 10/30/14	Bedroom 3, Side C, floor	42 $\mu\text{g}/\text{ft}^2$	40 $\mu\text{g}/\text{ft}^2$
502/1014-W6 10/30/14	Bedroom 3, Side C, window stool	7300 $\mu\text{g}/\text{ft}^2$	250 $\mu\text{g}/\text{ft}^2$
502/1014-W7 10/30/14	Blind Field Blank	<10 $\mu\text{g}/\text{ft}^2$	-----
502/1014-S1 10/30/14	Bare soil Foundation	380 ppm	100 ppm

* Unit Abbreviations: $\mu\text{g}/\text{ft}^2$ = micrograms per square foot ppm=parts per million

Dust wipe samples and a bare soil sample were collected from the residence, however, water and sodium rhodizonate swabs were not collected as part of this project.

RECOMMENDATIONS

Lead-based paint or lead hazards were found during the inspection and risk assessment of the property including window components; painted wood doors & door components; painted wood baseboards; painted plaster & ceilings; bath tub; and beneath metal exterior cladding.

According to HUD protocol, if the first 5 of a building component are identified as positive for lead-based paint, the remaining like components are assumed to be lead-based paint containing.

At the request of the City of St. Paul, only abatement options are provided for lead hazards identified during this evaluation. Abatement options can include removal of building components to the substrate and replacement with new lead free products; enclosure of building components under dust tight barriers; encapsulation; or removal of coatings to the substrates and re-coating with lead free coatings.

Living Room:

Painted wood door components: In poor condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Wood floor: In poor condition.

- Option 1: Remove floor to sub-floor using Lead Safe Work Practices and replace with new lead free coatings.
- Option 2: Enclose under a dust tight barrier using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Remove coating to bare substrate using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.

Painted wood baseboards: In poor condition.

- Option 1: Remove baseboards using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted plaster walls & ceiling: In fair condition.

- Option 1: Remove wall & ceiling systems using Lead Safe Work Practices and

- replace with new lead free wall system.
- Option 2: Enclose under a dust tight barrier using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

1st Floor Bathroom:

Painted wood baseboards: In intact condition.

- Option 1: Remove baseboards using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Kitchen:

Painted plaster ceiling: In fair condition.

- Option 1: Remove ceiling systems using Lead Safe Work Practices and replace with new lead free wall system.
- Option 2: Enclose under a dust tight barrier using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood wainscoting: In intact condition.

- Option 1: Remove components using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In intact condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood door components: In poor condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Bedroom 1:

Painted wood door components: In fair condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood trim: In intact condition.

- Option 1: Remove components using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Stairway to 2nd Floor:

Painted wood baseboards: In fair condition.

- Option 1: Remove baseboards using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance

Plan with ongoing monitoring.

- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood stair risers treads: In fair to poor condition.

- Option 1: Remove stair components using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted plaster walls: In poor condition.

- Option 1: Remove wall systems using Lead Safe Work Practices and replace with new lead free wall system.
- Option 2: Enclose under a dust tight barrier using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Bedroom 2:

Painted wood baseboards: In poor condition.

- Option 1: Remove baseboards using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood closet door components: In intact condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted plaster ceiling: In fair condition.

- Option 1: Remove ceiling systems using Lead Safe Work Practices and replace with new lead free wall system.
- Option 2: Enclose under a dust tight barrier using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Bedroom 3:

Painted wood baseboards: In fair condition.

- Option 1: Remove baseboards using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood door components: In poor condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.

- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

2nd Floor Bathroom:

Painted wood door components: In poor condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood baseboards: In poor condition.

- Option 1: Remove baseboards using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw openings using Lead Safe Work Practices and replace with new lead free window components.
- Option 2: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings

Bathtub: In fair condition.

- Option 1: Remove tub using Lead Safe Work Practices and replace with new lead free products.
- Option 2: Enclose under a lead free tub surround using Lead Safe Work Practices and include into an Operation & Maintenance Plan with ongoing monitoring.

Painted metal pipe: In fair condition.

- Option 1: Remove components using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Encapsulate with an approved lead abatement encapsulant such as Safe Encasement® or equivalent and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 4: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Exterior:

Metal window, fascia & soffit & trim & door components: In intact to poor condition.

- Option 1: Remove and replace damaged metal cladding making sure that seams and seals are maintained in a sealed condition using elastomeric caulk and include into an Operation & Maintenance Plan with ongoing monitoring. (The metal cladding is already an enclosure).
- Option 2: Remove components using Lead Safe Work Practices and replace with new lead free products.
- Option 3: Remove coatings under cladding to bare substrate and re-coat with lead free coatings.

Painted wood door components: In poor condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood columns: In poor condition.

- Option 1: Remove columns using Lead Safe Work Practices and replace with new lead free products.
- Option 2: Enclose under a dust tight barrier and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Remove coatings to bare substrates using Lead Safe Work Practice and re-coat with lead free coatings.

Painted wood bulkhead components: In poor condition.

- Option 1: Remove components using Lead Safe Work Practices and replace with new lead free components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Basement:

Painted wood door & jamb components: In poor condition.

- Option 1: Remove door components using Lead Safe Work Practices and replace with new lead free door components.
- Option 2: Remove coatings to bare substrates using Lead Safe Work Practices and re-coat with lead free coatings.

Lead Dust:

Dust was identified as a lead hazard on window and floor surfaces tested. All floors and window systems should be cleaned and made smooth and cleanable. If planned renovation or work activity will disturb lead coated surfaces, lead safe work practices should be followed, which include requirements for clean up of the work area and clearance testing.

Bare Soil:

Bare soil was observed and a bare soil sample was collected and found to be above the MDH standard of 100 parts per million.

- Abatement Option 1: Removal of bare soil and replacement with new soil of 25 parts per million of lead or less.
- Abatement Option 2: Covering bare soil with asphalt, concrete or other impervious coating.

When qualified contractors are performing the planned renovation/remodeling activities, precautions should be properly done to minimize the potential for lead-based paint contamination to the workers, occupants and the environment.

DISCUSSION

The mere presence of lead-coated surfaces does not create a lead hazard. Maintenance of lead containing coatings will prevent lead from becoming a hazard. Lead-based paint above the action level of 1.0 mg/cm² was found on surfaces tested.

Because exterior surfaces are to be remediated and lead-coatings are present, covering the ground and providing adequate protection to soil is very important. Bare soil was found to be above defined action levels.

Dust wipe samples collected found lead dust levels above the action levels on floor and window surfaces tested as defined by MDH, HUD and EPA in the sampling locations tested. Contractors will be required to clean all floor systems and window surfaces throughout the complex for lead hazards in dust following and as a part of the planned restoration.

The preceding lead reduction recommendations include different ways to treat each lead hazard that was identified by the risk assessment/inspection. The most effective treatments are considered abatement and require little or no ongoing maintenance to preserve a lead safe environment. The less effective treatments are called interim controls and these treatments require an increased amount of ongoing maintenance to preserve a lead safe environment.

If no lead dust, soil, or lead-based paint is found, then no monitoring is required.

If no hazards are found, but lead-based paint is found, then reevaluation should occur every three years, and an owner's visual survey should occur annually.

If lead dust, soil, or lead-based paint hazards are found to be present, choosing the option with removal of all lead-based paint will result in no monitoring requirements. If abatement options are chosen that include enclosure, then no re-evaluation is required, but the owner should conduct visual surveys every year to ensure the enclosure has not

failed. If the interim control options (stabilize and paint) are chosen, then re-evaluation should occur after the first year and then every two years after that. Visual surveys by the owner should occur annually.

If lead dust levels are found to be more than ten times the standard levels, then reevaluation after interim control measures should occur six months after the hazard reduction.

In general, all painted surfaces should be monitored. A negative result does not necessarily indicate that no lead is present in that surface, but rather indicates that any lead present in that surface does not rise above the 1.0 mg/cm² threshold in the areas tested. Therefore, all painted surfaces should be maintained in accordance with the Minnesota Department of Health standards.

ROUGH ESTIMATED COSTS:

- Work site preparation for interior, approximately \$75.00 to \$250.00 per room.
- Window replacement, approximately \$150.00 and up, depending on style.
- Exterior preparation approximately \$35.00 to \$75.00 per component (i.e., windows, doors), removal or enclosure.
- Work area cleaning: \$0.15 to \$0.35 per square foot.
- Paint stabilization: \$0.20 to \$0.65 per square foot.
- Removal: Paint - chemical stripper: \$0.65 to \$1.50 square foot.
- Soil Remediation:
 - a. Clean-up of visible exterior paint chips: \$0.90 to \$1.35 square foot.
 - b. Seed and tack grass: \$0.45 to \$0.75 square foot.
 - c. Sod: \$1.25 to \$3.30 square foot.
 - d. Regrade at foundation and sod: \$3.00 to \$5.00 square foot.
 - e. Mulch - 4": \$0.50 to \$0.90 square foot.
 - f. Concrete: \$4.50 to \$8.00 square foot.
 - g. Replace soil: \$42.00 to \$65.00 cubic yard.

If work is going to be performed on these surfaces, individuals and/or contractors should be informed of the results of testing. At a minimum, the person(s) performing the work should follow the requirements of the Occupational Safety and Health Administration (OSHA) Standard 29 CFR 1926.62, Lead in the Construction Industry.

For the protection of the occupants and workers, and because of the use of federal funds, you are required by the HUD rules to use qualified firms who are knowledgeable about the hazards associated with lead. Supervisor should be licensed and workers will be required to be licensed or certified, as MEC understands the scope of work.

Please maintain a copy of the lead inspection/risk assessment report for your records and provide a copy of the report to any contractors that may be involved in any future renovations or remodeling projects.

A copy of this lead inspection/risk assessment summary must be provided to purchasers or lessees (tenants) 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 new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency 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.

It has been our pleasure to provide this service to you and your organization. Please contact me if you have questions relating to any aspect of this work.

Respectfully submitted,



Andrew Myers
Environmental Services Project Manager

APPENDIX A
INSPECTOR CREDENTIALS

MINNESOTA DEPARTMENT OF HEALTH

has authorized

MIDWEST ENVIRONMENTAL CONSULTING, LLC
125 RAILROAD AVE SW
MORA, MINNESOTA 55051

In accordance with Minnesota Statutes, section 144.9505 and Minnesota Rules, part 4761.2200, to practice in the State of Minnesota as a

CERTIFIED LEAD FIRM

LICENSE NO: LF551

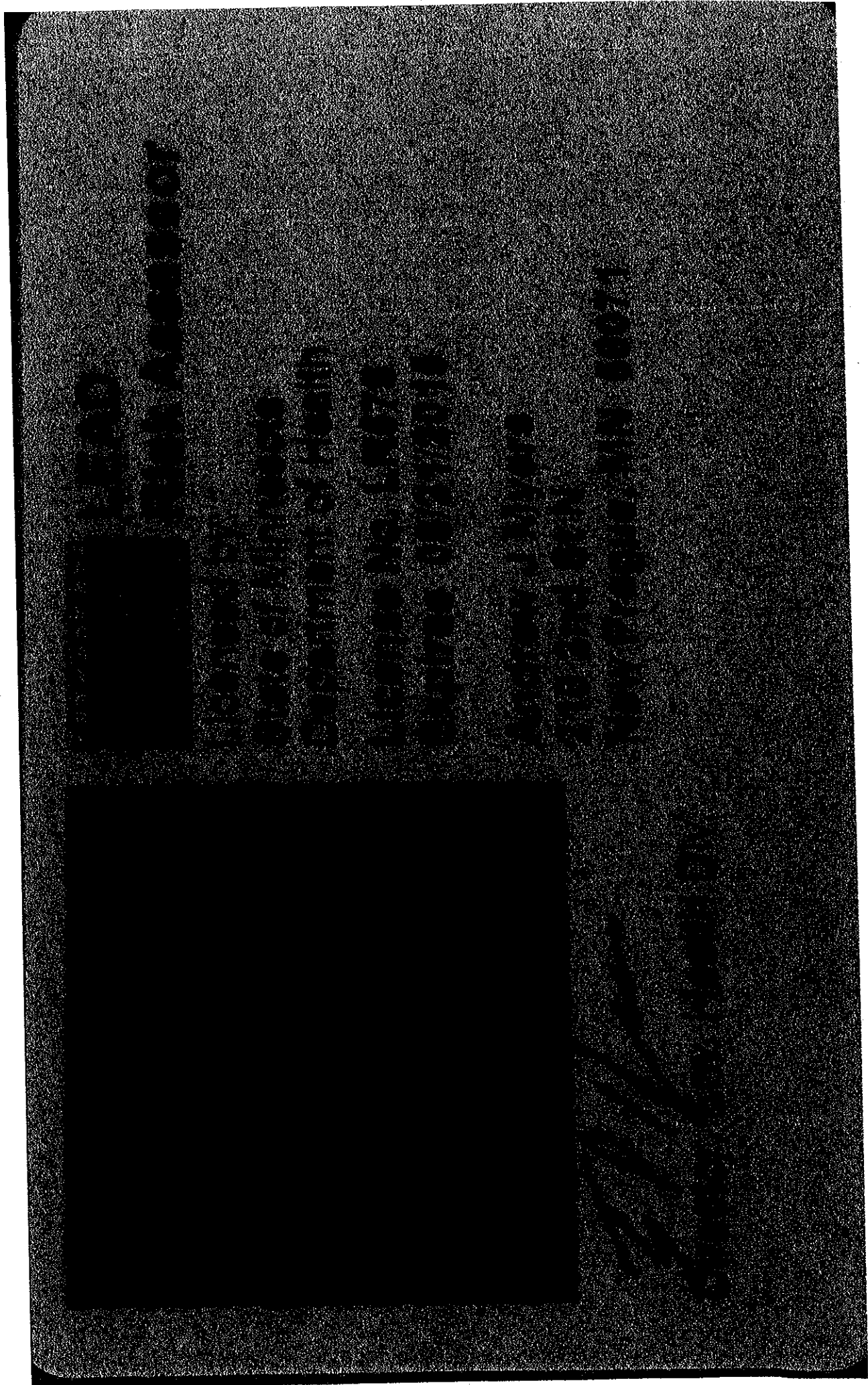
EXPIRES: 04/07/2015

THIS CERTIFICATE IS NONTRANSFERABLE



Thomas P. Hogan, Director
Environmental Health Division





Andrew Myers

has completed the Minnesota-Approved Lead Training course entitled:

Lead Risk Assessor Refresher Training

August 21, 2014

given by

Midwest Environmental Consulting, L.L.C.

125 Railroad Avenue SW, Mora MN 55051

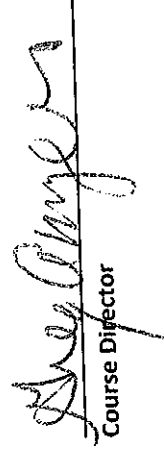
Phone: 763-691-0111/320-679-4054

SUCCESSFULLY PASSED THE EXAMINATION ON August 21, 2014, IN COON RAPIDS, MINNESOTA

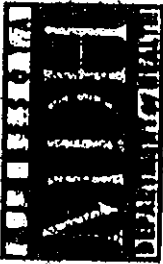
IDENTIFICATION NUMBER: MEC/LRAR 1080

Expiration Date: August 21, 2015

MDH Permit Number: RAR-006


Course Director

Approved by the State of Minnesota under *Minnesota Rules*, parts 4761.2000 to 4761.2700



I-0031

Lead Inspector Independent Examination

121 East Seventh Place, Suite 220 • St. Paul • Minnesota 55101 • (651) 215-0700

This certifies that

Andrew Myers

has successfully passed the required independent examination for:

Lead Inspector

March 22, 2001
Morris, Minnesota

This certificate is nontransferable.

Patricia A. Bloomgren, Director
Division of Environmental Health

Jan K. Malcom
Commissioner



RA-0239

Lead Risk Assessor Independent Examination

121 East Seventh Place, Suite 220 • St. Paul, Minnesota 55101 • (651) 215-0700

This certifies that

Andrew Myers

has successfully passed the required independent examination for:

Lead Risk Assessor

June 26, 2001

Minneapolis, Minnesota

This certificate is nontransferable.

