

Midwest
Environmental
Consulting, L.L.C.



September 22, 2013

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 Duplex Multi-Family Residential Property, 275 Bates Avenue, 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 duplex multi-family residential located at 275 Bates, St. Paul, Minnesota on September 12, 2013 and September 17, 2013.

Andrew Myers, Environmental Project Manager with MEC and licenced lead risk assessor (MN LR #578) and Greg Myers, Environmental Services Director with MEC and licenced lead risk assessor (MN LR #284) 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 duplex multi-family property located at 275 Bates Avenue, St. Paul, Minnesota is a two story wood framed structure constructed on a stone foundation/basement constructed in approximately 1190. The property is currently set up as a duplex. The exterior has Transite & asphalt siding. The soffits, fascia & trim are wood. The interior walls & ceilings are primarily plaster. There is some wood paneling, some stapled on ceiling tiles and some drop-in ceiling tiles. Floors are hardwood with some carpeting. The bathroom & kitchen have vinyl. Most windows and passage doors are original vintage wood in poor condition. Numerous windows have been vandalized.

The building is in generally poor condition. Window sill rot was observed on the east side. There is evidence of vandalism. The basement floor is failing. There is moisture in the basement. There is negative grade around the foundation on the north and west sides of the structure. The retaining wall at the rear of the property is beginning to fail. There were some areas of bare soil observed.

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/cm²).

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 mg/cm² 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: East, faces Bates Avenue, school across street
 Side B: South, faces residential properties
 Side C: West, faces residential properties
 Side D: North, 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
1 st Floor - Hall	Painted wood doors' components
1 st Floor - Living Room	Painted wood window parting beads
1 st Floor - Bedroom 1	Painted wood doors' components
1 st Floor - Bedroom 1	Painted wood window components
1 st Floor - Bedroom 2	Painted wood door components
1 st Floor - Bedroom 2	Painted wood baseboards
1 st Floor - Bedroom 2	Painted wood window components
1 st Floor - Bedroom 2	Painted plaster closet walls
1 st Floor - Kitchen	Painted wood door components
1 st Floor - Kitchen	Painted wood window components
1 st Floor - Bathroom	Bathtub
1 st Floor - Bathroom	Painted wood window components

Stairway to Basement	Painted wood stair treads
Basement - Room 1	Painted wood window
1 st Floor - Foyer	Painted wood doors & door components
1 st Floor - Foyer	Painted wood baseboards
1 st Floor - Foyer	Painted wood walls
Front Stairway - 1 st level	Painted wood door components
Front Stairway - 1 st level	Painted wood baseboards
Front Stairway - 1 st level	Painted wood stringer, treads & riser
Front Stairway	Painted wood landing
Front Stairway - 2 nd level	Painted wood stair skirt
2 nd Floor - Hall	Painted wood door jamb
2 nd Floor - Hall	Painted wood baseboards
2 nd Floor - Living Room	Painted wood doors' components (including closet door)
2 nd Floor - Living Room	Painted wood window components
2 nd Floor - Living Room	Wood floor
2 nd Floor - Living Room	Painted wood closet shelf supports
2 nd Floor - Bedroom 1	Wood floor
2 nd Floor - Bedroom 1	Painted wood window components
2 nd Floor - Bedroom 1	Painted wood wall
2 nd Floor - Bedroom 1	Painted wood door components
2 nd Floor - Bedroom 2	Painted wood door components
2 nd Floor - Bedroom 2	Wood floor
2 nd Floor - Bedroom 2	Painted wood window components
2 nd Floor - Kitchen	Painted wood doors' components
2 nd Floor - Kitchen	Painted plaster walls
2 nd Floor - Bathroom	Painted wood ceiling attic hatch

2 nd Floor - Bathroom	Painted wood door components
2 nd Floor - Bathroom	Painted wood baseboards
2 nd Floor - Bathroom	Bathtub
2 nd Floor - Bathroom	Painted wood closet shelves
2 nd Floor - Bathroom	Painted wood closet walls
Back Stairway	Painted wood door components
Back Stairway	Painted wood stair treads & risers
Exterior	Painted wood, Side A door components
Exterior	Painted wood overhang support
Exterior	Transite siding
Exterior	Painted wood window components

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 1900.
- The property is currently set up as a duplex family structure.
- Interior walls & ceilings are primarily plaster with some paneling
- Window systems are primarily original vintage wood.
- The exterior soffits, fascia and trim are wood.
- The exterior is Transite siding.

- The property is currently vacant.
- There is evidence of vandalism at the property.
- 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
502/0913C-W1 9/12/13	Foyer, Side A, carpet floor adj entry	140 µg/ft ²	40 µg/ft ²
502/0913C-W2 9/12/13	1 st Floor, Kitchen, Side A, vinyl floor adj entry	94 µg/ft ²	40 µg/ft ²
502/0913C-W3 9/12/13	1 st Floor, Bedroom 1, Side A, floor under window	640 µg/ft ²	40 µg/ft ²

502/0913C-W4 9/12/13	1 st Floor, Bedroom 1, Side B, window stool	5800 µg/ft ²	250 µg/ft ²
502/0913C-W5 9/12/13	1 st Floor, Living Room, side A, floor under window	51 µg/ft ²	40 µg/ft ²
502/0913C-W6 9/12/13	Basement, Side A, concrete floor adj window	1100 µg/ft ²	40 µg/ft ²
502/0913C-W7 9/12/13	2 nd Floor, Kitchen, Side A, vinyl floor under window	320 µg/ft ²	40 µg/ft ²
502/0913C-W8 9/12/13	2 nd Floor, Bedroom 2, Side A, floor under window	440 µg/ft ²	40 µg/ft ²
502/0913C-W9 9/12/13	2 nd Floor, Bedroom 2, window trough	2800 µg/ft ²	400 µg/ft ²
502/0913C-W10 9/12/13	2 nd Floor, Living Room, side A, floor under window	73 µg/ft ²	40 µg/ft ²
502/0913C-W11 9/12/13	Blind Field Blank	<10 µg/ft ²	-----
502/0913C-S1 9/12/12	Bare Soil Yard	960 ppm	100 ppm

* Unit Abbreviations: µg/ft² = 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 & wood walls & ceilings; stair components; closet components; Transite siding; wood floors & bathtubs.

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.

Floor 1: Hall:

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.

Floor 1: Living Room:

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.

Floor 1: Bedroom 1:

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 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.

Floor 1: Bedroom 2:

Painted wood door & 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.

Painted plaster closet 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.

Floor 1: Kitchen:

Painted wood door: 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 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.

Floor 1: Bathroom:

Bathtub: In poor 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 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.

Stairway to Basement:

Painted wood stair treads: In poor condition.

- Option 1: Remove stair system 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 Practices and re-coat with lead free coatings.

Basement: Room 1:

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.

Floor 1: Foyer:

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 wall: 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.

Front Stairway - Level 1:

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 stair stringer, treads, risers & landing: In poor condition.

- Option 1: Remove stair system 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 Practices and re-coat with lead free coatings.

Front Stairway - Level 2:

Painted wood stair skirt: In poor condition.