Patricia A. Bloomgren, Director
Division of Environmental Health

Jan K. Malcom
Commissioner

Andrew J. Myers

has completed the Minnesota-Approved Lead Training Course without

Initial Lead Inspector Training
March 12-14, 2007

given by

Midwest Environmental Consulting, LLC
145 - 2nd Avenue SE, Cambridge, MN 55008

SUCCESSFULLY PASSED THE EXAMINATION ON MARCH 14, 2007, IN MORNING, MINNESOTA

IDENTIFICATION NUMBER: 0604110042
Expiration Date: March 14, 2012
MDEA Permit No: LI-003

Andrew J. Myers
Course Director



Andrew J. Myers

has completed the Minnesota-Approved Lead Training course entitled:

Lead-Based Paint Risk Assessor Training

June 25-26, 2001

given by

Midwest Environmental Consulting, L.L.C.
145 - 2nd Avenue SE, Cambridge, MN 55008

• SUCCESSFULLY PASSED THE EXAMINATION ON JUNE 26, 2001, IN MINNEAPOLIS, MINNESOTA

IDENTIFICATION NUMBER: MESC/PA-0111

Expires Date: June 26, 2002

ISSUED BY: F. PAISSE

Gregory A. Myers
Course Director

APPENDIX B

**XRF TEST RESULTS
SAMPLING MAPS
DATA PAGES
CALIBRATION DATA**

231-
232
shed

Residential-2

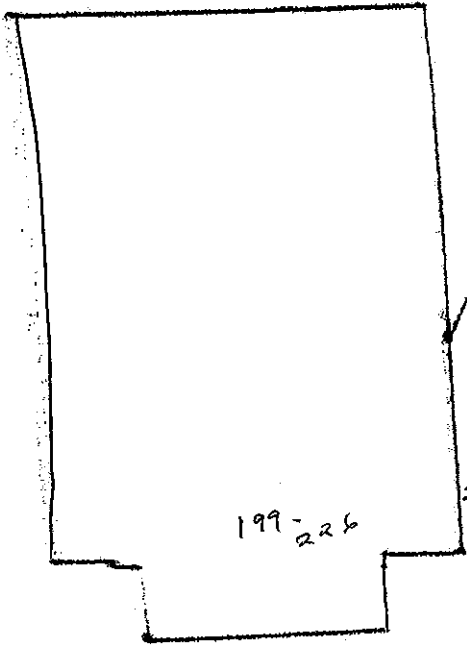
C

*

B

Residential

Residential

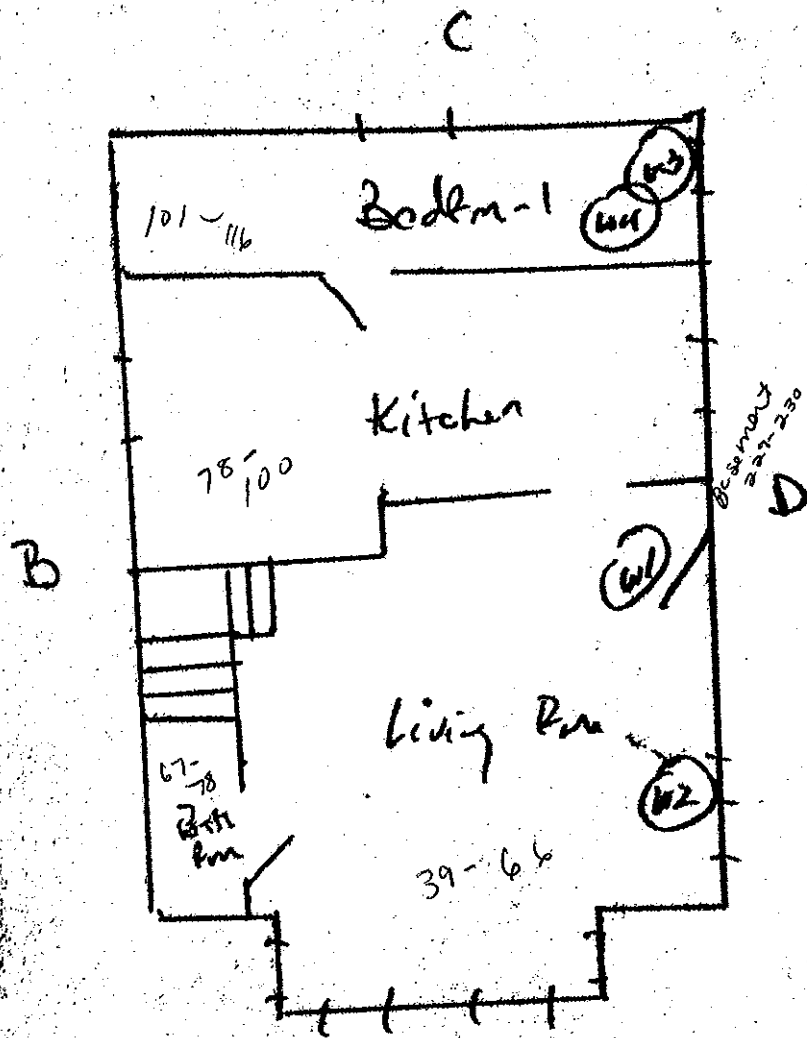


233
235

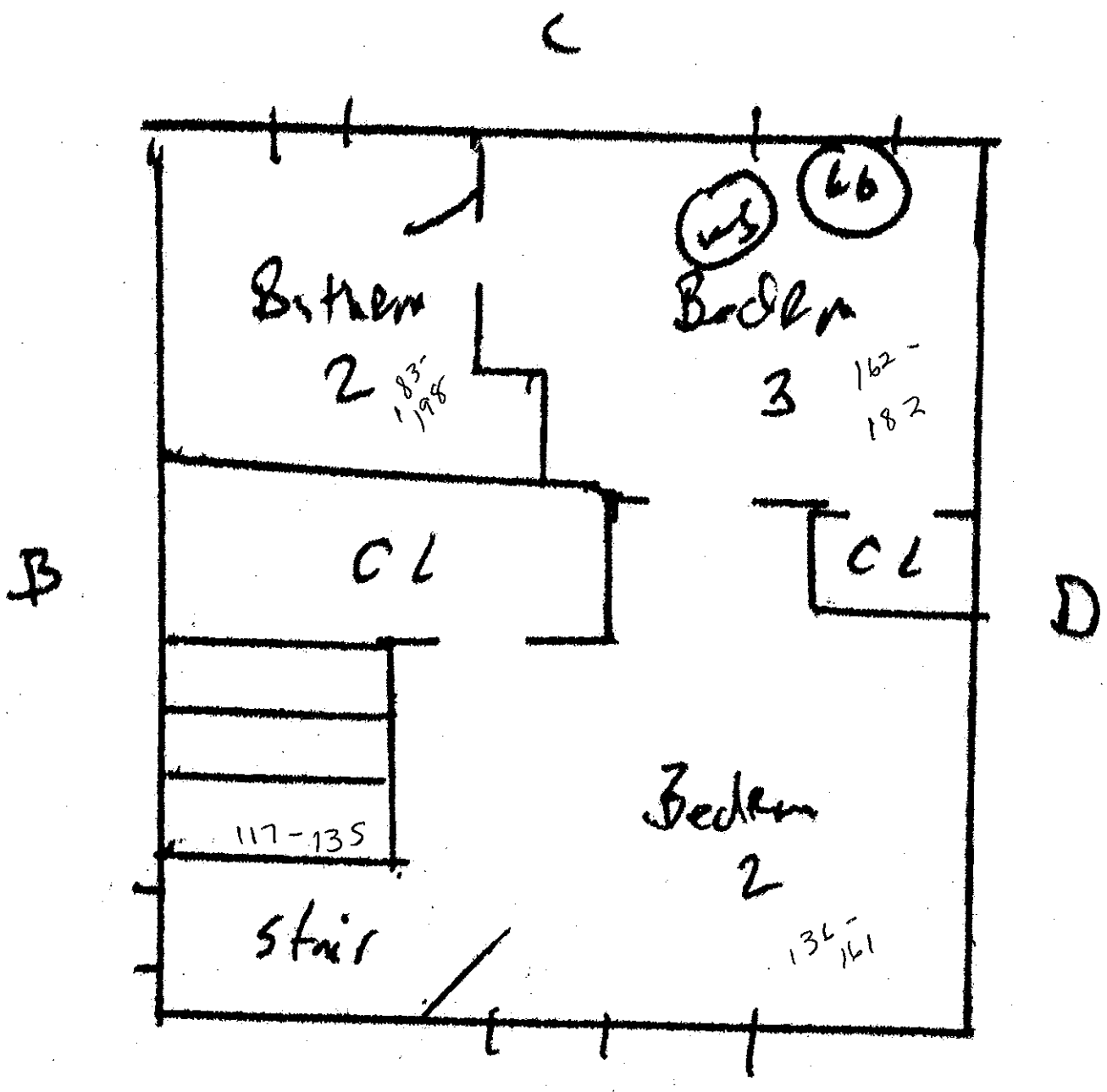
199-226

A

Garfield



1st FIB



2nd F1R

A

All Phase Companies
 69 Garfield Street
 St. Paul MN

Site: All Phase Companies: 69 Garfield Street, St. Paul MN

Date: Oct. 31, 2014

XRF: Xlp303A, Serial # 26848

Address	Date	Time	Room	Area	Material	Color	Condition	Notes	Score	Weight	Area	Volume
69 Garfield St	10/31/2014	11:36	LIVING ROOM	calibrate	WOOD	WHITE	POS		1.55	0.37	0	176.3
69 Garfield St	10/31/2014	11:41	LIVING ROOM	calibrate	WOOD	WHITE	Neg		1	< LOD	< LOD	23.16
69 Garfield St	10/31/2014	11:42	LIVING ROOM	calibrate	WOOD	WHITE	POS		1	< LOD	< LOD	21.4
69 Garfield St	10/31/2014	11:44	LIVING ROOM	calibrate	WOOD	WHITE	POS		1	0.7	0.7	20.32
69 Garfield St	10/31/2014	11:45	LIVING ROOM	DOOR	WOOD	WHITE	POS		64	35	64	2.4
69 Garfield St	10/31/2014	11:45	LIVING ROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	3.28
69 Garfield St	10/31/2014	11:45	LIVING ROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	1.8
69 Garfield St	10/31/2014	11:45	LIVING ROOM	DOOR	WOOD	WHITE	POS		34	35	34	1.64
69 Garfield St	10/31/2014	11:46	LIVING ROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	2.25
69 Garfield St	10/31/2014	11:46	LIVING ROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	2.24
69 Garfield St	10/31/2014	11:46	LIVING ROOM	DOOR	WOOD	WHITE	Null		< LOD	< LOD	< LOD	2.23
69 Garfield St	10/31/2014	11:46	LIVING ROOM	DOOR	WOOD	WHITE	Neg		0.19	0.19	< LOD	2.24
69 Garfield St	10/31/2014	11:47	LIVING ROOM	DOOR threshold	WOOD	BROWN	Neg		31	0.2	31	3.87
69 Garfield St	10/31/2014	11:47	LIVING ROOM	DOOR threshold	WOOD	BROWN	POS		57	72	57	1.65
69 Garfield St	10/31/2014	11:47	LIVING ROOM	FLOOR	WOOD	BROWN	POS		0.11	0.11	< LOD	2.24
69 Garfield St	10/31/2014	11:48	LIVING ROOM	FLOOR	WOOD	BROWN	Neg		14	21	14	3.14
69 Garfield St	10/31/2014	11:48	LIVING ROOM	BASEBOARD	WOOD	WHITE	POS		143	63	143	1.8
69 Garfield St	10/31/2014	11:49	LIVING ROOM	WINDOW	WOOD	WHITE	POS		11.5	< LOD	11.5	1.34
69 Garfield St	10/31/2014	11:49	LIVING ROOM	WINDOW	WOOD	WHITE	POS		17.9	< LOD	17.9	1.95
69 Garfield St	10/31/2014	11:49	LIVING ROOM	WINDOW	WOOD	WHITE	POS		< LOD	< LOD	< LOD	2.25
69 Garfield St	10/31/2014	11:50	LIVING ROOM	FLOOR vent	METAL	BROWN	Neg		< LOD	< LOD	< LOD	19.3
69 Garfield St	10/31/2014	11:52	LIVING ROOM	WALL	PLASTER	WHITE	Neg		2.7	< LOD	2.7	0.34
69 Garfield St	10/31/2014	11:53	LIVING ROOM	WALL	PLASTER	WHITE	POS		< LOD	< LOD	< LOD	4.33
69 Garfield St	10/31/2014	11:53	LIVING ROOM	WALL	PLASTER	WHITE	Neg		< LOD	< LOD	< LOD	9.87
69 Garfield St	10/31/2014	11:54	LIVING ROOM	WALL	PLASTER	WHITE	Neg		< LOD	< LOD	< LOD	0.3
69 Garfield St	10/31/2014	11:55	LIVING ROOM	CEILING	PLASTER	TAN	Null		< LOD	< LOD	< LOD	5.68
69 Garfield St	10/31/2014	11:56	LIVING ROOM	CEILING	PLASTER	TAN	POS		1.3	1.3	< LOD	2.77
69 Garfield St	10/31/2014	11:57	LIVING ROOM	CEILING	tile	WHITE	Null		< LOD	< LOD	< LOD	0.45
69 Garfield St	10/31/2014	11:57	LIVING ROOM	CEILING	tile	WHITE	Null		< LOD	< LOD	< LOD	0.3
69 Garfield St	10/31/2014	11:57	LIVING ROOM	CEILING	tile	WHITE	Null		< LOD	< LOD	< LOD	0.15
69 Garfield St	10/31/2014	11:57	LIVING ROOM	CEILING	tile	WHITE	Null		< LOD	< LOD	< LOD	1.63
69 Garfield St	10/31/2014	11:57	LIVING ROOM	CEILING	tile	WHITE	Neg		< LOD	< LOD	< LOD	2.09
69 Garfield St	10/31/2014	11:57	LIVING ROOM	CEILING	tile	WHITE	Neg		< LOD	< LOD	< LOD	2.39
69 Garfield St	10/31/2014	11:58	LIVING ROOM	CEILING molding	WOOD	WHITE	Neg		0.4	0.4	< LOD	2.39
69 Garfield St	10/31/2014	11:58	BATHROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	2.24
69 Garfield St	10/31/2014	11:59	BATHROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	1.49
69 Garfield St	10/31/2014	11:59	BATHROOM	DOOR	WOOD	WHITE	Neg		< LOD	< LOD	< LOD	1.60
69 Garfield St	10/31/2014	12:00	BATHROOM	BASEBOARD	WOOD	WHITE	POS		5.9	5.9	5.9	3.33

All Phase Companies
 69 Garfield Street
 St. Paul MN

69 Garfield St	71	10/31/2014 12:00	1	BATHROOM	FLOOR	vinyl	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.23	1.61	AM
69 Garfield St	72	10/31/2014 12:00	1	BATHROOM	CABINET	WOOD	INTACT	BROWN	Neg	< LOD < LOD < LOD	2.25	1.21	AM
69 Garfield St	73	10/31/2014 12:01	1	BATHROOM	CABINET	WOOD	INTACT	BROWN	Neg	< LOD < LOD < LOD	3.28	1	AM
69 Garfield St	74	10/31/2014 12:01	1	BATHROOM	WALL	PLASTER	INTACT	WHITE	Neg	< LOD < LOD < LOD	3.89	1.63	AM
69 Garfield St	75	10/31/2014 12:02	1	BATHROOM	WALL	PLASTER	INTACT	WHITE	Neg	< LOD < LOD < LOD	3.43	4.34	AM
69 Garfield St	76	10/31/2014 12:02	1	BATHROOM	WALL	PLASTER	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.84	1	AM
69 Garfield St	77	10/31/2014 12:03	1	BATHROOM	WALL	PLASTER	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.1	1	AM
69 Garfield St	78	10/31/2014 12:03	1	BATHROOM	CEILING	PLASTER	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.53	1	AM
69 Garfield St	79	10/31/2014 12:04	1	KITCHEN	CEILING	PLASTER	POOR	TAN	Null	< LOD < LOD < LOD	0.6	1.62	AM
69 Garfield St	80	10/31/2014 12:05	1	KITCHEN	CEILING	PLASTER	POOR	TAN	Null	0.9 < LOD	9.74	1.49	AM
69 Garfield St	81	10/31/2014 12:05	1	KITCHEN	CEILING	PLASTER	POOR	TAN	Null	< LOD < LOD < LOD	0.3	1.63	AM
69 Garfield St	82	10/31/2014 12:06	1	KITCHEN	CEILING	PLASTER	POOR	TAN	POS	< LOD < LOD < LOD	9.88	1.49	AM
69 Garfield St	83	10/31/2014 12:06	1	KITCHEN	CEILING	tile	POOR	WHITE	Neg	< LOD < LOD < LOD	3.43	4.16	AM
69 Garfield St	84	10/31/2014 12:08	1	KITCHEN	FLOOR	vinyl	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.98	1.12	AM
69 Garfield St	85	10/31/2014 12:08	1	KITCHEN	RADIATOR	METAL	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.23	1	AM
69 Garfield St	86	10/31/2014 12:08	1	KITCHEN	BASEBOARD	WOOD	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.25	1.76	AM
69 Garfield St	87	10/31/2014 12:09	1	KITCHEN	wainscoting	WOOD	INTACT	WHITE	POS	< LOD < LOD < LOD	1.35	1.0	AM
69 Garfield St	88	10/31/2014 12:09	1	KITCHEN	chair rail	WOOD	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.24	1	AM
69 Garfield St	89	10/31/2014 12:10	1	KITCHEN	WINDOW	WOOD	INTACT	WHITE	POS	< LOD < LOD < LOD	1.94	1.0	AM
69 Garfield St	90	10/31/2014 12:10	1	KITCHEN	WINDOW	WOOD	INTACT	WHITE	POS	< LOD < LOD < LOD	2.09	1.0	AM
69 Garfield St	91	10/31/2014 12:10	1	KITCHEN	WINDOW	WOOD	INTACT	WHITE	POS	< LOD < LOD < LOD	1.79	1.0	AM
69 Garfield St	92	10/31/2014 12:11	1	KITCHEN	CABINET	WOOD	INTACT	WHITE	Neg	< LOD < LOD < LOD	3.15	1.32	AM
69 Garfield St	93	10/31/2014 12:11	1	KITCHEN	CABINET	WOOD	INTACT	BROWN	Neg	< LOD < LOD < LOD	2.24	1.85	AM
69 Garfield St	94	10/31/2014 12:12	1	KITCHEN	DOOR	WOOD	INTACT	BROWN	Neg	< LOD < LOD < LOD	2.24	1	AM
69 Garfield St	95	10/31/2014 12:12	1	KITCHEN	DOOR	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	2.74	1.0	AM
69 Garfield St	96	10/31/2014 12:13	1	KITCHEN	DOOR	WOOD	INTACT	BROWN	Neg	< LOD < LOD < LOD	2.25	1	AM
69 Garfield St	97	10/31/2014 12:13	1	KITCHEN	WALL	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.48	10	AM
69 Garfield St	98	10/31/2014 12:14	1	KITCHEN	WALL	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.31	7.15	AM
69 Garfield St	99	10/31/2014 12:14	1	KITCHEN	WALL	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	2.24	3.46	AM
69 Garfield St	100	10/31/2014 12:15	1	KITCHEN	WALL	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.34	1.78	AM
69 Garfield St	101	10/31/2014 12:16	1	BEDROOM 1	DOOR	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	2.23	1	AM
69 Garfield St	102	10/31/2014 12:16	1	BEDROOM 1	DOOR	WOOD	FAIR	WHITE	POS	< LOD < LOD < LOD	1.94	7.84	AM
69 Garfield St	103	10/31/2014 12:16	1	BEDROOM 1	BASEBOARD	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	2.23	1	AM
69 Garfield St	104	10/31/2014 12:17	1	BEDROOM 1	WINDOW	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	3.29	4.08	AM
69 Garfield St	105	10/31/2014 12:17	1	BEDROOM 1	WINDOW	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	1.8	2.88	AM
69 Garfield St	106	10/31/2014 12:17	1	BEDROOM 1	WINDOW	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	1.64	2.34	AM
69 Garfield St	107	10/31/2014 12:18	1	BEDROOM 1	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	5.21	1	AM
69 Garfield St	108	10/31/2014 12:19	1	BEDROOM 1	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.16	1	AM
69 Garfield St	109	10/31/2014 12:19	1	BEDROOM 1	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	3.28	1.13	AM
69 Garfield St	110	10/31/2014 12:19	1	BEDROOM 1	WALL	PLASTER	FAIR	WHITE	Null	< LOD < LOD < LOD	2.23	1	AM

All Phase Companies
 69 Garfield Street
 St. Paul MN

69 Garfield St	111	10/31/2014 12:20	1	BEDROOM 1	D	WALL	FAIR	WHITE	Neg	< LOD < LOD	1	7.9	1	AM	
69 Garfield St	112	10/31/2014 12:20	1	BEDROOM 1	D	TRIM	FAIR	WHITE	Neg	< LOD < LOD	< LOD	2.09	2.88	AM	
69 Garfield St	113	10/31/2014 12:21	1	BEDROOM 1	D	TRIM	FAIR	WHITE	POS	63	36	2.76	10	AM	
69 Garfield St	114	10/31/2014 12:21	1	BEDROOM 1	D	TRIM	FAIR	WHITE	Null	< LOD < LOD	< LOD	0.45	1	AM	
69 Garfield St	115	10/31/2014 12:21	1	BEDROOM 1	D	CEILING	FAIR	WHITE	Null	< LOD < LOD	< LOD	0.15	1	AM	
69 Garfield St	116	10/31/2014 12:22	1	BEDROOM 1	D	CEILING	FAIR	WHITE	Neg	< LOD < LOD	< LOD	4.32	1.26	AM	
69 Garfield St	117	10/31/2014 12:23	2	STAIR	D	CEILING	FAIR	TAN	Null	< LOD < LOD	< LOD	1.05	1.59	AM	
69 Garfield St	118	10/31/2014 12:24	2	STAIR	D	CEILING	FAIR	WHITE	Null	< LOD < LOD	< LOD	0.89	1	AM	
69 Garfield St	119	10/31/2014 12:24	2	STAIR	D	CEILING	FAIR	WHITE	Neg	< LOD < LOD	< LOD	1.8	1	AM	
69 Garfield St	120	10/31/2014 12:25	2	STAIR	C	CABINET	FAIR	WHITE	Neg	< LOD < LOD	< LOD	2.1	1	AM	
69 Garfield St	121	10/31/2014 12:25	2	STAIR	C	CABINET	FAIR	WHITE	Neg	< LOD < LOD	< LOD	2.08	3.8	AM	
69 Garfield St	122	10/31/2014 12:26	2	STAIR	C	CABINET	FAIR	WHITE	Neg	< LOD < LOD	< LOD	2.24	1.19	AM	
69 Garfield St	123	10/31/2014 12:26	2	STAIR	B	BASEBOARD	FAIR	WHITE	Null	< LOD < LOD	< LOD	0.45	10	AM	
69 Garfield St	124	10/31/2014 12:26	2	STAIR	B	BASEBOARD	FAIR	WHITE	POS	81	< LOD	81	2.09	10	AM
69 Garfield St	125	10/31/2014 12:26	2	STAIR	A	TRIM	FAIR	WHITE	Neg	< LOD < LOD	< LOD	2.25	1	AM	
69 Garfield St	126	10/31/2014 12:27	2	STAIR	A	TRIM	FAIR	WHITE	POS	116	< LOD	116	2.23	10	AM
69 Garfield St	127	10/31/2014 12:27	2	STAIR	A	RISER	POOR	WHITE	POS	99	22	99	2.1	4.68	AM
69 Garfield St	128	10/31/2014 12:28	2	STAIR	D	DOOR	INTACT	BROWN	Neg	< LOD < LOD	< LOD	2.25	1	AM	
69 Garfield St	129	10/31/2014 12:28	2	STAIR	D	DOOR	INTACT	WHITE	Neg	< LOD < LOD	< LOD	2.09	1	AM	
69 Garfield St	130	10/31/2014 12:28	2	STAIR	B	WINDOW	POOR	WHITE	POS	83	< LOD	83	2.25	10	AM
69 Garfield St	131	10/31/2014 12:29	2	STAIR	B	WINDOW	POOR	WHITE	POS	73	23	73	2.23	8.18	AM
69 Garfield St	132	10/31/2014 12:32	2	STAIR	A	WALL	POOR	WHITE	Neg	0.7	0.19	0.7	46.25	10	AM
69 Garfield St	133	10/31/2014 12:32	2	STAIR	B	WALL	POOR	WHITE	Neg	< LOD < LOD	< LOD	4.34	1.37	AM	
69 Garfield St	134	10/31/2014 12:33	2	STAIR	C	WALL	POOR	WHITE	POS	16	< LOD	16	10.75	10	AM
69 Garfield St	135	10/31/2014 12:34	2	STAIR	D	WALL	POOR	WHITE	Neg	< LOD < LOD	< LOD	2.38	1	AM	
69 Garfield St	136	10/31/2014 12:35	2	BEDROOM 2	B	DOOR casing	POOR	WHITE	Neg	< LOD < LOD	< LOD	2.25	1	AM	
69 Garfield St	137	10/31/2014 12:35	2	BEDROOM 2	B	BASEBOARD	POOR	WHITE	POS	194	53	194	1.79	10	AM
69 Garfield St	138	10/31/2014 12:36	2	BEDROOM 2	A	WINDOW	POOR	WHITE	POS	215	93	215	1.8	8.1	AM
69 Garfield St	139	10/31/2014 12:36	2	BEDROOM 2	A	WINDOW	POOR	WHITE	POS	184	101	184	1.94	6	AM
69 Garfield St	140	10/31/2014 12:36	2	BEDROOM 2	A	WINDOW	POOR	WHITE	Null	< LOD < LOD	< LOD	1.19	10	AM	
69 Garfield St	141	10/31/2014 12:36	2	BEDROOM 2	A	WINDOW	POOR	WHITE	POS	16	< LOD	16	1.04	5.4	AM
69 Garfield St	142	10/31/2014 12:37	2	BEDROOM 2	A	RADIATOR	INTACT	TAN	Neg	< LOD < LOD	< LOD	2.24	1.4	AM	
69 Garfield St	143	10/31/2014 12:37	2	BEDROOM 2	B	WALL vent	INTACT	WHITE	Neg	< LOD < LOD	< LOD	2.24	1	AM	
69 Garfield St	144	10/31/2014 12:38	2	BEDROOM 2	C	DOOR	INTACT	BROWN	Neg	< LOD < LOD	< LOD	2.23	1.05	AM	
69 Garfield St	145	10/31/2014 12:38	2	BEDROOM 2	C	DOOR	INTACT	BROWN	Neg	< LOD < LOD	< LOD	3.13	1	AM	
69 Garfield St	146	10/31/2014 12:39	2	BEDROOM 2	C	CLOSET dr casing	INTACT	WHITE	Neg	< LOD < LOD	< LOD	1.5	1	AM	
69 Garfield St	147	10/31/2014 12:39	2	BEDROOM 2	C	CLOSET dr casing	INTACT	WHITE	POS	193	73	193	1.2	7.29	AM
69 Garfield St	148	10/31/2014 12:39	2	BEDROOM 2	C	CLOSET shelf	INTACT	WHITE	Neg	< LOD < LOD	< LOD	2.25	1	AM	
69 Garfield St	149	10/31/2014 12:40	2	BEDROOM 2	C	CLOSET shelf	INTACT	WHITE	Neg	< LOD < LOD	< LOD	2.25	2.17	AM	
69 Garfield St	150	10/31/2014 12:40	2	BEDROOM 2	C	CLOSET shelf	INTACT	WHITE	Neg	0.3	0.3	< LOD	2.39	1.54	AM

All Phase Companies
 69 Garfield Street
 St. Paul MN

Address	Unit	Date	Room	Material	Condition	Color	Notes	Area	Unit Price	Total Price	Unit
69 Garfield St	151	10/31/2014 12:40	BEDROOM 2	WOOD	INTACT	WHITE	Neg	< LOD < LOD < LOD	1.95	2.58	AM
69 Garfield St	152	10/31/2014 12:41	BEDROOM 2	PLASTER	POOR	WHITE	Neg	< LOD < LOD < LOD	2.85	1.67	AM
69 Garfield St	153	10/31/2014 12:41	BEDROOM 2	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	3.29	2.49	AM
69 Garfield St	154	10/31/2014 12:42	BEDROOM 2	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	3.43	2.17	AM
69 Garfield St	155	10/31/2014 12:42	BEDROOM 2	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	3.72	1	AM
69 Garfield St	156	10/31/2014 12:42	BEDROOM 2	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	1.94	5.48	AM
69 Garfield St	157	10/31/2014 12:43	BEDROOM 2	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	3.28	3.62	AM
69 Garfield St	158	10/31/2014 12:43	BEDROOM 2	PLASTER	FAIR	WHITE	Null	< LOD < LOD < LOD	0.75	10	AM
69 Garfield St	159	10/31/2014 12:43	BEDROOM 2	CEILING	FAIR	WHITE	POS	< LOD < LOD < LOD	1.94	10	AM
69 Garfield St	160	10/31/2014 12:44	BEDROOM 2	CEILING MOLDING	FAIR	WHITE	Neg	< LOD < LOD < LOD	2.23	1.2	AM
69 Garfield St	161	10/31/2014 12:44	BEDROOM 2	CEILING MOLDING	FAIR	WHITE	Neg	< LOD < LOD < LOD	2.24	2.96	AM
69 Garfield St	162	10/31/2014 12:45	BEDROOM 3	PLASTER	FAIR	WHITE	Null	< LOD < LOD < LOD	0.15	1	AM
69 Garfield St	163	10/31/2014 12:45	BEDROOM 3	PLASTER	FAIR	WHITE	Null	< LOD < LOD < LOD	4.18	10	AM
69 Garfield St	164	10/31/2014 12:45	BEDROOM 3	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.04	10	AM
69 Garfield St	165	10/31/2014 12:46	BEDROOM 3	WOOD	FAIR	BROWN	Neg	< LOD < LOD < LOD	2.39	1.04	AM
69 Garfield St	166	10/31/2014 12:46	BEDROOM 3	WOOD	FAIR	BROWN	Neg	< LOD < LOD < LOD	2.24	1.62	AM
69 Garfield St	167	10/31/2014 12:47	BEDROOM 3	WOOD	FAIR	BROWN	Neg	< LOD < LOD < LOD	2.24	1	AM
69 Garfield St	168	10/31/2014 12:47	BEDROOM 3	BASEBOARD	FAIR	WHITE	POS	232 < LOD 237	1.19	10	AM
69 Garfield St	169	10/31/2014 12:47	BEDROOM 3	WINDOW	POOR	WHITE	POS	251 62 251	1.8	10	AM
69 Garfield St	170	10/31/2014 12:48	BEDROOM 3	WINDOW	POOR	WHITE	POS	246 < LOD 246	1.79	10	AM
69 Garfield St	171	10/31/2014 12:48	BEDROOM 3	WINDOW	POOR	WHITE	POS	265 79 265	1.8	7.35	AM
69 Garfield St	172	10/31/2014 12:48	BEDROOM 3	RADIATOR	INTACT	TAN	Neg	< LOD < LOD < LOD	2.25	1	AM
69 Garfield St	173	10/31/2014 12:49	BEDROOM 3	Closet Shelf Sup	INTACT	WHITE	Neg	< LOD < LOD < LOD	3.27	1	AM
69 Garfield St	174	10/31/2014 12:50	BEDROOM 3	CLOSET wall	INTACT	WHITE	Neg	< LOD < LOD < LOD	4.03	2.92	AM
69 Garfield St	175	10/31/2014 12:50	BEDROOM 3	WALL	INTACT	WHITE	Neg	< LOD < LOD < LOD	3.44	1.77	AM
69 Garfield St	176	10/31/2014 12:51	BEDROOM 3	WALL	INTACT	WHITE	Neg	< LOD < LOD < LOD	4.48	2.1	AM
69 Garfield St	177	10/31/2014 12:51	BEDROOM 3	WALL	INTACT	WHITE	Null	< LOD < LOD < LOD	2.54	1.09	AM
69 Garfield St	178	10/31/2014 12:52	BEDROOM 3	WALL	INTACT	WHITE	Neg	< LOD < LOD < LOD	3.74	1.28	AM
69 Garfield St	179	10/31/2014 12:52	BEDROOM 3	WALL	POOR	WHITE	Neg	< LOD < LOD < LOD	4.34	1.88	AM
69 Garfield St	180	10/31/2014 12:52	BEDROOM 3	Door	POOR	WHITE	POS	228 59 228	1.78	10	AM
69 Garfield St	181	10/31/2014 12:53	BEDROOM 3	Door	POOR	WHITE	POS	216 63 216	1.79	10	AM
69 Garfield St	182	10/31/2014 12:53	BEDROOM 3	Door	POOR	WHITE	POS	213 < LOD 213	1.79	10	AM
69 Garfield St	183	10/31/2014 12:53	BEDROOM 3	Door	POOR	WHITE	POS	121 46 121	2.09	10	AM
69 Garfield St	184	10/31/2014 12:54	BATHROOM	Door	POOR	WHITE	POS	107 < LOD 107	1.94	10	AM
69 Garfield St	185	10/31/2014 12:54	BATHROOM	BASEBOARD	POOR	WHITE	POS	157 < LOD 157	1.94	10	AM
69 Garfield St	186	10/31/2014 12:54	BATHROOM	FLOOR	POOR	vinyl	Neg	< LOD < LOD < LOD	4.65	1.35	AM
69 Garfield St	187	10/31/2014 12:55	BATHROOM	RADIATOR	INTACT	TAN	Neg	< LOD < LOD < LOD	2.25	1	AM
69 Garfield St	188	10/31/2014 12:55	BATHROOM	WINDOW	POOR	WHITE	POS	122 95 122	2.09	9.77	AM
69 Garfield St	189	10/31/2014 12:56	BATHROOM	WINDOW	POOR	WHITE	POS	74 12 74	2.24	10	AM
69 Garfield St	190	10/31/2014 12:56	BATHROOM	Door	FAIR	WHITE	POS	37 37 103	1.5	2.5	AM