- Option 1: Remove components 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 Practices and re-coat with lead free coatings.

2nd Floor Hall:

Painted wood door jamb: 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.

2nd Floor: Living Room:

Painted wood door' components (including closet door): 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.

Wood floor: In poor condition.

- Option 1: Remove floor system using Lead Safe Work Practices and replace with new lead free products.
- 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 coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coating.

Painted wood closet shelf supports: In poor condition.

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

2nd Floor: Bedroom 1:

Wood floor: In poor condition.

- Option 1: Remove floor system using Lead Safe Work Practices and replace with new lead free products.
- 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 coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coating.

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 wall: 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.

Painted wood door jamb: 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: Bedroom 2:

Painted wood door jamb: 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 system using Lead Safe Work Practices and replace with new lead free products.
- 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 coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coating.

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.

2nd Floor: Kitchen:

Painted wood doors' 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 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.

2nd Floor: Bathroom:

Painted wood ceiling attic hatch: In poor condition.

- Option 1: Remove 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 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.

Bathtub: In poor 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 wood closet shelves: In poor condition.

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

Back Stairway:

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 stair treads & risers: In poor condition.

- Option 1: Remove stair system 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 Practices and re-coat with lead free coatings.

Exterior:

Painted wood door components (Side A): In poor condition.

- Option 1: Remove components using Lead Safe Work Practices and replace with new lead free products.
- Option 2: Enclose under a dust tight barrier such as aluminum cladding using Lead Safe Work Practices making sure all seams and seals are maintained in a sealed condition with elastomeric caulk and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Remove coatings to bare substrate using Lead Safe Work Practices and re-coat with lead free coatings.

Painted wood overhang support: 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.

Painted wood soffits & fascia & trim: In poor condition.

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

Painted Transite siding: In poor condition.

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

- Option 2: Enclose under a dust tight barrier such as low maintenance vinyl or metal siding using Lead Safe Work Practices making sure all seams and seals are maintained in a sealed condition using elastomeric caulk and include into an Operation & Maintenance Plan with ongoing monitoring.

Painted wood window components: In poor condition.

- Option 1: Remove window components to raw opening using Lead Safe Work Practices and replace with new lead free window systems.
- Option 2: Enclose under a dust tight barrier such as aluminum cladding using Lead Safe Work Practices making sure all seams and seals are maintained in a sealed condition with elastomeric caulk and include into an Operation & Maintenance Plan with ongoing monitoring.
- Option 3: Remove coatings to bare substrate 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



Greg Myers
Environmental Services Director

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 04/07/2014

This certificate is nontransferable.


Linda B. Bruemmer, Director
Division of Environmental Health



MINNESOTA
MDH
DEPARTMENT OF HEALTH

LEAD

Risk Assessor

Licensed by:

State of Minnesota
Department of Health

License No. LR284

Expires 08/22/2014

Greg A Myers
19667 Salmonson River Rd
Mora, MN 55051

Judith J. Buschman
Director, Env. Health Div.

Greg A. Myers

has completed the Minnesota-Approved Lead Training course entitled:

Lead Risk Assessor Refresher Training

August 22, 2013

given by

Midwest Environmental Consulting, L.L.C.

125 Railroad Avenue SW, Mora MN 55051

Phone: 763.691.0111

SUCCESSFULLY PASSED THE EXAMINATION ON August 22, 2013, IN Coon Rapids, MINNESOTA

IDENTIFICATION NUMBER: MEC/LRAR 1001

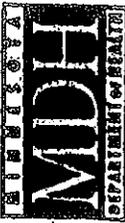
Expiration Date: August 22, 2014

MDH Permit Number: RAR-006


Course Director/Primary Instructor


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





RA-0040

Lead Risk Assessor Independent Examination

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

This certifies that

Greg Myers

has successfully passed the required independent examination for:

Lead Risk Assessor

October 25, 1999
St. Paul, Minnesota

This certificate is nontransferable.

Director, Division of Environmental Health
Jan K. Malcolm, Commissioner



Midwest Center for Occupational Health & Safety

Program in Continuing Education - Occupational Health

640 Jackson Street
St. Paul, MN 55101
(612) 221-3992
128-06

This certifies that

Greg Myers

attended this continuing education course offered by Midwest Center for Occupational Health & Safety

Lead Risk Assessment

April 24 - 25, 1997

SUCCESSFULLY PASSED THE EXAMINATION ON APRIL 25, 1997 IN ST PAUL, MN.

- 2.0 Maintenance of certification points from the American Board of Industrial Hygiene.
- Designed to meet the requirements of the Minnesota Board of Nursing for 19.2 CEU minutes contact hours.
- This course offers 1.6 Continuing Education Units (CEUs) from the Midwest Center for Occupational Health and Safety.

1.00 CEU Sponsored Professional Teacher Credit
 1.00 CEU Sponsor of the International Health Network
 1.00 CEU Regional and Institute Credits
 1.00 CEU IAHNIA (Industry & Government)

June F. Agne
 (Course Director)

Return this certificate for your records

THIS CERTIFIES THAT

Greg Myers

has completed the EPA Sponsored Lead Training course entitled
Lead Inspector Training

February 2, 1994 to February 4, 1994
given by the

**Midwest Center for
Occupational Health & Safety**

Program in Continuing Education
An EPA Regional Lead Training Center



Successfully passed the examination on February 4, 1994 in St Paul, MN
Designed to meet the requirements of the NIOSH Board of Nursing for 25
contact hours
3.0 Maintenance of certification points from the American Board of
Industrial Hygiene
Approval has been granted for 12 contact hours for continuing education by
the NIOSH for registration as an Environmental Health Specialist/Inspector
This course offers 3.0 Continuing Education Units (CEUs) from the Midwest
Center for Occupational Health and Safety

LI-199
Continuing Education Center

NITON corporation

Certificate of Achievement

This is to certify that

GREG MYERS

*has successfully completed the Manufacturer's Training Course
for the NITON XL Spectrum Analyzer*

*The two-day course covered radiation safety and monitoring,
L_α-ray measurement technology, and
machine maintenance of the XL Lead-in-Point Detector*

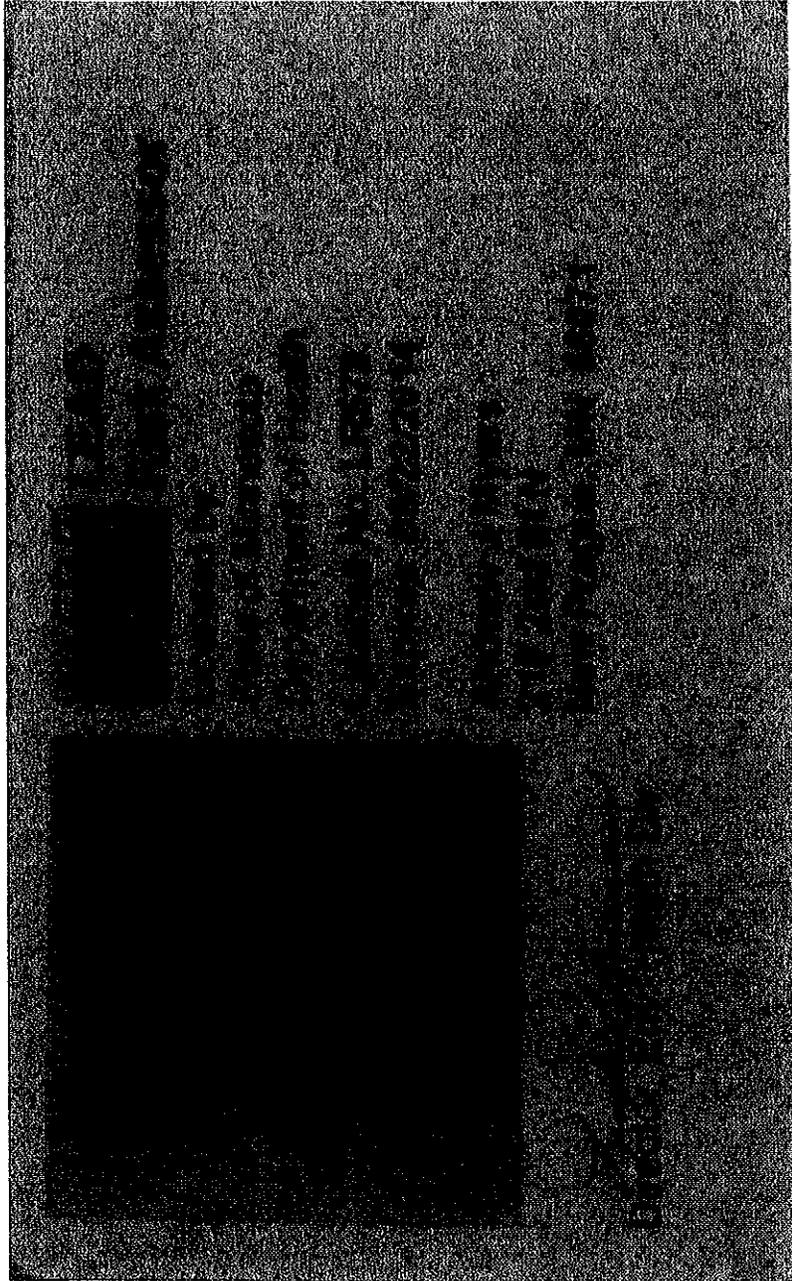
94855

Certificate Number

June 15-16, 1995

Course Date


Director of Training
President of CIO-NITON



Andrew J. Myers

has completed the Minnesota-Approved Lead Training course entitled:

Lead Risk Assessor Refresher Training

August 22, 2013

given by

Midwest Environmental Consulting, L.L.C.
125 Railroad Avenue SW, Mora MN 55051
Phone: 763.691.0111

SUCCESSFULLY PASSED THE EXAMINATION ON August 22, 2013, IN Coon Rapids, MINNESOTA

IDENTIFICATION NUMBER: MEC/LRAR 1002

Expiration Date: August 22, 2014

MDH Permit Number: RAR-006

Shelley Amgen
Course Director/Primary Instructor
[Signature]

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





Lead Inspector Independent Examination

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

I-0031

This certifies that

Andrew Myers

has successfully passed the required independent examination for:

Lead Inspector

March 22, 2001

Morris, Minnesota

This certificate is nontransferable.

Jan K. Malcom
Commissioner

Patricia A. Bloomgren, Director
Division of Environmental Health



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.

Jan K. Malcom
Commissioner

Patricia A. Bloomgren, Director
Division of Environmental Health

Andrew J. Myers

has completed the Minnesota-Approved Lead Training (certified student)

Initial Lead Inspector Training
March 12-14, 2007

given by

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

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

IDENTIFICATION NUMBER: 06-CA-11-0042
Expiration Date: March 14, 2012
EPA Permit No. 11-003