All Phase Companies
 69 Garfield Street
 St. Paul MN

69 Garfield St	191	10/31/2014 12:57	2	BATHROOM	A	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.18	1.29	AM
69 Garfield St	192	10/31/2014 12:57	2	BATHROOM	B	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.03	5.17	AM
69 Garfield St	193	10/31/2014 12:59	2	BATHROOM	C	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	22.25	6.72	AM
69 Garfield St	194	10/31/2014 12:59	2	BATHROOM	D	WALL	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.17	1.96	AM
69 Garfield St	195	10/31/2014 13:00	2	BATHROOM	D	pipe	METAL	FAIR	WHITE	POS	< LOD < LOD < LOD	3.14	1.10	AM
69 Garfield St	196	10/31/2014 13:00	2	BATHROOM	B	CABINET	WOOD	FAIR	BROWN	Neg	< LOD < LOD < LOD	2.08	1	AM
69 Garfield St	197	10/31/2014 13:01	2	BATHROOM		CEILING	PLASTER	FAIR	WHITE	Neg	< LOD < LOD < LOD	4.04	1.46	AM
69 Garfield St	198	10/31/2014 13:01	2	BATHROOM		CEILING molding	WOOD	FAIR	WHITE	Neg	< LOD < LOD < LOD	2.24	1	AM
69 Garfield St	199	10/31/2014 13:04		OUTSIDE	A	WINDOW	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	2.24	1.66	AM
69 Garfield St	200	10/31/2014 13:04		OUTSIDE	A	WINDOW	WOOD	POOR	WHITE	Null	< LOD < LOD < LOD	0.45	1	AM
69 Garfield St	201	10/31/2014 13:04		OUTSIDE	A	WINDOW	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	2.24	1	AM
69 Garfield St	202	10/31/2014 13:04		OUTSIDE	A	WINDOW	METAL	INTACT	BROWN	Null	< LOD < LOD < LOD	0.3	10	AM
69 Garfield St	203	10/31/2014 13:05		OUTSIDE	A	WINDOW	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	1.33	10	AM
69 Garfield St	204	10/31/2014 13:05		OUTSIDE	A	WINDOW	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	1.79	10	AM
69 Garfield St	205	10/31/2014 13:06		OUTSIDE	A	siding	METAL	INTACT	BROWN	Neg	< LOD < LOD < LOD	5.98	1.92	AM
69 Garfield St	206	10/31/2014 13:06		OUTSIDE	B	siding	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	4.34	2.88	AM
69 Garfield St	207	10/31/2014 13:06		OUTSIDE	B	WINDOW	METAL	INTACT	BROWN	Null	< LOD < LOD < LOD	1.35	10	AM
69 Garfield St	208	10/31/2014 13:07		OUTSIDE	B	WINDOW	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	1.79	10	AM
69 Garfield St	209	10/31/2014 13:07		OUTSIDE	C	WINDOW	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	1.79	10	AM
69 Garfield St	210	10/31/2014 13:08		OUTSIDE	C	siding	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	4.63	2.35	AM
69 Garfield St	211	10/31/2014 13:08		OUTSIDE	D	siding	METAL	INTACT	BROWN	Null	< LOD < LOD < LOD	0.59	1	AM
69 Garfield St	212	10/31/2014 13:10		OUTSIDE	D	siding	METAL	INTACT	BROWN	Neg	< LOD < LOD < LOD	18.81	1.46	AM
69 Garfield St	213	10/31/2014 13:10		OUTSIDE	D	WINDOW	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	1.94	10	AM
69 Garfield St	214	10/31/2014 13:10		OUTSIDE	D	DOOR	METAL	INTACT	WHITE	Neg	< LOD < LOD < LOD	2.24	1	AM
69 Garfield St	215	10/31/2014 13:11		OUTSIDE	D	DOOR	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	2.84	6.59	AM
69 Garfield St	216	10/31/2014 13:11		OUTSIDE	D	DOOR	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	1.94	4.39	AM
69 Garfield St	217	10/31/2014 13:11		OUTSIDE	D	DOOR	WOOD	POOR	BROWN	Neg	0.4 < LOD < LOD	2.39	1.82	AM
69 Garfield St	218	10/31/2014 13:12		OUTSIDE	D	DOOR	WOOD	POOR	BROWN	POS	< LOD < LOD < LOD	1.79	4.96	AM
69 Garfield St	219	10/31/2014 13:12		OUTSIDE	D	DOOR	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	2.09	10	AM
69 Garfield St	220	10/31/2014 13:12		OUTSIDE	D	TRIM	METAL	POOR	BROWN	POS	36.4 < LOD < LOD	2.69	7.72	AM
69 Garfield St	221	10/31/2014 13:13		OUTSIDE	D	COLUMN	WOOD	POOR	BROWN	POS	23.6 < LOD < LOD	1.79	8.18	AM
69 Garfield St	222	10/31/2014 13:13		OUTSIDE	D	soffit	METAL	INTACT	BROWN	POS	< LOD < LOD < LOD	2.98	10	AM
69 Garfield St	223	10/31/2014 13:14		OUTSIDE	D	fascia	METAL	INTACT	BROWN	POS	32.3 < LOD < LOD	1.79	6.96	AM
69 Garfield St	224	10/31/2014 13:15		OUTSIDE	D	bulkhead	WOOD	POOR	BROWN	Neg	< LOD < LOD < LOD	1.34	1	AM
69 Garfield St	225	10/31/2014 13:15		OUTSIDE	D	bulkhead	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	3.24	1.83	AM
69 Garfield St	226	10/31/2014 13:16		OUTSIDE	D	bulkhead	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	3.29	7.5	AM
69 Garfield St	227	10/31/2014 13:16	0		D	TREAD	METAL	POOR	WHITE	Neg	< LOD < LOD < LOD	2.09	1.47	AM
69 Garfield St	228	10/31/2014 13:16	0		D	BASEBOARD	METAL	POOR	WHITE	Neg	< LOD < LOD < LOD	2.25	1.73	AM
69 Garfield St	229	10/31/2014 13:17	0		D	trim	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	2.24	3.24	AM
69 Garfield St	230	10/31/2014 13:18	0		D	DOOR	WOOD	POOR	WHITE	POS	< LOD < LOD < LOD	0.9	2.58	AM

All Phase Companies
 69 Garfield Street
 St. Paul MN

Address	231	10/31/2014	13:20	SHED	D	DOOR	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	< LOD	2.09	1	AM
69 Garfield St	231	10/31/2014	13:20	SHED	D	DOOR	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	< LOD	2.09	1	AM
69 Garfield St	232	10/31/2014	13:20	SHED	D	TRIM	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	< LOD	2.23	1	AM
69 Garfield St	233	10/31/2014	13:21	OUTSIDE	A	RISER	WOOD	POOR	grey	Neg	< LOD	< LOD	< LOD	< LOD	2.4	1.25	AM
69 Garfield St	234	10/31/2014	13:21	OUTSIDE	A	RISER	WOOD	POOR	grey	Neg	< LOD	< LOD	< LOD	< LOD	2.24	1.64	AM
69 Garfield St	235	10/31/2014	13:21	OUTSIDE	A	RISER	WOOD	POOR	grey	Null	< LOD	< LOD	< LOD	< LOD	0.6	1	AM
69 Garfield St	236	10/31/2014	13:23			calibrate				Neg	0.9	0.9	< LOD	7.64	1.03	AM	
69 Garfield St	237	10/31/2014	13:23			calibrate				Null	1	1	< LOD	10.03	1.13	AM	
69 Garfield St	238	10/31/2014	13:25			calibrate				POS	1	1	< LOD	21.09	1.08	AM	
69 Garfield St	239	10/31/2014	13:26			calibrate				Neg	0.8	0.8	< LOD	6.12	1.07	AM	

Description of Column Titles

- Site:** The sequential number of the site (homes or buildings) inspected on a particular day.
- No:** The sequential XRF sample number for a given site.
- XL No/Map:** The sample number recorded on the maps of a particular site.
- Date:** Date that the XRF sample was analyzed.
- Time:** Time of XRF sample analysis.
- Floor:** The sample location floor level (0 = basement, 1 = first floor, 2 = second floor).
- Room:** The specific location where the sample was analyzed on the site. Calibrate is also recorded in this column when appropriate.
- Side:** Side of the room based on sampling methodology as described earlier in this report. The only four sides that can be designated are **A, B, C, and D.**
- Structure:** This refers to the general building component that the test was performed on. It may also include modifications such as: upper, lower, exterior, interior, right, and left.
- Feature:** Specifies additional information about a structure.
- Condition:** Describes whether the surface being tested is **Intact:** good condition; **Fair:** less than 2 square feet of damage to large interior surface, i.e., wall, less than 10 square feet of damage to large exterior surface, i.e., outside walls, or less than 10% damage to small surface areas, i.e., baseboards, trim, etc.; **Poor:** more than 2 square feet of damage on large interior surfaces, more than 10 square feet of damage to large exterior surface areas, or more than 10% damage to small surface areas.
- Substrate:** Refers to the material that the structure was made of, i.e., wood, concrete, drywall, etc.
- Color:** Color of surface tested.
- Result:** The lead concentration in mg/cm^2 as determined with L-shell and K-shell X-ray data.
- PbL(mg/cm^2):** The lead concentration as determined with L-shell X-ray data.
- RES:** Results: POS - above action level, NEG - below action level.
- PbK:** The lead concentration in mg/cm^2 on the K-shell X-ray data spectrum.
- PbC:** The combined lead concentration in mg/cm^2 of the L-shell and K-shell X-ray data spectrum.
- Depth:** This is the index that is a qualitative indication of the depth of the lead in paint. As the number approaches 1, the lead is concentrated close to the top layers of paint. The largest number available for depth index is 10. The greater the number, the more likely interfering elements may have been detected.
- Duration:** The length of the XRF sample analysis in seconds.
- Inspector:** When multiple inspectors are used, this number indicates who sampled at the time indicated.
- Note:** This refers to any notes that were collected during the analysis of the particular sample. Then can be found on the field data sheet titled "Lead-Based Paint Inspection Data Page."

SAMPLING METHODOLOGY

Buildings were systematically inspected for lead-based paints. The **A** side of the building is the side facing the street. Starting from the **A** side, the other sides are lettered consecutively (**B, C, D**), going clockwise around the building.

Inside the unit, each floor was assigned a number starting with **0** for the basement, **1** for the first floor, and **2** for the second floor.

Some rooms that are unique in the building are named on the inspection report. These would include things like pantry, kitchen, halls, bathrooms, and staircases. If there is more than one of a certain type of named room, then they are numbered (e.g., staircases to basements are numbered staircase 1, while staircases to the second floor are labeled staircase 2). Room numbering starts in the **A-D** corner of the building and continues clockwise from that point.

Within each room of the building, each of the sides of the room are named. The naming of walls in a room, for instance, follows the same pattern as that used on the exterior of the building, namely, the street side of each room is labeled **A**, and then clockwise from that wall, walls are labeled **B, C, D**.

APPENDIX C

**LABORATORY RESULTS
CHAIN-OF-CUSTODY**

**EMSL Analytical, Inc.**

14376 23rd Avenue North, Minneapolis, Mn 55447
 Phone/Fax: (763) 449-4922 / (763) 449-4924
<http://www.EMSL.com> minneapolislab@emsl.com

EMSL Order: 351406758
 CustomerID: MIDW56
 CustomerPO: cc/
 ProjectID:

Attn: **Greg Myers**
Midwest Environmental Consulting, L.L.C.
125 Railroad Ave SW

Phone: (763) 691-0111
 Fax: (763) 691-0145
 Received: 10/30/14 2:50 PM
 Collected: 10/30/2014

Mora, MN 55051

Project: 502/1014, 69 Garfield St., St. Paul

Test Report: Lead in Dust by Flame AAS (SW 846 3050B/7000B)*

<i>Client Sample Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Area Sampled</i>	<i>RDL</i>	<i>Lead Concentration</i>
502/1014 - W1 351406758-0001	10/30/2014	10/31/2014	144 in ² Site: Living Rm Side-D Entry Flr	10 µg/ft ²	150 µg/ft ²
502/1014 - W2 351406758-0002	10/30/2014	10/31/2014	36 in ² Site: Living Rm Side-D Stool	40 µg/ft ²	200 µg/ft ²
502/1014 - W3 351406758-0003	10/30/2014	10/31/2014	36 in ² Site: BedRm-1 Side-D Trough	4000 µg/ft ²	9700 µg/ft ²
502/1014 - W4 351406758-0004	10/30/2014	10/31/2014	144 in ² Site: BedRm-1 Side-D Flr	10 µg/ft ²	24 µg/ft ²
502/1014 - W5 351406758-0005	10/30/2014	10/31/2014	144 in ² Site: BedRm-3 Side-C Flr	10 µg/ft ²	42 µg/ft ²
502/1014 - W6 351406758-0006	10/30/2014	10/31/2014	36 in ² Site: BedRm-3 Side-C Stool	4000 µg/ft ²	7300 µg/ft ²
502/1014 - W7 351406758-0007	10/30/2014	10/31/2014	144 in ² Site: Hall Middle Flr	10 µg/ft ²	<10 µg/ft ²

Rachel Travis, Laboratory Manager
 or other approved signatory

*Analysis following Lead in Dust by EMSL SOP/ Determination of Environmental Lead by FLAA. Reporting limit is 10 ug/wipe. ug/wipe = ug/ft² x area sampled in ft². Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. Samples received in good condition unless otherwise noted. The lab is not responsible for data reported in µg/ft² which is dependant on the area provided by non-lab personnel. The test results contained within this report meet the requirements of NELAC unless otherwise noted. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements established by the AIHA-LAP, unless specifically indicated otherwise
 Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn AIHA-LAP, LLC-ELLAP Accredited #163162

Initial report from 10/31/2014 13:16:41

6758



Midwest Environmental Consulting, L.L.C.

125 Railroad Avenue SW • Mora, MN 55051
 763-691-0111 / 320-679-4054
 Fax: 763-691-0145 / 320-679-4442

Client Address:
 Contact:

CHAIN OF CUSTODY

Project Number: 502/1014
 Client: All Phase
 Project: 69 Garfield St St Paul
 Phone/Fax:

Sample ID	Sample Description	Collection Date/Time	Matrix (Vol./Area)	Analysis Requested
502/1014-w1	1' top for S/bed-0 Bkg FIR	10-30-14	12" x 12"	PB / My FE2
w2	" " " " steel		2" x 18"	
w3	bedden-1 " " trench		" "	
w4	" " " " FIR		12" x 12"	
w5	bedden-3 side-c FIR		" "	
w6	" " " " steel		2" x 18"	
w7	" " " " middle FIR		12" x 12"	
502/1014-S1	Back Soil Foundation		Foundation	PB / FE3

Sampled by: [Signature] Date: 10/30/14 Time: _____
 Received by: [Signature] Date: 10/30/14 Time: 2:50pm
 Received by Lab: Chloride W Date: 10/30/14 Time: 2:50pm
 Disposition of Samples: _____
 Notes: Garrets Gold blank only B3m vials used



EMSL Analytical, Inc.

14375 23rd Avenue North, Minneapolis, Mn 55447
Phone/Fax: (763) 449-4922 / (763) 449-4924
<http://www.EMSL.com> minneapolislab@emsl.com

EMSL Order: 351406758
CustomerID: MIDW56
CustomerPO: cc/
ProjectID:

Attn: **Greg Myers**
Midwest Environmental Consulting, L.L.C.
125 Railroad Ave SW

Mora, MN 55051

Project: 502/1014, 69 Garfield St., St. Paul

Phone: (763) 691-0111
Fax: (763) 691-0145
Received: 10/30/14 2:50 PM
Collected: 10/30/2014

Test Report: Lead in Soils by Flame AAS (SW 846 3050B/7000B)*

<i>Client Sample Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>RDL</i>	<i>Lead Concentration</i>
502/1014-S1	10/30/2014	10/31/2014	40 mg/Kg	380 mg/Kg
351406758-0008	Site: Bare Soil Foundation			

Rachel Travis, Laboratory Manager
or other approved signatory

*Analysis following Lead in Soil/Solids by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. Results reported based on dry weight. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements established by the AIHA-LAP, unless specifically indicated otherwise
Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn AIHA-LAP, LLC--ELLAP Accredited #163162

Initial report from 10/31/2014 13:16:41

AllPhase Companies, Incorporated

404-A St. Croix Trail North, Lakeland, MN 55043
Phone: 651-436-2930 Fax: 651-436-3918

April 30, 2011

Cynthia Carlson Heins
Real Estate Manager
Planning and Economic Development
Suite 1100, 25 West 4th Street
Saint Paul, MN 55102

RE: Asbestos Survey
69 Garfield Street South, St. Paul, MN
1596-11S-N

Dear Ms. Cynthia Carlson Heins:

AllPhase Companies, Incorporated, (AllPhase) performed an asbestos survey at the above referenced site in connection with a renovation in order to identify asbestos-containing material (ACM). The following report contains the results of the survey performed at the above referenced site.

In summary, 26 samples of building materials were collected and analyzed for asbestos type and amount. Asbestos was detected in **two of the thirty samples**, above 1 percent which is considered Asbestos Containing Building Materials (ACBM). These samples only represent building materials that were collected from the referenced building structure.

No samples detected asbestos above 0% and less than 1% asbestos.

Friable asbestos-containing material (ACM), is defined by the Asbestos NESHAP, as any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, can be crumbled, pulverized or reduced to powder by hand pressure. (Sec. 61.141)

Nonfriable ACM is any material containing more than one percent (1%) asbestos as determined using the method specified in Appendix A, Subpart F, 40 CFR Part 763, Section 1, Polarized Light Microscopy (PLM), that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure. EPA also defines two categories of nonfriable ACM, Category I and Category II nonfriable ACM, which are described later in this guidance.

"Regulated Asbestos-Containing Material" (RACM) is (a) friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

Refer to the asbestos Laboratory Report and chain of custody for other building materials tested and their locations. The following samples detected the presence of asbestos greater than 1%:

Category I - 1st floor kitchen floor tile black (2nd layer)—160 sf
Category I - 1st floor kitchen floor tile gray—included above

This survey is an attempt to identify ACM. However, there is no guarantee that all potential ACM was identified. If suspect ACM is discovered during the work and is not listed in this or previous limited surveys, work on that

portion of the building should cease, the material wetted and covered, and an asbestos inspector brought to the site to sample and submit to a certified laboratory the sample to determine its asbestos content. Pending analytical results, an abatement crew should remove the ACM before work continues.

INTRODUCTION

The scope of our services was to conduct an asbestos survey which includes collecting a small portion of the building materials and submitting the sample to a certified laboratory for analysis by PLM. Analysis only assesses the portion of building material collected and submitted.

- A. Collect bulk samples of suspect ACMs for laboratory analysis.
- B. Analyze the collected samples for asbestos content.

Minnesota requires surveys to be performed by a Minnesota Certified Inspector. This survey was conducted by David Jenkin ó Asbestos Inspector #AI8101.

Samples of suspect ACMs were collected by AllPhase by removing a small portion of the suspect material and then placing the individual samples into separate sealed containers.

DISCLAIMERS

Asbestos surveys do not necessarily succeed in identifying all locations and types of ACM on-site. This is because of the variety of locations and the inconsistency of asbestos occurrence in a given building material. Our survey is based solely upon the building materials that were observed and sampled for analysis. Therefore, if unsampled building materials are encountered during the demolition, they should be assessed on a material-by-material basis. If suspect ACM is observed which has not been listed in our evaluation, it should be collected and evaluated by a certified individual and laboratory, respectively. If there is a potential for that material to be ACM, work should stop until the question of asbestos content and/or abatement is resolved in a manner that protects human health and the environment and abides by regulatory guidelines.

Certain building materials are not considered suspect ACM and are not sampled as part of the survey. These materials include but are not limited to wood, concrete (with exceptions), plastics such as polyethylene, polystyrene and polyvinylchloride, fiberglass, rubber (natural and neopreneó black synthetic), foam insulation, metals and glass.

METHODOLOGY

Building materials were analyzed by a NVLAP-accredited laboratory, #101768-0. Laboratory analysis was conducted in accordance with Environmental Protection Agency (EPA) guidelines. The examination for the presence and identification of asbestos fibers in bulk samples is performed in the laboratory using cross-polarized light microscopy and dispersion-staining, particle-identification techniques. Analysis was performed in accordance with EPA 600/M4-82-020 and EPA 600/R-93/116 where applicable. This methodology determines the presence of asbestos varieties, which include Chrysotile, Amosite, Crocidolite, Anthophyllite, Tremolite and Actinolite.

REMARKS

Some of the rules and regulations set by the Environmental Protection Agency (EPA) may apply when the existence of ACMs is confirmed. A complete review of these rules can be found in Part 3 of the Federal Register EPA, 40 CFR Part 61. Summaries of these rules are as follows:

Asbestos Survey
69 Garfield Street South, St. Paul, Minnesota

3

According to §61.145 of NESHAPS, friable ACMs must be removed from the site prior to demolition. This includes materials that were originally non-friable but have become friable—that is, Category I & II material—due to damage or deterioration—for example, floor tile that has significant chipping or cracking. The necessity for the removal of Category I and II material is evaluated on a site-by-site basis.

Disturbing ACM may require that the Minnesota Pollution Control Agency and/or the Minnesota Department of Health be notified prior to activities with asbestos.

The environmental services performed by AllPhase's survey crew and analyst for this project have been conducted in a manner consistent with the degree of care and technical skill exercised by environmental professionals currently practicing in this area under similar budget and time constraints. Recommendations contained in this report represent our professional judgment at the time the project was performed. No other warranty is intended or implied.

A handwritten signature in black ink, appearing to read "Rennie Smith".

Rennie Smith, P.G.
Asbestos Inspector (#AI3119)

LABORATORY REPORT

ASBESTOS BULK ANALYSIS

Client: AllPhase Companies, Inc.
 404-A St. Croix Trail, North
 Lakeland, MN 55043

CEI Lab Code: A11-2915
Received: 04-25-11
Analyzed: 04-27-11
Reported: 04-27-11
Analyst: Anna Malmberg

Project: 69 Garfield St. S.; 1596-11S

CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS			
G-1	A1139419	<u>SHINGLE & FELT</u> Heterogeneous, Black, Grey, Fibrous, Bound	ND			
		TAR 45 %	CELL	45 %		
		GRAV 10 %				
G-2	A1139420	<u>SHINGLE & FELT</u> Heterogeneous, Black, Red, Fibrous, Bound	ND			
		TAR 45 %	FBGL	30 %		
		GRAV 10 %	CELL	15 %		
G-3	A1139421	<u>SHINGLE & FELT</u> Heterogeneous, Black, Green, Fibrous, Bound	ND			
		TAR 45 %	FBGL	30 %		
		GRAV 10 %	CELL	15 %		
G-4	A1139422	<u>WINDOW GLAZING</u> Heterogeneous, Grey, White, Fibrous, Bound	ND			
		BIND 90 %				
		PAINT 10 %				
		MICA <1 %				
G-5	A1139423A	<u>CEIL. TEXT.</u> Heterogeneous, Grey, White, Fibrous, Bound	ND			
		CACO 80 %				
		PAINT 10 %				
		MICA 10 %				
	A1139423B	<u>SHEETROCK</u> Heterogeneous, Off-white, Tan, Fibrous, Bound	ND			
		GYPSUM 80 %	CELL	20 %		

CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS	
G-6	A1139424A	<u>WALL TEXT</u>	ND	
		Heterogeneous, Grey, White, Fibrous, Bound		
		CACO 80 %		
		PAINT 10 %		
		MICA 10 %		
	A1139424B	<u>SHEETROCK</u>	ND	
	Heterogeneous,	Off-white, Tan, Fibrous, Bound		
		GYPSUM 80 %	CELL 20 %	
G-7	A1139425	<u>CEIL. TILE</u>	ND	
		Heterogeneous,	Off-white, Tan, Fibrous, Loosely Bound	
		PAINT 2 %	CELL 98 %	
G-8a	A1139426	<u>FLOOR TILE</u>	ND	
		Homogeneous,	White, Fibrous, Bound	
		VINYL 100 %		
		MICA <1 %		
G-8b	A1139427	<u>MASTIC</u>	ND	
		Homogeneous,	Clear, Fibrous, Bound	
		MAST 98 %	CELL 2 %	
		MICA <1 %		
G-8c	A1139428	<u>FLOOR TILE</u>	CHRY 10%	
		Homogeneous,	Black, Fibrous, Bound	
		CHRY 10%	VINYL 90 %	
		MICA <1 %		
G-8d	A1139429	<u>MASTIC</u>	ND	
		Homogeneous,	Black, Fibrous, Bound	
		MAST 98 %	CELL 2 %	
		MICA <1 %		

CAROLINA ENVIRONMENTAL, INC.
 107 New Edition Court, Cary, NC 27511
 Phone: 919-481-1413 Fax: 919-481-1442

Project: 69 Garfield St. S.; 1596-11S

Lab Code: A11-2915

CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS	
G-8e	A1139430	<u>TAR PAPER</u> Homogeneous, Black, Brown, Fibrous, Bound	ND	
		TAR 35 % CELL 60 % MAST 5 %		
G-9	A1139431	<u>FLOOR TILE (ONLY)</u> Homogeneous, Grey, Fibrous, Bound	CHRY 10%	10%
		CHRY 10% VINYL 90 % MICA <1 %		
G-10	A1139432	<u>FL. SHEET (ONLY)</u> Homogeneous, Off-white, Fibrous, Bound	ND	
		VINYL 50 % FBGL 10 % FOAM 40 %		
G-11	A1139433A	<u>FL. SHEET, TYPE 1</u> Heterogeneous, Brown, Tan, Fibrous, Bound	ND	
		VINYL 20 % CELL 45 % TAR 35 %		
	A1139433B	<u>FL. SHEET, TYPE 2</u> Heterogeneous, Brown, Tan, Fibrous, Bound	ND	
		VINYL 20 % CELL 45 % TAR 35 %		
G-12	A1139434A	<u>FLOOR TILE</u> Homogeneous, Tan, Non-fibrous, Bound	ND	
		VINYL 100 % MICA <1 %		
	A1139434B	<u>MASTIC</u> Homogeneous, Clear, Fibrous, Bound	ND	
		MAST 98 % CELL 2 % MICA <1 %		

CLIENT ID	CEI LAB ID	HOMOGENEITY DESCRIPTION	% ASBESTOS
	A1139434C	<u>FL. SHEET</u> Heterogeneous, Tan, Black, Fibrous, Bound	ND
		VINYL 40 % CELL 35 % TAR 25 % MAST <1 %	
G-13	A1139435	<u>FLOOR TILE</u> Homogeneous, White, Non-fibrous, Bound	ND
Insufficient mastic.		VINYL 100 % MICA <1 %	
G-14	A1139436	<u>INSULATION</u> Homogeneous, Grey, Tan, Fibrous, Loosely Bound	ND
		DEBR <1 % CELL 100 %	
G-15	A1139437	<u>GLAZING</u> Heterogeneous, Grey, Tan, Non-fibrous, Bound	ND
		BIND 98 % PAINT 2 % MICA <1 %	
G-16	A1139438	<u>PLASTER</u> Heterogeneous, White, Tan, Fibrous, Bound	ND
		PLAS 93 % CELL 5 % PAINT 2 %	
G-17	A1139439	<u>MATTING</u> Heterogeneous, Black, Tan, Fibrous, Bound	ND
		TAR 25 % CELL 65 % VINYL 5 % BIND 5 %	

The following definitions apply to the abbreviations used in the ASBESTOS BULK ANALYSIS REPORT:

CHRY = Chrysotile	CELL = Cellulose	DEBR = Debris
AMOS = Amosite	FBGL = Fibrous Glass	BIND = Binder
CROC = Crocidolite	CACO = Calcium Carbonate	SILI = Silicates
TREM = Tremolite	SYNT = Synthetics	GRAV = Gravel
ANTH = Anthophyllite	WOLL = Wollastonite	MAST = Mastic
ACTN = Actinolite	CERWL = Ceramic Wool	PLAS = Plaster
N D = None Detected	NTREM = Non-Asbestiform Tremolite	PERL = Perlite
NANTH = Non-Asbestiform Anthophyllite	FBGY = Fibrous Gypsum	RUBR = Rubber
		VER = Vermiculite

CLIENT: AllPhase Companies, Inc.

PROJECT: 69 Garfield St. S.; 1596-11S

CEI LAB CODE: A11-2915

Stereoscopic microscopy and polarized light microscopy coupled with dispersion staining is the analytical technique used for sample identification. The percentage of each component is visually estimated by volume. These results pertain only to the samples analyzed. The samples were analyzed as submitted by the client and may not be representative of the larger material in question. Unless notified in writing to return samples, Carolina Environmental, Inc. will discard all bulk samples after 30 days.

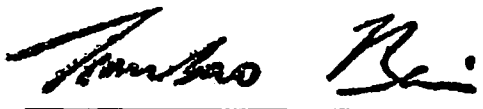
Many vinyl floor tiles have been manufactured using greater than 1% asbestos. Often the asbestos was milled to a fiber size below the detection limit of polarized light microscopy. Therefore, a "None Detected" (ND) reading on vinyl floor tile does not necessarily exclude the presence of asbestos. Transmission electron microscopy provides a more conclusive form of analysis for vinyl floor tiles.

It is certified by the signature below that Carolina Environmental, Inc. is accredited by the National Voluntary Accreditation Program (NVLAP) for the analysis of asbestos in bulk materials. The accredited test method is EPA / 600 / M4-82 / 020 for the analysis of asbestos in building materials. Procedures described in EPA / 600 / R-93 / 116 have been incorporated where applicable. The detection limit for the method is 0.1% (trace amount). Carolina Environmental, Inc.'s NVLAP accreditation number is #101768-0. This report is not to be used to claim product endorsement by NVLAP or any agency of the U. S. Government. This report and its contents are only valid when reproduced in full. Dust and soil analyses for asbestos using PLM are not covered under NVLAP accreditation.

ANALYST



REVIEWED BY



Tianbao Bai, Ph.D.
Laboratory Director

End of Report



CAROLINA ENVIRONMENTAL, INC.

107 New Edition Court, Cary, NC 27511
Tel: 866-481-1412; Fax: 919-481-1442

All. 2915 (21)
All 39419. All 39459

**CHAIN OF CUSTODY RECORD
ASBESTOS/LEAD ANALYSIS**

pg 1 of 2

Client: <i>All Phase Companies, Inc.</i>		Project Manager: <i>David Jenkin</i>										
Address: <i>404-A St. Croix Trl. N. Lakeland, MN 55043</i>		Phone: <i>651-436-2930</i>										
Email: <i>allphasecompany@guestoffice.net</i>		ASBESTOS					LEAD PAINT					TURN-AROUND TIME <small>*Lead results require 48 Hour TAT or longer</small>
PO #: <i>69 Garfield St. S.</i>		PLM Bulk	PLM Point Count	PLM Gravimetric	PCM Air	TEM Bulk	TEM Air	Lead Paint*	Lead Wipe*	Lead Soil*	Lead Air*	
PROJECT DESCRIPTION	PROJECT CODE											
<i>House exterior siding</i>	<i>G-1 Shingle + felt</i>	<i>X</i>										
<i>Crawl Space Entry door</i>	<i>2 Shingle^(red) + felt</i>	<i> </i>										
<i>House roof</i>	<i>3 Shingle^(grn) + felt</i>	<i> </i>										
<i>1st Fl., W. Add'n, N. window</i>	<i>4 Window glazing</i>											
<i>" "</i>	<i>5 Ceil. Text.</i>											
<i>" "</i>	<i>6 Wall Text, ⁺stair</i>											
<i>" Kitchen</i>	<i>7 Ceil. Tile, ⁺stair</i>											
<i>" "</i>	<i>8 a Fl. Tile, 12"x12", white</i>											
<i>" "</i>	<i>b bath. yellow</i>											
<i>" "</i>	<i>c F.L. black</i>											
<i>" "</i>	<i>d Mastic, blk</i>											
<i>" "</i>	<i>e Tar paper</i>											
REMARKS:												<input type="checkbox"/> 5 DAYS <input type="checkbox"/> 3 DAYS <input type="checkbox"/> 48 HOURS <input checked="" type="checkbox"/> 24 HOURS* <i>Per client (rep)</i> <input type="checkbox"/> 4 HOURS*
Relinquished By: <i>David Jenkin</i> Date / Time: <i>4/22/11</i> Relinquished By: _____ Date / Time: _____ Received By: <i>Heavenly Pruitt</i> Date / Time: <i>5/12/11 11:30am</i> Received By: _____ Date / Time: _____												



CAROLINA ENVIRONMENTAL, INC.