Andrew J. Myers
Course Director

Andrew J. Myers

has completed the Minnesota-Approved Lead Training course and

Lead-Based Paint Risk Assessor Training

June 26-28, 2001

given by

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

• SUCCESSFULLY PASSED THE EXAMINATION ON JUNE 28, 2001, IN MINNEAPOLIS, MINNESOTA

IDENTIFICATION NUMBER: MEG/PA 0111

Expiration Date: June 28, 2002

LEAD-BASED PAINT RISK

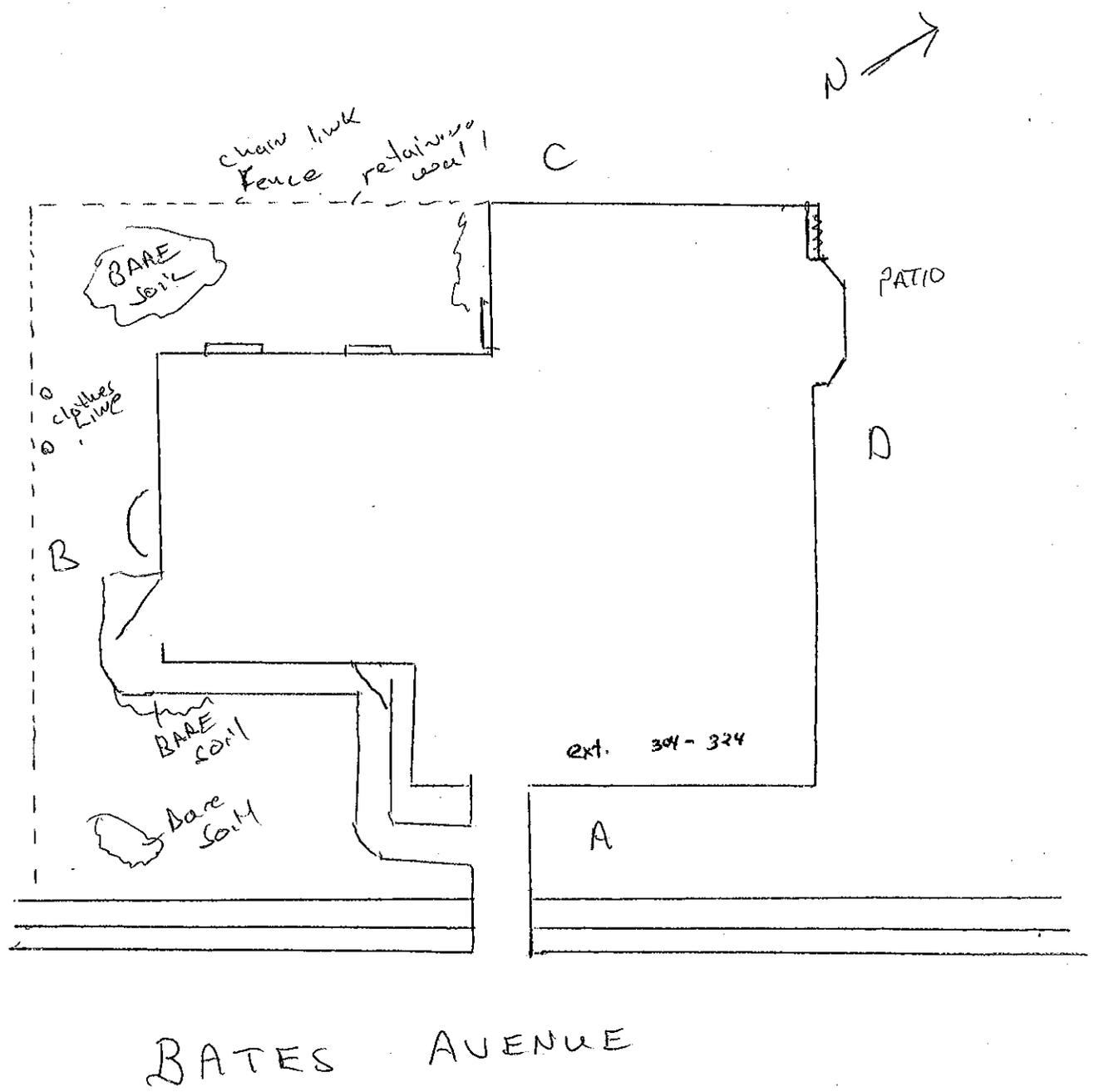
Greg A. Myers
Course Director

APPENDIX B

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

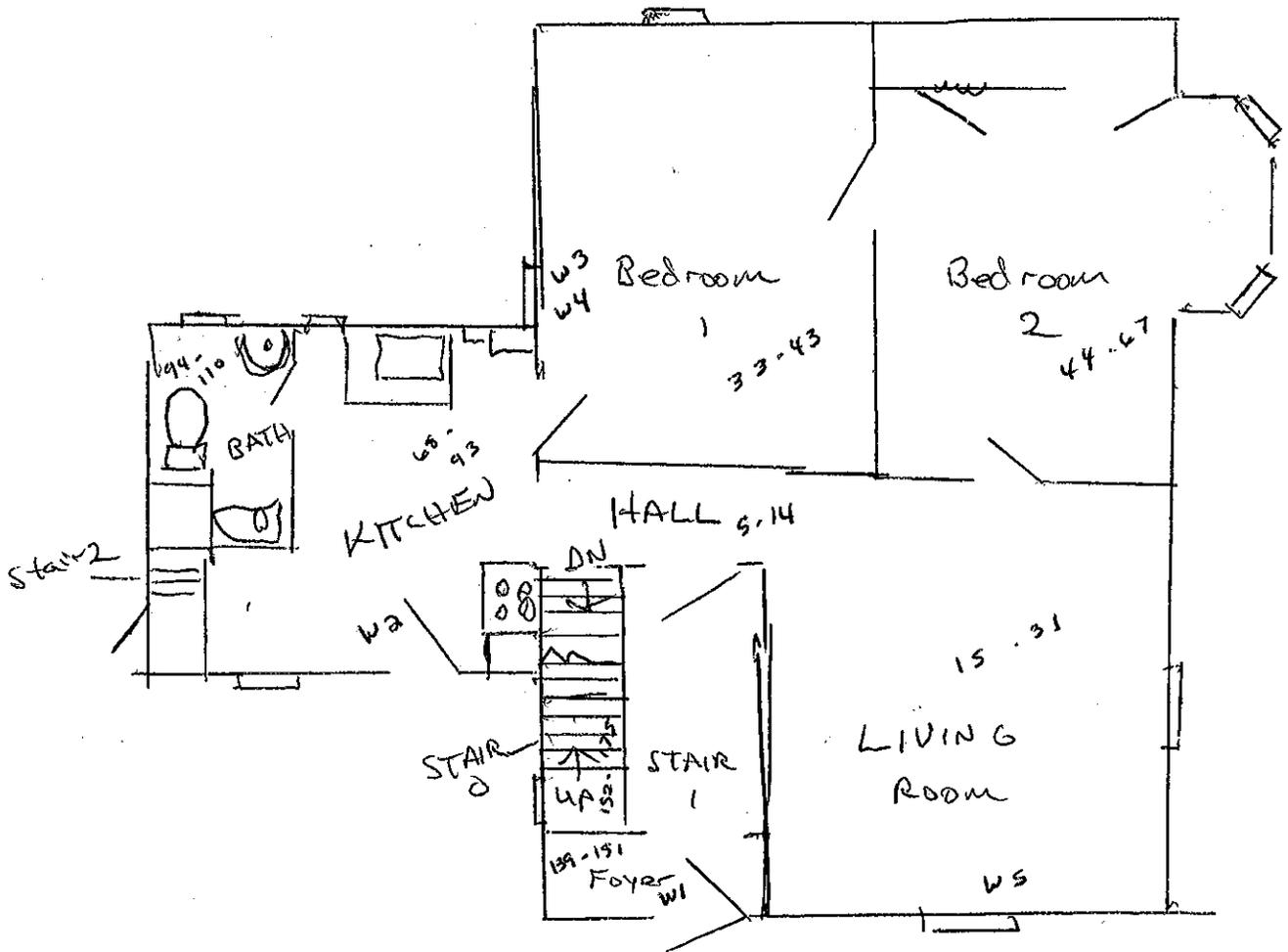
SITE PLAN
275 BATES AVENUE
ST. PAUL, MINNESOTA
SKETCH NOT TO SCALE

DRAWN BY: GREG MYERS
MIDWEST ENVIRONMENTAL
CONSULTING L.L.C.
DATE: SEPTEMBER 12, 2013



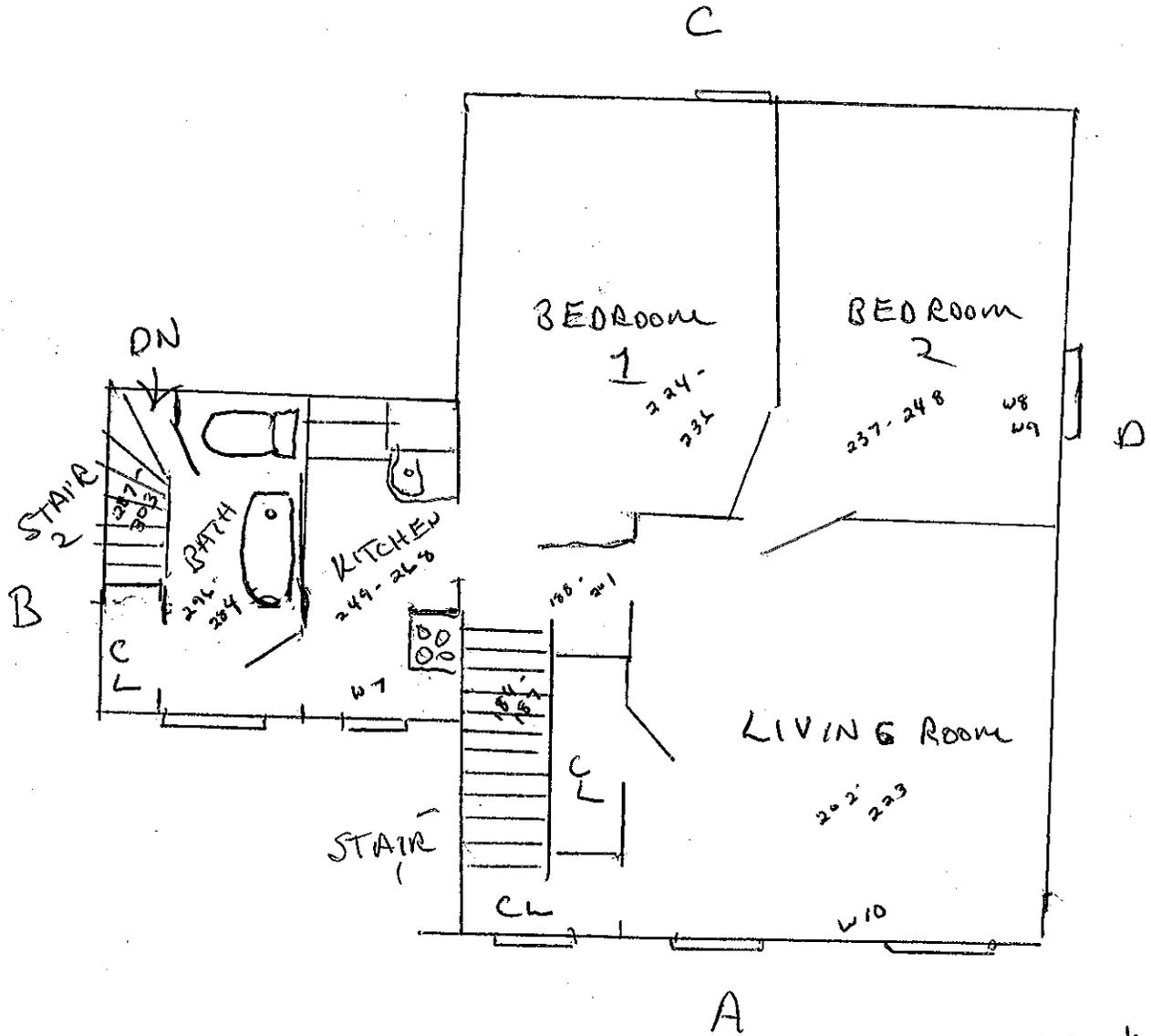
FIRST FLOOR
275 BATES AVENUE
ST. PAUL, MINNESOTA
SKETCH NOT TO SCALE

DRAWN BY: G REMYERS
MIDWEST ENVIRONMENTAL
CONSULTING LLC
DATE: SEPTEMBER 12, 2013



SECOND FLOOR
275 BATES AVENUE
ST. PAUL, MINNESOTA
SKETCH NOT TO SCALE

DRAWN BY: GREG MYERS
MIDWEST ENVIRONMENTAL
CONSULTING LLC,
DATE: SEPTEMBER 12, 2013



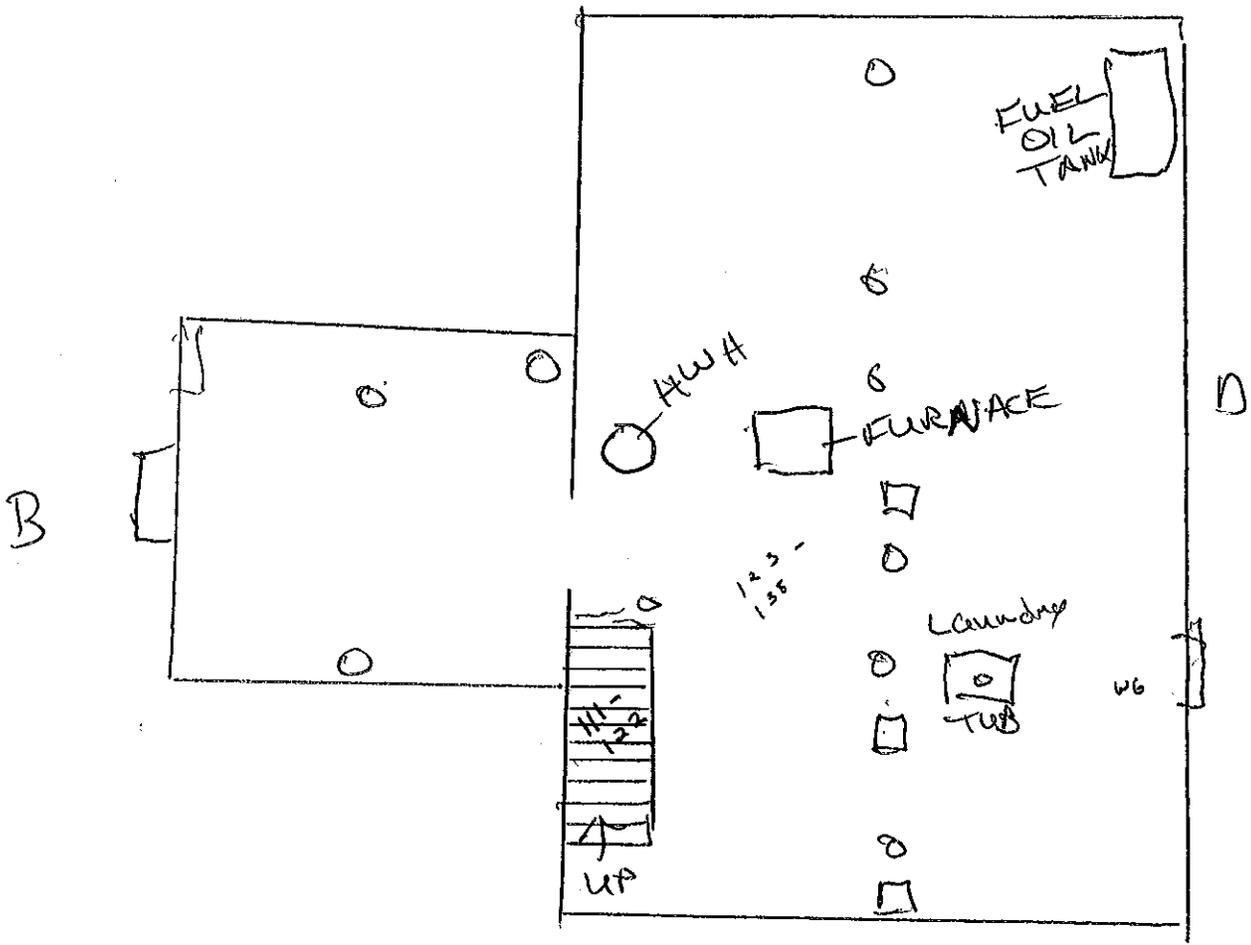
W11 = Blindfield Blank

BASEMENT LEVEL
275 BATES AVENUE
ST. PAUL, MINNESOTA
SKETCH NOT TO SCALE
DATE: SEPTEMBER 12, 2013

DRAWN BY GREG MYERS
MIDWEST ENVIRONMENTAL
CONSULTING

N

C



A

Site	Date	Time	Room	Component	Color	Condition	Notes	Area	Height	Temp
Site: All Phase Companies - 275 Bates Ave. St. Paul MN										
Date: Sept. 17, 2013										
XRF: Xlp 303A, Serial # 26848										
275 Bates Ave	9/17/2013	11:03	HALL	DOOR	BROWN	POOR		3.17	0.42	0
275 Bates Ave	9/17/2013	11:06	HALL	calibrate			POS	1	< LOD	< LOD
275 Bates Ave	9/17/2013	11:07	HALL	calibrate			POS	1.1	< LOD	< LOD
275 Bates Ave	9/17/2013	11:08	HALL	calibrate			POS	1.1	< LOD	< LOD
275 Bates Ave	9/17/2013	11:33	HALL	DOOR	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:34	HALL	DOOR JAMB	WHITE	POOR	POS	3.5	1.8	3.8
275 Bates Ave	9/17/2013	11:34	HALL	DOOR CASING	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:34	HALL	DOOR CASING	WHITE	POOR	Null	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:34	HALL	DOOR CASING	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:35	HALL	DOOR JAMB	WHITE	POOR	POS	10.7	3.8	10.7
275 Bates Ave	9/17/2013	11:36	HALL	CEILING	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:36	HALL	CEILING	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:36	HALL	WALL	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:36	HALL	WALL	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:39	LIVING ROOM	DOOR	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:39	LIVING ROOM	DOOR JAMB	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:39	LIVING ROOM	DOOR JAMB	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:40	LIVING ROOM	DOOR CASING	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:40	LIVING ROOM	WINDOW CASING	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:40	LIVING ROOM	WINDOW SASH	BROWN	POOR	Neg	0.27	0.27	< LOD
275 Bates Ave	9/17/2013	11:41	LIVING ROOM	WINDOW SASH	BROWN	POOR	Neg	0.16	0.16	< LOD
275 Bates Ave	9/17/2013	11:41	LIVING ROOM	Window Paint/Bead	BROWN	POOR	POS	4.6	0.9	4.6
275 Bates Ave	9/17/2013	11:41	LIVING ROOM	FLOOR	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:42	LIVING ROOM	BASEBOARD	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:42	LIVING ROOM	WALL	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:42	LIVING ROOM	WALL	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:43	LIVING ROOM	WALL	BROWN	POOR	Null	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:43	LIVING ROOM	WALL	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:43	LIVING ROOM	CEILING	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:48	LIVING ROOM	Ceiling Sup. Beam	BROWN	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:50	LIVING ROOM	VENT	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:51	BEDROOM 1	DOOR	WHITE	POOR	Neg	< LOD	< LOD	< LOD
275 Bates Ave	9/17/2013	11:51	BEDROOM 1	DOOR jamb	WHITE	POOR	POS	7	2.1	7
275 Bates Ave	9/17/2013	11:52	BEDROOM 1	DOOR jamb	WHITE	POOR	POS	8.5	2.3	8.5
275 Bates Ave	9/17/2013	11:52	BEDROOM 1	WINDOW casing	WHITE	POOR	POS	10	1.8	10
275 Bates Ave	9/17/2013	11:53	BEDROOM 1	WINDOW sash	WHITE	POOR	POS	7.1	5	7.1

All Phase Companies
 725 Bates Ave
 St. Paul MN

Site	Room	Substrate	Color	Depth	Moisture	PH	Temperature	Relative Humidity	Notes							
275 Bates Ave	77	9/17/2013 12:15	1	KITCHEN	A	WINDOW casing	WOOD	POOR	YELLOW	Neg	0.6	0.6	1.1	7.59	4.44	AM
275 Bates Ave	78	9/17/2013 12:16	1	KITCHEN	A	WINDOW casing	WOOD	POOR	YELLOW	Null	< LOD	< LOD	< LOD	1.08	1.97	AM
275 Bates Ave	79	9/17/2013 12:16	1	KITCHEN	A	WINDOW casing	WOOD	POOR	YELLOW	POS	3.6	0.6	3.6	4.63	7.15	AM
275 Bates Ave	80	9/17/2013 12:16	1	KITCHEN	A	WINDOW casing	WOOD	POOR	YELLOW	POS	15.7	< LOD	15.7	2.99	6.03	AM
275 Bates Ave	81	9/17/2013 12:17	1	KITCHEN	A	Window Part/Bead	WOOD	POOR	WHITE	POS	18.1	0.4	18.1	3.27	4.55	AM
275 Bates Ave	82	9/17/2013 12:17	1	KITCHEN	A	BASEBOARD	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.28	6.41	AM
275 Bates Ave	83	9/17/2013 12:18	1	KITCHEN		FLOOR	vinyl	POOR	WHITE	Neg	< LOD	< LOD	< LOD	4.35	1	AM
275 Bates Ave	84	9/17/2013 12:18	1	KITCHEN	C	CABINET	METAL	POOR	YELLOW	Neg	0.4	0.4	< LOD	3.54	1.28	AM
275 Bates Ave	85	9/17/2013 12:19	1	KITCHEN	C	CABINET	METAL	POOR	YELLOW	Neg	0.21	0.21	< LOD	3.25	1.09	AM
275 Bates Ave	86	9/17/2013 12:19	1	KITCHEN	C	CABINET	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.25	1	AM
275 Bates Ave	87	9/17/2013 12:19	1	KITCHEN	D	CABINET	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.25	1	AM
275 Bates Ave	88	9/17/2013 12:20	1	KITCHEN	A	WALL	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.8	3.18	AM
275 Bates Ave	89	9/17/2013 12:20	1	KITCHEN	A	WALL	WOOD	POOR	YELLOW	Neg	< LOD	< LOD	< LOD	3.25	3.72	AM