107 New Edition Court, Cary, NC 27511
 Tel: 866-481-1412; Fax: 919-481-1442

A11-2915

**CHAIN OF CUSTODY RECORD
 ASBESTOS/LEAD ANALYSIS**

Pg 2 of 2

Client: <i>All Phase Companies, Inc.</i>		Project Manager: <i>David Jenkin</i>											
Address: <i>404 A St, Croix Twp. N. Lakeland, MN 55043</i>		Phone: <i>651-436-2930</i>											
E-Mail: <i>allphasecompany@questoffice.net</i>		Fax: <i>-3918</i>											
PO #: <i>69 Garfield St. S.</i>		ASBESTOS					LEAD PAINT					TURN AROUND TIME <small>Lead results require 48 Hour TAT or longer.</small>	
PROJECT DESCRIPTION		PROJECT CODE		FIBERGLASS	CEMENT	PLASTER	PAINT	LEAD	PAINT	LEAD	PAINT		OTHER
<i>1st Fl., Kitchen</i>		<i>G-9 F.T. gray</i>		X									<input type="checkbox"/> 5 DAYS <input type="checkbox"/> 3 DAYS <input type="checkbox"/> 48 HOURS <input checked="" type="checkbox"/> 24 HOURS* <input type="checkbox"/> 4 HOURS*
<i>" , Bathroom</i>		<i>10 Fl. Sheet. ^{pink} _{yellow}</i>											
<i>2nd Fl., Closets of rm off stairs</i>		<i>11 Fl. Sheet.</i>											
<i>" , Bathroom, main fl.</i>		<i>12 Fl. Sheet</i>											
<i>" , toilet area</i>		<i>13 Fl. Sheet</i>											
<i>" S. Wall in stairwell</i>		<i>14 Insulⁿ _{cellulose}</i>											
<i>" W. wall main house</i>		<i>15 Glazing</i>											
<i>" , Rm off stairs, Ceil.</i>		<i>16 Plaster</i>											
<i>1st Fl., W. Wall of Lvg Rm</i>		<i>17 Matting</i>											CLIENT ID# <i>1596-115</i>
REMARKS: <i>Don't run adhesives on G-9 and G-10 - same as G-8b+8d They are the</i>												Samples will be disposed of 30 days after analysis, unless otherwise requested.	
Relinquished By: <i>David Jenkin</i>		Date / Time: <i>4/22/11</i>		Received By:				Date / Time:					
Relinquished By:		Date / Time:		Received By:				Date / Time:					

Neighborhood Energy Connection

Residential Energy Specification

Customer: City of Saint Paul

Auditor: Michael Childs

Address: 69 Garfield Street 10/10/2014

Phone: 651-789-5710

Spec ID#	Spec Title	Specification	Location / Notes
104	Replace Furnace with 95%+ AFUE, Multi-stage, Forced Air Furnace or boiler (see below)	All work is to be performed to manufacturer's specifications and be in compliance with current building codes. Remove existing furnace, recycle all metal components and dispose of all other materials in a code legal dump. Install a new ENERGY STAR rated, gas-fired, multi-stage burner, forced air furnace with a minimum AFUE rating of 95%+ and ECM distribution fan with 2" rise above floor. Connect to existing duct work and gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of 20 years on heat exchangers; 5 years on parts. Include auto setback thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides or bottom of new furnace. Seal all exposed duct joints with duct mastic. Remove all existing cloth duct tape prior to installing mastic. Any asbestos containing equipment and materials will be abated in accordance with State laws and regulations.	

202	Replace Boiler with 90% AFUE Hot Water Boiler or furnace (see above)	All work is to be performed to manufacturer's specifications and be in compliance with current building codes. Replace existing boiler with a gas fired, modulating, direct vent, 90%+ AFUE+ hot water boiler. Installation to include all power & control wiring, a setback thermostat, expansion tank, one circulation pump, water & gas supply & flue piping. The installation is required to maintain a minimum 70 F indoor temperature evenly throughout the conditioned space when outdoor temperature is - 10 F. Remove existing boiler, recycle all metal components and dispose of all other materials in a code legal dump. Any asbestos containing equipment and materials will be abated in accordance with State laws and regulations.	
302	Replace Water Heater with an Energy Star rated power vent or direct vent model	All work is to be performed to manufacturer's specifications and be in compliance with current building codes. Replace water heater with an Energy Star rated power vent or direct vent model. Include pressure & temperature release valve, discharge tube to within 6" of floor and PVC flue to power vent to exterior.	
500	Seal Attic Bypasses	Contractor shall seal all attic bypasses. Bypasses shall be defined as any building air leakage pathway between conditioned and unconditioned areas. Bypass locations include, but are not limited to, the following areas: chimney chases, combustion and soil stack chases, open wall tops, dropped ceilings, open plumbing walls, beneath knee walls and around duct work, electrical work and attic access points. Bypasses shall be sealed in such a manner that the movement of air through the bypass is essentially stopped. "Essentially stopped" means that air leakage will not be detected by an infrared scan when the house is pressurized to 50 Pascals. Materials used for bypass sealing are determined by the size and location of the bypass and shall be installed to manufacturer's recommendations and shall meet current building code requirements. These materials include high quality caulks (20-year life span), polyethylene rod stock, foam, sheetrock, sheet metal, extruded polystyrene and densely packed insulation.	

510	Blow Open Attic to R-50	<p>Before insulating the attic, Contractor shall confirm proper air sealing. Installation must meet or exceed the Minnesota Energy Code where space permits. Blow insulation to depth indicated on manufacturer's coverage chart, consistently and evenly to R-50. Provide attic insulation depth markers. One marker shall be placed for every 100 sq. ft. of attic area, and all markers must be visible from attic access points. A signed manufacturer's coverage chart or attic information card shall be posted at each attic access point which lists the number of bags used or pounds installed, the date of installation, installed thickness in inches, sq. ft. of coverage area, installed R-value, and contractor information.</p>	
512	Dense Pack Slants to capacity	<p>Determine cavities are free of hazards and can support dense packing pressures, locate drilling hazards. If drilling from the interior, control dust and plug, patch and sand holes. Installation must meet or exceed the Minnesota Energy Code where space permits. Blow Slant walls with cellulose to capacity using the Dense Pack Method to a minimum density 3.5 lbs./ft³, or dense pack spider fiberglass per manufacturer's instructions.</p>	
526	Insulate Above Bay Window	<p>Installation must meet or exceed the Minnesota Energy Code where space permits. Insulate cavities above and below bays. Dense pack with cellulose to capacity using the Dense Pack Method to a minimum density 3.5 lbs./ft³, or dense pack spider fiberglass per manufacturer's instructions. Access holes must be patched, plugged and painted as necessary.</p>	
530	Install Air Chutes	<p>All work shall meet Minnesota State Residential and Energy Codes. When soffit vents are installed or existing, a passage for air movement shall be cleared before insulating. Vent chutes and wind baffles shall be installed at all soffit vents. Attic areas below the baffle or chute shall be insulated to R-50 or to capacity as space allows.</p>	

532	Build Dam, insulate and weather strip attic hatch	Access hatch door to attic shall be insulated to R-50 as space allows with a rigid insulation dam constructed around the opening. Opening shall be weather stripped to provide an air tight seal.	
602	Dense pack exterior walls.	<p>Determine cavities are free of hazards and can support dense packing pressures. Locate drilling hazards and ensure openings into the house are blocked.</p> <ul style="list-style-type: none"> - Exterior Treatment: Shakes and siding shall be removed before drilling access holes. Holes in sheathing shall be plugged with tight fitting wood or urethane foam plugs before shakes or siding are nailed back without damage using appropriate galvanized nails. Stucco shall be punched or drilled to provide access. Holes must be plugged weather tight with tight fitting plugs and patched. - Interior Treatment: Control dust when drilling from interior. Holes must be filled with tight fitting plugs and patched. <p>Completely fill each cavity to a consistent density. Dense pack cellulose to a minimum density of 3.5 lbs./ft³ or dense pack spider fiberglass per manufacturer's instructions. Follow all applicable Lead Safe Work Practices as per the EPA's RRP Rules.</p>	
802	Air Seal and Insulate Rim Joist	Remove existing insulation if present. Seal cracks and holes in rim joist before insulating. Caulk or foam 3 inches of rigid insulation in place; or apply two-part polyurethane foam evenly and consistently according to manufacturer's instructions to insulate to R-10 around basement rim joist.	
912	Insulate crawl space walls	Installation must meet or exceed the Minnesota Energy Code where space permits. Install minimum 6 mil. poly on the ground, overlap seams 18", run poly up wall 8", seal to wall and tape all seams. Crawl space walls shall be insulated by installing fire code compliant rigid foam insulation attached permanently and directly against rim joist, band joist and exterior walls extending one foot onto poly ground covering. Alternatively, spray foam on rim joist, band joist and walls to R-19.	

1010	Install continuous ventilation	Install Continuous Ventilation - Install an ENERGY STAR rated two-speed bathroom fan rated for continuous use, maximum of 1.0 sone for full flow rate of 110 cfm or less and maximum of 1.5 sones for a full flow rate above 110 cfm, with a pre-set low-speed of 25-35 CFM and a minimum 70 cfm high-speed boost capability initiated by a wall switch or motion detector manual or automatic two-speed switch (such as an occupancy sensor) that toggles the fan between the high and low flow rates only; the switch shall not turn the fan off. Alternately, install an ENERGY STAR rated kitchen exhaust fan rated for continuous use. Vent fan using rigid duct insulated to R-8 minimum and vented to the exterior with dampered roof vent.	
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Radon Test Result: 0.8 ±0.6 pCi/L

Test Started 08/22/14 at 11:00 am

Test Ended 08/26/14 at 3:00 pm

Closed house conditions maintained during test.

Location 1st Floor
LIVING RM



Air Chek, Inc.

PO Box 2000

Naples, NC 28760

www.radon.com



TCHU YAJH
69 GARFIELD ST
SAINT PAUL, MN 55102

INTERPRETING YOUR TEST RESULT

The US EPA action level for indoor radon is 4.0 pCi/L. The EPA indicates that there is little short-term risk with test results in this range (0.6 to 1.9 pCi/L). However, because radon levels fluctuate daily, as well as seasonally, you may want to retest during another season. 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.

Your Test Result

This result has been rounded to one-tenth (0.1) of a pCi/L (picocurie per liter). This test result reflects the amount of radon measured in this sample AFTER it arrived at our laboratory. All analysis calculations are automatically adjusted to reflect the length of test, the amount of moisture in the sample, temperature, time from the end of test, and the amount of radiation measured. If your test kit was used prior to the Use By date, ALL the testing protocols and instructions were carefully followed, and the data recorded properly on the test packet, 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 test period.

Health Risks

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. EPA has set an Action Level for radon at 4 pCi/L; however radon concentrations less than 4 pCi/L still pose some health risks. The Indoor Radon Abatement Act set a goal for indoor radon concentrations to equal the amount of radon found outdoors, which is estimated to be ~ 0.4 pCi/L.

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 91 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.

(Continued on Back)

Most states have a radon office to assist citizens with general questions about radon and radon reduction techniques. Many states maintain a list of licensed or certified radon testing and mitigation professionals. You can visit www.state-radon.info to find the list of state radon contacts, as well as links to additional radon resources in your area.

Conducting Follow-up Measurements

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 (two 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 results **are often 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.

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 four 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.

If you have further questions regarding this test or need advice on follow-up testing, call fax or email 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, in the lowest level of the building usable by the buyers. If the average of all the tests is 4 pCi/L or more, the recommendation is to have the building mitigated by a certified professional. If the average is below 4 pCi/L, then no further action is necessary at this time, although testing in the future is recommended. It is **highly recommended** that any property transaction tests be conducted by a certified radon professional. To locate a listed or certified radon tester, contact your state radon office (www.state-radon.info) or go to www.nrpp.info to download a list of professionals certified by the National Radon Proficiency Program (NRPP).

Also visit www.epa.gov/radon to download the latest copy of their publication: *Home Buyer's and Seller's Guide to Radon*.

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Notice to Pennsylvania Residents: The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments, or complaints concerning persons who provide radon-related services, please contact the Department of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469 (717-783-4594).

The radon test kit(s) used for this report is certified by the National Radon Proficiency Program (NRPP), Lab ID: 101138AL, for use in all fifty states. It is also listed or certified for use in all states that have a radon program.

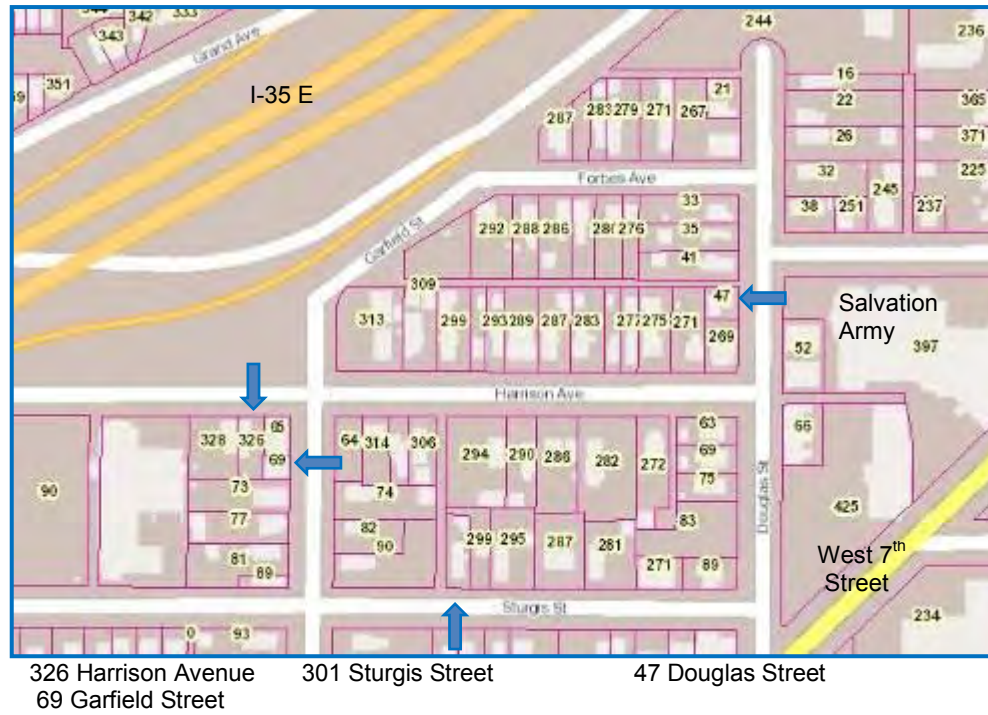
For technical information, call (800) 247-2435. Office hours are Mon-Fri 8:30 to 5:30 Eastern
You can reach us by Fax at (828) 684-8498 or by email at info@radon.com

Web Site: www.radon.com

LITTLE BOHEMIA NEIGHBORHOOD / UPPERTOWN
WEST SEVENTH / FORT ROAD FEDERATION

OUTLINE SCOPES OF WORK & HISTORICAL RESEARCH SUMMARIES

326 HARRISON AVENUE - 69 GARFIELD STREET - 301 STURGIS STREET - 47 DOUGLAS STREET



Prepared for:
Community Neighborhood Housing Services
West 7th/Fort Road Federation
Little Bohemia Neighborhood Association

Prepared by:
Becca Hine, architect
Jim Sazevich, historian

Funding provided by:
Ward 2 City Council
Community Organization Partnership Program (COPP)

September, 2013

LITTLE BOHEMIA NEIGHBORHOOD / UPPERTOWN

"Little Bohemia" is one of several sub-neighborhoods of Uppertown (originally Upper Town), which is part of the larger West Seventh Street community. Uppertown is one of two original neighborhoods in the City of Saint Paul, and home to some of the oldest houses in the City. The Lower Landing, at the foot of Jackson Street, spawned the Lower Town (Lowertown) neighborhood. The Upper Landing, at the foot of Chestnut Street, gave birth to Uppertown. The two neighborhoods shared a common border at St. Peter Street.

The original boundaries of Uppertown consisted of Summit Avenue on the north, St. Peter Street on the east, the Mississippi River on the south, and Toronto/Dale Street on the west. From the incorporation of the city in 1854, everything west of Toronto Street was outside of the city and part of the Reserve Township of Ramsey County, until 1872, when the first of three annexations of the Reserve occurred. The boundaries of Uppertown today are Hwy 35E to the north, Kellogg Blvd to the east, the Mississippi River to the south, and Toronto and Drake Streets to the west. The boundaries of Little Bohemia have been defined as the area bounded by 35E to the North, Smith Avenue to the East, West 7th Street to the South, and Grace Street to the West (-Jim Sazevich).