275 Bates Ave	90	9/17/2013 12:21	1	KITCHEN	B	WALL	WOOD	POOR	WHITE	Neg	0.5	0.5	< LOD	4.6	2.38	AM
275 Bates Ave	91	9/17/2013 12:21	1	KITCHEN	C	WALL	WOOD	POOR	WHITE	Neg	0.4	0.4	< LOD	4.35	6.82	AM
275 Bates Ave	92	9/17/2013 12:22	1	KITCHEN	D	WALL	WOOD	POOR	WHITE	Neg	0.6	0.6	< LOD	5.42	4.56	AM
275 Bates Ave	93	9/17/2013 12:22	1	KITCHEN		CEILING	PLASTER	POOR	BROWN	Neg	0.3	0.3	< LOD	3.25	2.53	AM
275 Bates Ave	94	9/17/2013 12:24	1	BATHROOM		CEILING	panel	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.27	1	AM
275 Bates Ave	95	9/17/2013 12:24	1	BATHROOM	D	DOOR	WOOD	POOR	WHITE	Null	< LOD	< LOD	< LOD	0.27	1	AM
275 Bates Ave	96	9/17/2013 12:24	1	BATHROOM	D	DOOR	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	1.63	1	AM
275 Bates Ave	97	9/17/2013 12:25	1	BATHROOM	D	DOOR casing	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.27	1	AM
275 Bates Ave	98	9/17/2013 12:25	1	BATHROOM	D	BASEBOARD	WOOD	POOR	WHITE	Null	< LOD	< LOD	< LOD	1.63	1.34	AM
275 Bates Ave	99	9/17/2013 12:25	1	BATHROOM	D	BASEBOARD	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	5.44	1	AM
275 Bates Ave	100	9/17/2013 12:26	1	BATHROOM	A	CABINET	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.8	1	AM
275 Bates Ave	101	9/17/2013 12:26	1	BATHROOM	B	CABINET	WOOD	POOR	WHITE	Null	< LOD	< LOD	< LOD	0.82	1.21	AM
275 Bates Ave	102	9/17/2013 12:26	1	BATHROOM	B	CABINET	WOOD	POOR	WHITE	Neg	0.15	0.15	< LOD	3.26	1.61	AM
275 Bates Ave	103	9/17/2013 12:27	1	BATHROOM		FLOOR	vinyl	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.25	6.83	AM
275 Bates Ave	104	9/17/2013 12:27	1	BATHROOM	A	tab	METAL	POOR	WHITE	POS	2.1	4.1	2.1	2.72	2.1	AM
275 Bates Ave	105	9/17/2013 12:28	1	BATHROOM	C	WINDOW jamb	WOOD	POOR	BROWN	Null	< LOD	< LOD	< LOD	1.63	10	AM
275 Bates Ave	106	9/17/2013 12:28	1	BATHROOM	C	WINDOW jamb	WOOD	POOR	BROWN	Null	< LOD	< LOD	< LOD	4.59	10	AM
275 Bates Ave	107	9/17/2013 12:28	1	BATHROOM	C	WINDOW jamb	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	5.69	10	AM
275 Bates Ave	108	9/17/2013 12:29	1	BATHROOM	C	WINDOW jamb	WOOD	POOR	BROWN	POS	7.3	< LOD	7.3	3.52	7.3	AM
275 Bates Ave	109	9/17/2013 12:29	1	BATHROOM	C	WINDOW jamb	WOOD	POOR	BROWN	POS	3	< LOD	3	5.19	10	AM
275 Bates Ave	110	9/17/2013 12:30	1	BATHROOM	D	molding	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.25	4.9	AM
275 Bates Ave	111	9/17/2013 12:31	0	STAIR	D	DOOR jamb	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.27	2.4	AM
275 Bates Ave	112	9/17/2013 12:31	0	STAIR	B	rail	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.24	1.12	AM
275 Bates Ave	113	9/17/2013 12:31	0	STAIR	B	skirt	WOOD	POOR	BROWN	Neg	0.6	0.6	< LOD	4.07	2.95	AM
275 Bates Ave	114	9/17/2013 12:32	0	STAIR	B	skirt	WOOD	POOR	BROWN	Neg	0.6	0.6	< LOD	3	2.69	AM
275 Bates Ave	115	9/17/2013 12:33	0	STAIR	B	TREAD	WOOD	POOR	BROWN	Neg	0.9	0.9	1.1	11.95	1.97	AM
275 Bates Ave	116	9/17/2013 12:33	0	STAIR	B	TREAD	WOOD	POOR	BROWN	POS	1.4	1.4	1.6	4.36	1.61	AM

All Phase Companies
 725 Bates Ave
 St. Paul MN

Site	Room	Component	Material	Substrate	Color	Finish	Area	Height	Depth	Inspr						
275 Bates Ave	117	9/17/2013 12:34	0	STAIR	A	WALL	PLASTER	POOR	WHITE	Null	0.4	< LOD	2.97	3.63	AM	
275 Bates Ave	118	9/17/2013 12:34	0	STAIR	A	WALL	PLASTER	POOR	WHITE	Null	0.5	< LOD	6.78	4.15	AM	
275 Bates Ave	119	9/17/2013 12:34	0	STAIR	A	WALL	PLASTER	POOR	WHITE	Null	< LOD	< LOD	1.36	2.59	AM	
275 Bates Ave	120	9/17/2013 12:35	0	STAIR	A	WALL	PLASTER	POOR	WHITE	Neg	< LOD	0.4	< LOD	8.95	3.57	AM
275 Bates Ave	121	9/17/2013 12:36	0	STAIR	B	WALL	PLASTER	POOR	WHITE	Neg	< LOD	0.5	< LOD	16.8	3.14	AM
275 Bates Ave	122	9/17/2013 12:36	0	STAIR	D	WALL	PLASTER	POOR	WHITE	Neg	< LOD	0.3	< LOD	7.87	3.4	AM
275 Bates Ave	123	9/17/2013 12:37	0	rm 1	A	WALL	CONCRETE	POOR	WHITE	Neg	< LOD	< LOD	4.89	2.06	AM	
275 Bates Ave	124	9/17/2013 12:37	0	rm 1	B	WALL	CONCRETE	POOR	WHITE	Neg	< LOD	< LOD	5.41	2.77	AM	
275 Bates Ave	125	9/17/2013 12:38	0	rm 1	C	WALL	CONCRETE	POOR	WHITE	Neg	< LOD	< LOD	5.71	1.84	AM	
275 Bates Ave	126	9/17/2013 12:39	0	rm 1	D	WALL	CONCRETE	POOR	WHITE	Neg	< LOD	< LOD	5.97	1.61	AM	
275 Bates Ave	127	9/17/2013 12:39	0	rm 1	C	WINDOW	WOOD	POOR	BROWN	POS	2.2	2.2	3.8	2.99	1.46	AM
275 Bates Ave	128	9/17/2013 12:40	0	rm 1	C	COLUMN	WOOD	POOR	WHITE	Neg	< LOD	< LOD	3.25	2.53	AM	
275 Bates Ave	129	9/17/2013 12:40	0	rm 1	C	COLUMN	WOOD	POOR	grey	Neg	< LOD	< LOD	3.26	1.24	AM	
275 Bates Ave	130	9/17/2013 12:41	0	rm 1	C	stringer	WOOD	POOR	grey	Neg	0.25	0.25	< LOD	1.62	1.36	AM
275 Bates Ave	131	9/17/2013 12:41	0	rm 1	C	stringer	WOOD	POOR	grey	Neg	< LOD	< LOD	1.63	1.91	AM	
275 Bates Ave	132	9/17/2013 12:41	0	rm 1	C	stringer	WOOD	POOR	grey	Neg	0.3	0.3	< LOD	3.25	1.77	AM
275 Bates Ave	133	9/17/2013 12:42	0	rm 1	C	DOOR jamb	WOOD	POOR	WHITE	Neg	< LOD	< LOD	1.08	1.31	AM	
275 Bates Ave	134	9/17/2013 12:42	0	rm 1	C	DOOR jamb	WOOD	POOR	WHITE	Neg	0.27	0.27	< LOD	3.25	2.22	AM
275 Bates Ave	135	9/17/2013 12:43	0	rm 1	C	CLOSET wall	CONCRETE	POOR	WHITE	Null	< LOD	< LOD	8.41	1.25	AM	
275 Bates Ave	136	9/17/2013 12:43	0	rm 1	C	CLOSET wall	CONCRETE	POOR	WHITE	Null	< LOD	< LOD	9.8	1	AM	
275 Bates Ave	137	9/17/2013 12:44	0	rm 1	C	CLOSET wall	CONCRETE	POOR	WHITE	Neg	< LOD	< LOD	5.42	2.71	AM	
275 Bates Ave	138	9/17/2013 12:44	0	rm 1	C	BOOKCASE	WOOD	POOR	WHITE	Neg	< LOD	< LOD	3.25	1.09	AM	
275 Bates Ave	139	9/17/2013 12:48	1	FOYER	A	DOOR	WOOD	POOR	BROWN	POS	3	3	3.9	3.27	4.74	AM
275 Bates Ave	140	9/17/2013 12:48	1	FOYER	A	DOOR CASING	WOOD	POOR	BROWN	POS	1.9	1.9	2.1	3.82	3.09	AM
275 Bates Ave	141	9/17/2013 12:49	1	FOYER	C	DOOR CASING	WOOD	POOR	BROWN	POS	4	2.1	4	3.54	4.82	AM
275 Bates Ave	142	9/17/2013 12:49	1	FOYER	C	BASEBOARD	WOOD	POOR	BROWN	POS	3.4	3.4	5.5	3.26	5.28	AM
275 Bates Ave	143	9/17/2013 12:50	1	FOYER	B	SHELF SUPPORT	WOOD	POOR	BROWN	Neg	< LOD	< LOD	3.25	2.01	AM	
275 Bates Ave	144	9/17/2013 12:50	1	FOYER	B	SHELF SUPPORT	WOOD	POOR	BROWN	Neg	0.23	0.23	< LOD	3.27	2.35	AM
275 Bates Ave	145	9/17/2013 12:50	1	FOYER	A	WALL	WOOD	POOR	WHITE	Neg	0.19	0.19	< LOD	5.16	3.31	AM
275 Bates Ave	146	9/17/2013 12:50	1	FOYER	B	WALL	WOOD	POOR	WHITE	POS	2.3	2.3	2.6	3.79	4.48	AM
275 Bates Ave	147	9/17/2013 12:51	1	FOYER	C	WALL	WOOD	POOR	WHITE	Neg	0.14	0.14	< LOD	5.41	4.37	AM
275 Bates Ave	148	9/17/2013 12:51	1	FOYER	C	WALL	WOOD	POOR	WHITE	Neg	0.23	0.23	< LOD	5.42	3.01	AM
275 Bates Ave	149	9/17/2013 12:51	1	FOYER	D	WALL	WOOD	POOR	WHITE	Neg	< LOD	< LOD	4.86	4.25	AM	
275 Bates Ave	150	9/17/2013 12:52	1	FOYER	D	CEILING	WOOD	POOR	WHITE	Neg	0.5	0.5	< LOD	5.15	5.59	AM
275 Bates Ave	151	9/17/2013 12:53	1	FOYER	D	CEILING	WOOD	POOR	WHITE	Neg	0.5	0.5	< LOD	6.24	7.87	AM
275 Bates Ave	152	9/17/2013 12:54	1	STAIR	A	DOOR CASING	WOOD	POOR	BROWN	POS	2.9	2.9	4.1	3.55	7.79	AM
275 Bates Ave	153	9/17/2013 12:54	1	STAIR	A	DOOR JAMB	WOOD	POOR	BROWN	POS	5.2	4.6	5.2	3.53	10	AM
275 Bates Ave	154	9/17/2013 12:55	1	STAIR	C	DOOR JAMB	WOOD	POOR	BROWN	Neg	< LOD	< LOD	3.25	1	AM	
275 Bates Ave	155	9/17/2013 12:55	1	STAIR	C	DOOR	WOOD	POOR	BROWN	Neg	< LOD	< LOD	3.28	1	AM	
275 Bates Ave	156	9/17/2013 12:56	1	STAIR	D	CHAIR RAIL	WOOD	POOR	BROWN	Neg	< LOD	< LOD	3.54	8.36	AM	