HISTORIC ASSETS AND COMMUNITY REDEVELOPMENT

After identifying the historic assets and evaluating the reuse alternatives for vacant properties in the Little Bohemia neighborhood, the property reports advocate for preserving the existing housing stock and guiding future development in a historically sensitive manner. Rehabilitation, versus demolition, supports the larger community goals of protecting and enhancing the cultural heritage of the West 7th neighborhood. The four properties selected for evaluation have been deteriorating for years and a fear of demolition escalated the need for action.

Buildings from the 1850s to the early 1870s are rare in the Uppertown neighborhood and the city as a whole. Existing buildings dating from the 1850's, 1860s, or early 1870s, are an irreplaceable architectural asset. A few hundred residential structures were built in Uppertown during the 1850s, and only a couple dozen of those survive today. For the decade 1860 – 1870, even fewer structures were built in Uppertown, and very few of those still stand. In all of Uppertown's approximately 650 structures, there are about twenty buildings dating from the 1860s, and roughly ninety buildings dating from the early 1870s (-Jim Sazevich).

In the late 1990's, the West 7th/Fort Road Federation (W7/FRF) identified this unique area of the West 7th neighborhood as a priority redevelopment district. With its historic housing stock, proximity to downtown, and adjacency to the United Hospital, Little Bohemia is positioned to be a thriving residential area. Instead, due to a high concentration of substandard rental units, problem properties and vacant buildings, the neighborhood has been in need of a strategic intervention. In partnership with the City of Saint Paul's Housing and Redevelopment Authority (HRA), the W7/FRF has acquired more than twenty vacant properties in the target area. Four single family rehabilitations have been completed and financing is in place to complete an additional eight single family projects by the end of 2014. Additional funding sources will be required to address the remaining structures and vacant lots.

Based on the W7/FRF's founding principle, "that citizens acting together can maintain and improve the quality of life in their neighborhoods and help commercial endeavors prosper", the Little Bohemia Neighborhood Association formed in 2009 to provide community input and local support of the redevelopment plans. Residents, landlords, and business owners meet on a monthly basis to monitor redevelopment efforts and implement community projects supporting their mission to provide a safe, clean, pedestrian-friendly residential neighborhood.

LITTLE BOHEMIA NEIGHBORHOOD / UPPERTOWN
WEST SEVENTH / FORT ROAD FEDERATION

OUTLINE SCOPE OF WORK & HISTORICAL RESEARCH SUMMARY

69 GARFIELD STREET



THE JOHN AND MARY MYERS HOUSE, 1872

Category 2 Registered Vacant Building: 04/05/2010
Owner: City of Saint Paul/Housing and Redevelopment Authority
Developer: West Seventh/Fort Road Federation, Phase II

Scope prepared by Becca L. Hine, beccahine@gmail.com
Historical research by Jim Sazevich, jimsazevich@yahoo.com

69 GARFIELD - HIGHLIGHTS FOR REHAB

1. Full rehabilitation required, interior and exterior
 2. Reconfigure floor plan, relocate interior stairs
 3. Stabilize exterior basement access, 5'-0" clear headroom
 4. Investigate structure at front bay and chimney and identify solutions for leveling of floors
 5. Stabilize front/side porch and provide open porch details, replace if required
 6. Evaluate reuse of rear 1 story addition (original porch), no foundation present
 7. Selective demolition/further investigation:
 - a. expose original exterior siding, soffit, fascia, trim & porch details
 - b. evaluate rear enclosed addition/porch, identify work to be performed
 - c. evaluate foundation walls, joists and rim conditions, identify work to be performed
 - d. evaluate plaster walls and ceilings, identify areas for repair and/or replacement
 8. Reconfigure floor plan
 9. Prepare Bid documents, by developer/architect
-

SCOPE SUMMARY

The outline scope is intended to guide future development in a historically sensitive manner; it is not intended to be conclusive and allows the developer/architect broad latitude on final design decisions.

Scope recommendations support a long standing neighborhood priority to maintain the historic character and architectural details of the West 7th housing stock. While historically appropriate rehabilitation methods favor a preference for restoration of original materials, replacement is often necessary and easily achieved. Appropriate alternates have been specified, so long as they maintain a similar material, size and profile.

The scope of work has been based on:

1. Visual observations and discussions with Ed Johnson and Jim Glendening (W7/FRF)
2. Visual observations and discussions with the Little Bohemia Neighborhood Association
3. Preservation based rehabilitation standards
4. City of Saint Paul/HRA Design Standards (v6, August 2013)

The outline scope assumes that the:

1. Project will meet Code Compliance, see report requirements
2. HVAC, plumbing, and electrical systems will be new, install per code
3. Energy efficiency and sustainable design methods and materials will be integrated
 - a. Specific funding requirements to be addressed at time of redevelopment
 - i. Enterprise Green Communities Certification (see criteria 5.1c)
4. Energy Audit/HERS testing will be completed
5. Painted surfaces contain Lead
6. Laminate flooring and kitchen &/or bath fixtures contain Asbestos
7. Radon levels are acceptable
8. Grading, storm water management and landscape plans will be incorporated
9. Connections to all City services and utilities will be provided
10. Developer/architect will determine the full scope of work and prepare construction documents at the time of redevelopment

OUTLINE SCOPE OF WORK

Division 1 – General Requirements

1. To be determined by developer/architect

Division 2 – Existing Conditions

Additional locations to be determined by developer/architect

1. Demolition
 - a. Roofing, all layers
 - b. Roof decking, areas where damaged
 - c. Vinyl siding, including attachments and underlayments
 - d. Front/side porch and steps, retain roof, header and columns
 - e. Rear addition, stabilization methods to be determined by developer/architect
 - f. Basement stair covering, replace
 - g. Concrete walks, pavers
 - h. Interior stairs, reconfigure to meet code
 - i. Ceiling and wall plaster at deteriorated locations
 - j. Ceiling and wall insulation at deteriorated locations
 - k. Wall coverings; paneling
 - l. Floor coverings; carpet and laminate
 - m. Interior doors, trim, and baseboard
 - n. Kitchen and bath, cabinets and appliances
 - o. Plumbing fixtures
 - p. Obsolete HVAC, plumbing and electrical services
 - q. Chimney removal, top to bottom, evaluate alternate to retain chimney
2. Asbestos Remediation
 - a. Testing and appropriate remediation to be performed
3. Lead Hazard Control Activities
 - a. Testing and appropriate remediation to be performed
4. Radon Mitigation
 - a. Testing and appropriate remediation to be performed

Division 3 – Concrete

Additional locations to be determined by developer/architect

1. Cast in Place Concrete
 - a. Side and rear entry stairs, new footings
 - b. Front/side porch, new footings
 - c. Basement columns/slab, verify
 - d. Foundation (parging) repair at areas of deterioration

Division 4 – Masonry

Additional locations to be determined by developer/architect

1. Maintenance of Masonry
 - a. Repair and repoint basement access, exterior
 - b. Repair and repoint all foundation walls, interior
 - c. Provide as alternate: repair and repoint chimney, top to bottom
2. Concrete Unit Masonry
 - a. Rear addition reconstruction, verify

Division 5 – Metals

Additional locations to be determined by developer/architect

1. Decorative Metal Railings
 - a. Exterior
2. Miscellaneous
 - a. Exterior and interior

Division 6 – Wood, Plastics and Composites

Additional locations to be determined by developer/architect

1. Rough Carpentry (see Division 02)
 - a. Exterior Rough Carpentry
 - i. Side and rear entry stairs
 - ii. Front/side porch construction
 - iii. Rear addition reconstruction
 - iv. Eave and rake framing repairs
 1. replacement where required
 - v. New openings
 - vi. Provide as alternate: replace wood roof decking
 - b. Interior Rough Carpentry (see Division 02)
 - i. Framing required per code
 1. Double up framing where required
 2. Install headers at existing openings, when missing
 3. Install blocking where required
 - ii. Reconfigure plan per developer/architect
 - iii. Reconfigure/relocate stairs, to meet code
 - iv. Coordinate all heating, plumbing and electrical locations
 1. Minimize soffits on floor 1
2. Finish Carpentry
 - a. Exterior Finish Carpentry (see Division 02)
 - i. Side and rear entry stairs
 - ii. Front/side porch
 - iii. Wood siding and trim to be repaired
 1. replaced where required
 - iv. Wood fascia boards and soffits to be repaired
 1. replaced where required
 - v. Repair and/or replace
 1. Frieze board and bed molding
 2. Window sill extensions and trim
 3. Water table and weather board
 - b. Interior Finish Carpentry (see Division 02)
 - i. New wood trim and base throughout
 1. Similar to existing size and style

Division 7 – Thermal and Moisture Protection

Selections and additional locations to be determined by developer/architect

1. Thermal Insulation
 - a. Attic (R-50)
 - b. Sloped Ceilings (R-30)
 - c. Exterior walls (R-19)
 - d. Basement rim joist (R-10)
2. Weather Barriers
 - a. Install where required, original wood siding to remain
 - b. Provide as alternate: full house
3. Air Barriers
 - a. Seal attic bypass locations
 - b. Install and seal new attic hatch
 - c. Basement rim
 - d. Seal areas prone to air leakage
4. Asphalt Shingles
 - a. New roof, house
 - b. New roof, rear addition and front/side porch

5. Wood Fiber Board Siding
 - a. Provide as alternate: house
 - i. LP SmartSide, smooth, lap
 - ii. Trim, fascia, soffits
6. Sheet Metal Flashing and Trim
 - a. Roof drip edge
 - b. Roof joint at vertical walls, porches
 - c. Roof joint at chimney
7. Manufactured Gutters and Downspouts
 - a. Main roof
 - b. Rear addition and front/side porch
 - c. Locate downspouts per developer/architect

Division 8 – Openings

Selections and additional locations to be determined by developer/architect

1. Exterior Metal Doors and Frames
 - a. Storm doors
2. Wood Door Restoration (see Division 02)
 - a. Restore front entry door
3. Wood Doors
 - a. Exterior, rear entry
 - b. Interior, per plans
4. Fiberglass Doors
 - a. Provide as alternate, exterior
 - b. Smooth finish
5. Wood Window Restoration (see Division 02)
 - a. Repair and repaint original double hung windows, maintain existing divided lites
 - b. Install jamb liners, including insulation and weather-stripping
6. Wood Windows
 - a. Double Hung
 - b. Energy Star rated
 - c. Basement
 - d. New locations, see plans
7. Fiberglass Windows
 - a. Provide as alternate, all windows
 - b. Double Hung
 - i. Do not replicate existing divided lite patterns
 - c. Energy Star rated
 - d. Standard color
8. Storm Windows
 - a. Provide flush mount, full screen combination windows
9. Hardware
 - a. Provide all required hardware: locks, lifts, and screens

Division 9 – Finishes

Selections and additional locations to be determined by developer/architect

1. Repair of Plaster and Gypsum Board
 - a. Walls to be repaired and skim coated
 - b. Texture to be verified by developer/architect
2. Hardwood Flooring Restoration
 - a. Patch where required
 - b. Sand existing wood floors
 - c. Stain and refinish existing wood floors

3. Gypsum Board Installation
 - a. New ceilings at floor 1 and 2
 - b. New wall construction, see plans
 - c. Replace plaster with gypsum board in areas of repair, verify
 - d. Cement backerboard at tub/shower surrounds
4. Tiling
 - a. Floors, kitchen, bath, laundry
 - b. Walls, kitchen, bath
5. Laminate Flooring
 - a. Provide as alternate: kitchen, bath, laundry
6. Carpeting
 - a. Provide as alternate: bedrooms
7. Painting and Coating (see Division 02)
 - a. Exterior, paint all wood surfaces
 - b. Exterior, stain porch floor
 - c. Exterior, doors and windows
 - d. Interior, all plaster and gypsum surfaces
 - e. Interior, all door and window components
 - f. Interior, all wood trim and base
 - g. Basement, where required
8. Concrete and Masonry Coating
 - a. Exterior, where required at perimeter
 - b. Basement, walls and floors

Division 10 – Specialties

Selections and additional locations to be determined by developer/architect

1. Closet Storage Shelving

Division 11 - Equipment

Selections and additional locations to be determined by developer/architect

1. Appliances, Energy Star rated
 - a. Kitchen, laundry
2. Garage door openers

Division 12 - Furnishings

Selections and additional locations to be determined by developer/architect

1. Mailbox and Address Numbers
2. Bathroom Furnishings
 - a. Toilet paper holder, shower curtain rod, towel bars (2)
 - b. Mirror
3. Residential Casework
 - a. Kitchen, bath, laundry
 - i. Plywood box, wood face and frame, dovetail joinery
 - ii. Provide crown molding
 - iii. Provide all hardware and finish end panels

Division 22 - Plumbing

Selections and additional locations to be determined by developer/architect

1. Plumbing Equipment
 - a. New hot water heater
2. Plumbing Fixtures and Piping
 - a. All new supply and waste piping throughout house
 - i. Connect waste lines to existing cast iron drain at basement slab
 - ii. Reconfigure main stack to accommodate plumbing requirements
 - b. Kitchen and Bath Fixtures
 - i. Low flow fixtures
 - ii. Gas stove

- c. Laundry Fixtures
 - i. W/D hook ups
 - ii. Gas dryer
- d. Basement
 - i. Laundry tub
- e. Exterior
 - i. Hose Bibs (2), with backflow preventer

Division 23 - HVAC: Heating, Ventilating, and Air-Conditioning

Selections and additional locations to be determined by developer/architect

1. Residential Ventilation
 - a. Install kitchen, bath and laundry exhaust
2. Forced Air Furnace and Ducts
 - a. Install new furnace, ducts and floor registers
 - i. Note: 5'-0" ceiling height at basement
 - ii. Minimize soffits on floor 1
 - iii. Limited access in areas, system may require slim fit design solutions
3. Forced Air A/C
 - a. Provide as alternate

Division 26 - Electrical

Selections and additional locations to be determined by developer/architect

1. Power, Wiring and Devices
 - a. Entire house to comply with Saint Paul Bulletin 80-1.
 - b. Category 2 and 3 vacant properties require additional hardwired smoke detection
 - c. Install new service panel
 - d. Install new wiring, remove all obsolete wiring
 - e. Provide all new outlets, switches, and cover plates
 - f. Provide cable and phone jack
 - g. Coordinate electrical plan with developer/architect
2. Lighting
 - a. Provide all new lighting fixtures and compact fluorescent lamps
 - b. Exterior and interior

Division 28 - Electronic Safety and Security

1. Intrusion Detection
 - a. Provide as alternate

Division 31 - Earthwork

Locations to be determined by developer/architect

1. Grading
 - a. Finish grade to be 6" minimum below exterior siding materials

Division 32 - Exterior Improvements

Selections and locations to be determined by developer/architect

1. Fencing
2. Concrete Paving
3. Sodding
4. Plants

HISTORICAL RESEARCH SUMMARY

The John and Mary Myers House

69 Garfield Street
Saint Paul, MN 55102

On August 8, 1872, John and Mary M. Myers paid John Wann, \$450 for the property at the southwest corner of Green (later Garfield) and Prairie (later Harrison) Streets. Work began at once on a one-story, frame cottage, which was built at the southernmost part of the property, and would eventually be known as No. 69 Garfield Street. There is good evidence that Myers used at least some salvaged materials from earlier buildings to build his homestead. Today, there are two six-over-six window sashes in the main living room of the house, which predates the construction of the house by at least ten years or more. This is not an unusual practice, as our early pioneers were very good at recycling used building materials. What is unusual is that the window sashes would survive the multiple remodeling projects the house has experienced over the past 140 years.

The Myers' homestead at No. 69 experienced physical improvements as money allowed, and styles changed. By the late 1870s, or early 1880s, the front door of the Myers' home was removed and reinstalled in the northern façade of the structure. Two windows were also moved from the front (east) façade to the north façade. A side porch was built to allow access to the new entry. In place of the front door and two windows, a rectangular bay window was built and centered in the front façade of the house. About 1891, a second story was added to the original one-story house. An interior staircase was built on the south wall of the living room to provide access to the new floor. The first bathroom and inside toilet were likely added at this time.

In 1868, John Myers, a twenty-nine year-old, native New Yorker of German parentage, arrived in St. Paul, Minnesota. He had served the Union Army during the Civil War, as a private in Co. I, Fifth Regiment, N.Y. Heavy Artillery, and had been mustered out at the end of the war, after two years of service. In May 1871, Myers was married to thirty-seven year-old, Mary McNamara, at the Cathedral of St. Paul. Mary arrived in the city in 1860, and had immigrated to the United States from Ireland. The newlyweds went shopping for a place to build a homestead, and by 1872, found a corner parcel of land for sale in the Uppertown neighborhood.

The land they purchased was the eastern portion of two lots in Marshall's Subdivision, at the southwest corner of Green (later Garfield) Street, and Prairie (later Harrison) Street. The property was 94-1/2 feet wide on Green Street, by 40 feet deep on Prairie Street. Located in a sparsely settled area of the city, the property was first platted in 1849, (the same year Minnesota became an official U.S. territory) as part of a forty acre tract, known as "Leech's Outlots". The original developer, Samuel Leech, had intended the large lots he laid-out and offered for sale, for sites to build "country estates" by wealthy residents of the infant city. By the end of the 1850s, there were only five people who had chosen to buy and build in Leech's Outlots.

In Minnesota's statehood year of 1858, William R. Marshall (who would be elected governor of Minnesota in 1866) purchased 2-1/2 acres in Lot 3, of Leech's Outlots, and platted it as "Marshall's Subdivision" to be sold as a dozen city lots. The lots were of average size, and should have sold quickly, had it not been for a national financial crash, followed by the opening of the Civil War, within the next couple of years. As settlement of a lawsuit in 1862, Marshall forfeited the twelve lots to Thaddeus R. Fletcher, a wealthy retired merchant, living in Burlington, Vermont. Seven years later, still considered located in a remote part of the city, "Marshall's

Subdivision" property remained vacant. The only income generated by the land, came from grazing fees, and that money was hardly enough to pay the real estate taxes.

After suffering from chronic lung disease for years, Thaddeus R. Fletcher, by 1870, knew he was dying. He decided to liquidate much of his real estate holdings, and donate the money to charity. Fletcher put his St. Paul property in Marshall's Subdivision on the market at reduced rates, and hired a local attorney to finalize the sales contracts. Within the next two years, he was able to sell all twelve lots in the addition, and several of the buyers had already started building homesteads. Thaddeus Fletcher died at Burlington, Vermont in December 1871, at age 70, but not before he was able to give away more than \$20,000 to various charities. Some of that money was generated from his real estate sales in St. Paul. His widow and daughter continued philanthropic work, long after his death.

Four of Fletcher's twelve St. Paul lots were purchased by John Wann, a St. Paul lawyer and real estate dealer, in July 1871, for \$3,000. A year later, Wann sold part of two of the lots to John G. Hunstock, and Daniel Cashel, who built their adjoining homes, facing Prairie (now Harrison) Street, just west of Green (now Garfield) Street. In 1872, John Myers joined Hunstock and Cashel with the purchase of the lot on the southwest corner of Green and Prairie Streets.

Myers was working as a teamster and an express delivery driver, so he had need of a wagon and at least one horse, if not more. At the corner, in the northern most part of his Green Street property, he built a two-story, frame barn to house his wagon and shelter his team.

It's unknown whether John and Mary had plans for raising children. Mary was already nearing forty years old when they married, so perhaps they didn't try. In 1879, when two of their friends and neighbors died within months of each other, James and Johanna Duffy, John and Mary offered to adopt the Duffy's two year-old daughter. By 1880, Cecelia Duffy Myers was living in the Myers household on Green Street. She would be the only child of John and Mary Myers.

One of the earliest documents, which records the Myers' residency and property ownership on Green Street, is a petition circulated by his neighbor Gotfried Siegenthaler, in 1881. James A. Garfield, the 20th president of the United States, had been gravely wounded in an assassination attempt on July 2, 1881. Out of "respect for, and sympathy with" the dying president, Siegenthaler asked his neighbors to sign a petition to request the city of St. Paul to change the name of "Green Street" to "Garfield Street". On September 16th, the document bearing fifteen signatures was delivered to the City Council offices, and just three days later, President Garfield succumbed to his wounds. On October 21, 1881, members of the City Council voted unanimously to change the name to "Garfield Street."

Myers' express business prospered, and by 1882, he was ready to build a 2nd house to be used for rental income on his Garfield Street property. The 1-1/2 story, frame house was built between Myers' homestead (69), and the barn, which stood at the corner. The house cost him \$1,200 to complete, and although modest, it was modern in every respect for its day. This house would eventually be known as No. 65 Garfield Street, and was used as rental property by the Myers family for many years.

Mary McNamara Myers died at her Garfield Street home on April 4, 1915, at age 80. Her funeral was held from the Cathedral of St. Paul, where she had been married forty-four years earlier. John Myers continued working as an express man well into his sixties, but his last recorded occupation is listed as a foreman, with the street department for the City of St. Paul in 1910, when he was seventy-one years old. He died in St. Paul on August 18, 1919, at age 80. John and his wife were buried at Calvary Cemetery in St. Paul. At the death of John and Mary, their Garfield Street property passed to their daughter Cecelia.

Cecelia Duffy Myers, born in 1877, had worked her entire adult life as a dressmaker, and seamstress for various tailor and dress shops in St. Paul, and had lived with her parents on Garfield Street the entire time. In 1918, she decided to move to Grand Island, Nebraska to serve as housekeeper for her (biological) brother, the Rev. James Duffy, Bishop of the Diocese of Grand Island. Rev. Duffy was born in St. Paul in 1873, attended St. Thomas College and the St. Paul Seminary, and was ordained a priest in St. Paul in 1899. In 1913, he was named first Bishop of the Diocese of Kearney (later Grand Island), Nebraska, by Pope St. Pius X. Bishop Duffy died in 1968, at age 94, and at the time of his death was the senior bishop in the U.S. in both age, and years of consecration. The original James and Johanna Duffy family home in St. Paul, built in 1874, still stands at 253 Banfil Street, in the Uppertown neighborhood.

After her brother left active service as a Catholic Bishop, and his move to a retirement home in 1933, Cecelia Myers returned to St. Paul, and moved into the house at No. 65 Garfield Street. She had continued to own and lease out both No. 65 and No. 69, after her parents deaths. Cecelia lived in her home at No. 65, for the next two decades, until her death, at age 76, in May 1953. After her death, both houses were sold by her heirs. The Myers family had owned and occupied their Garfield Street property for 81 years.

Some of the later residents of No. 69 Garfield Street:

1920 – 1923: Joseph E. Batzer, age 50, born Maryland, clerk in religious article shop with wife Helen C., age 37, born N.Y., and two sons.

In 1926, the Batzer family moved to San Francisco, California

1929 – 1939: Mrs. Katherine Gersting, (widow of Albert Gersting) with son Albert D., and daughter Margaret

1940 – 1941: Edward C. Christopherson – paid \$18 per month for rent

1950: Ronald H. Peterson, switch tender for railroad with wife, Dorothy

1960 – 1970: Herbert R. Loomis, handyman and cafeteria worker, with wife, Evelyn D., a dishwasher in a cafeteria. Loomis was first owner of No. 69 Garfield, after the death of Cecelia Myers (owners).

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STATEMENT OF SIGNIFICANCE FOR 69 GARFIELD STREET

The importance of this structure lies in the fact that it is a key element in the historic streetscape of Garfield Street, between Sturgis and Harrison Streets. Beginning in 1869, and continuing for the next sixteen years, houses were built on each of the lots facing Garfield Street. Since 1885, the existing six frame cottages have lined the street, all in close proximity of the adjoining structures. To remove even one, would be like removing a tooth from a beautiful smile. Each of the structures are examples of the evolution of building materials, incorporated into home improvement projects, initiated by various owners, over many decades. Even with all of the changes to the facades of the structures, each retains its original scale, and complimentary relationship to its neighbors.

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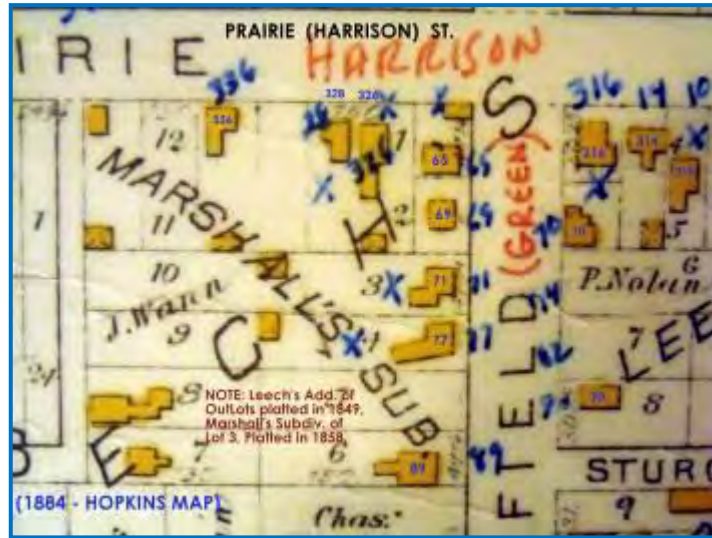
SEE ATTACHED PROPERTY MAPS AND BIOGRAPHICAL INFORMATION

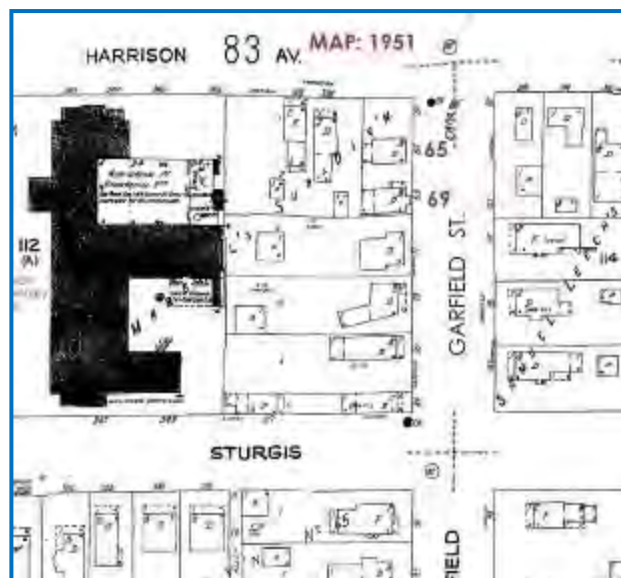
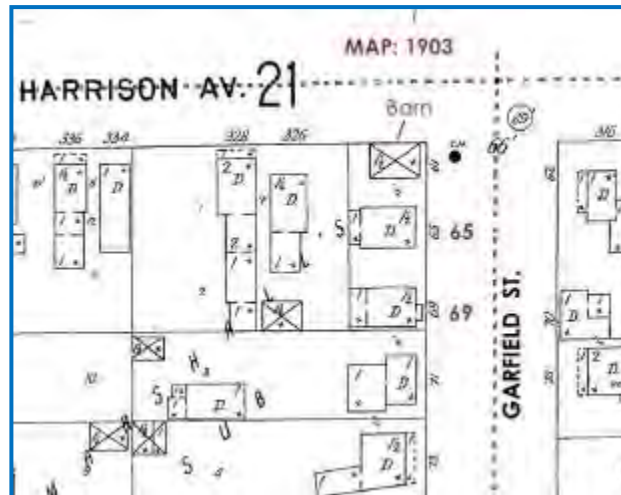


1981



2011





dwelling; cost 1,000. *Globe (St. Paul) Dec. 31, 1882*
 Garfield street, Anton Baverki, one story frame house, cost \$1,000.
 X Garfield street, John Myers, two-story frame house; cost \$2,500. *(Likely the house at 48 Garfield St.)*
 Goodhue street, Frank Gringinger, two story frame house; cost \$2,000.
 Goodhue street, James O'Halloran, two story frame house; cost \$2,000.
 Goodhue street, Henry Smith, one story frame house; cost \$1,500.
 Goodhue street, one-story frame house cost, \$1,000.

Globe (St. Paul) Nov. 4, 1891
 Total, five transfers.....\$32,522
 BUILDING PERMITS.
 The following building permits were issued yesterday:
 N A Halmer, addition to dwelling, Park, near Arcade\$1,000
 X John Myers, addition to frame dwelling, Garfield, near Sturgiss..... 1,000
 Five minor permits..... 1,100
 Total, 7 permits.....\$3,100

MUR	322	MUR
<i>(1873 - St. Paul City Directory)</i>		
		Murnane William Jr, expressman, bds. Western av. sw. cor. Banfil, w 4, b Illinois
X		Murnane & Donohue (James Murnane and John Donohue), wood dealers, Third, nw. cor. Exchange
		Murphy Bernard, trunkmkr. Crippen & Upson, bds. 32 Marshall av. w 3, b New York
		Murphy Clarison A. clk. Dyer Bros. & Howard, bds. 51 W. Fourth, w 2, b Pennsylvania
		Murphy Dennis, cigarmkr. Fetsch Bros. bds. 210 Third, w 2, b New York
		Murphy Dennis, policeman, bds. 59 Iglehart, w 3, b Canada
		Murphy E. P. driver, Minnehaha, No. 2, r. 15 E. Seventh, w 1 m 2 f 3 t 5, b Ireland
		Murphy George (J. A. Stevenson & Co.) r. Fine, bet. Sixth and Seventh, w 5 m 1 f 5 t 6, b England
		Murphy James, baker, bds. Rice, bet. Melrose av. and Summer, w 3, b Ireland
		Murphy James, lab. r. 22 Marshall av. w 4 m 2 f 2 t 4, b Ireland
		Murphy James, marble polisher, T. Bower, r. 17 Oak, w 3 m 4 f 4 t 8, b Ireland
		Murphy John, lab. bds. 59 Iglehart, w 3, b Canada
		Murphy John, lab. bds. 34 Woodward, w 5, b Ireland
		Murphy John B. cigars and tobacco, bds. Commercial, bet. Con-

STATEMENT OF
T. R. FLETCHER, Esq.,

MINNEAPOLIS, Jan. 15, 1871

To the Public:

I have been under the care of Drs. Lightall & Smyth for the past two months, for an obstinate disease of the Lungs of long standing, accompanied with severe catarrhal affection. I have received great, and I hope lasting benefit, from their unremitting attention and skilful treatment of my disease, and with pleasure recommend them to the afflicted.

T. R. FLETCHER.

(In January 1871, Theodore F. Fletcher was ill, and he was busy selling his real estate in order to donate the proceeds to charity. Beginning in 1869, he started selling his land in Washburn's subdivision in St. Paul, and had all of it sold before his death in December 1871.)

Murray William, brakeman, bds. Fourth, nr. Hoffman av. w 5
MURRAY WILLIAM P. lawyer, 170 Third, r. 16 W. Seventh, w 2 m 3 f 7 t 10, b Ohio
 Music Hall, 160 Third
 Musser James P. carpenter, r. Bradley, bet. Sixth and Seventh, w 5 m 1 f 2 t 3, b Ohio
 Muzzy Charles, porter, Forepaugh & Tarbox, r. 66 Third, w 1 m 1 t 1, b Massachusetts *(1873 - St. Paul City Directory)*
 X Myers John, teamster, Murnane & Donahue, r. Green, cor. Prairie, w 4 m 1 f 1 t 2, b Germany
 Myers Michael, lab. r. Rice, bet. Melrose and Summer, w 3 m 2 f 2 t 4, b Ireland
 Myers Theodore B. (Myers & Finch), bds. 38 W. Twelfth, w 2, b New York
MYERS & FINCH (T. B. Myers and F. M. Finch), watches and jewelry, 292 Third
 Myler James, saloon and boarding house, 71 Fort, w 4 m 12 f 4 t 16, b Ireland
 Mylon Martin, teamster, r. Chestnut, bet. Fort and Oak, w 4 m 2 f 3 t 5, b Ireland
 Myrick Nathan, contractor, r. 102 Fort, w 4 m 3 f 4 t 7, b New York
 Myrick William N. clk. bds. 102 Fort, w 4, b Minnesota

M. SHEIRE & BRO., Architects and Superintendents,
18 EAST FIFTH STREET, St. Paul.

To the Hon. City Council of the City
of St. Paul Minn:

The petition of the undersigned comprising
all the resident lot owners and residents of
along Green Street in this city respectfully
sheweth: that said Green Street is one of
the streets connecting St. Anthony Hill
with Fort Street and promises to be a much-
travelled thoroughfare in course of time—
that your petitioners are desirous as a mark
of respect for and sympathy with President
Garfield to have the name of said Green
Street changed to that of Garfield Street.

Wherefore your petitioners pray that the
name of Green Street be changed to that
of Garfield Street.

Petition to change Green St.
to Garfield St. - Sept. 1881 -
signed by property owners.

Ch. Siegenthaler

John Parker

August Bortzen

Wm. J. Grassie

S. J. Goldsmith

A. H. Reese

Amos

J. Leo

Andrew O. Burk

John Myers

< John Myers
of No. 69 Garfield

Mrs. M. J. Martin

Isaac Winthrop

Wm. Harbo