All Phase Companies
 725 Bates Ave
 St. Paul MN

Site	Address	Date	Time	Room	Code	Substrate	Condition	Color	Notes	PC	PB	PK	Dir to	Depth	hsp	
275 Bates Ave		157	9/17/2013 12:56	1	STAIR	D	BASEBOARD	WOOD	POOR	BROWN	Neg	0.19	0.19	< LOD	3.26	2.27
275 Bates Ave		158	9/17/2013 12:56	1	STAIR	B	BASEBOARD	WOOD	POOR	BROWN	POS	2.2	2.2	3.9	3.52	4.49
275 Bates Ave		159	9/17/2013 12:57	1	STAIR	B	WINDOW CASING	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	1.9	1
275 Bates Ave		160	9/17/2013 12:57	1	STAIR	B	WINDOW CASING	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.01	1.31
275 Bates Ave		161	9/17/2013 12:57	1	STAIR	B	WINDOW SASH	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.28	1
275 Bates Ave		162	9/17/2013 12:58	1	STAIR	B	STRINGER	WOOD	POOR	BROWN	POS	4.2	4.2	5.9	3.25	7.53
275 Bates Ave		163	9/17/2013 12:58	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	1.08	3.82
275 Bates Ave		164	9/17/2013 12:59	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Null	< LOD	< LOD	< LOD	0.81	2.64
275 Bates Ave		165	9/17/2013 12:59	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Null	< LOD	< LOD	< LOD	0.55	2.03
275 Bates Ave		166	9/17/2013 12:59	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	1.9	3.07
275 Bates Ave		167	9/17/2013 12:59	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	1.09	2.09
275 Bates Ave		168	9/17/2013 12:59	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Null	< LOD	< LOD	< LOD	0.55	1.33
275 Bates Ave		169	9/17/2013 12:59	1	STAIR	B	NEWEL POST	WOOD	POOR	BROWN	Neg	0.22	0.22	< LOD	3.26	2.27
275 Bates Ave		170	9/17/2013 13:00	1	STAIR	B	BALIST	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.25	1.81
275 Bates Ave		171	9/17/2013 13:00	1	STAIR	C	RAIL	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.25	4.34
275 Bates Ave		172	9/17/2013 13:00	1	STAIR	C	TREAD	WOOD	POOR	BROWN	POS	3.2	3.2	3.6	3.55	5.34
275 Bates Ave		173	9/17/2013 13:01	1	STAIR	C	RISER	WOOD	POOR	BROWN	POS	4.5	4.5	5.4	3.25	5.01
275 Bates Ave		174	9/17/2013 13:01	1	STAIR	C	LANDING	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.25	1.4
275 Bates Ave		175	9/17/2013 13:01	1	STAIR	C	LANDING	WOOD	POOR	BROWN	POS	3	3	3.5	2.99	3.07
275 Bates Ave		176	9/17/2013 13:02	2	STAIR	A	SKIRT	WOOD	POOR	BROWN	POS	2.8	2.8	3.4	3.53	4.63
275 Bates Ave		177	9/17/2013 13:02	2	STAIR	C	DOOR	WOOD	POOR	BROWN	Neg	< LOD	< LOD	< LOD	3.26	1
275 Bates Ave		178	9/17/2013 13:03	2	STAIR	C	DOOR CASING	WOOD	POOR	WHITE	Neg	< LOD	< LOD	< LOD	3.26	1
275 Bates Ave		179	9/17/2013 13:03	2	STAIR		CEILING	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	3.78	1.62
275 Bates Ave		180	9/17/2013 13:04	1	STAIR		CEILING	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	3.54	1
275 Bates Ave		181	9/17/2013 13:04	1	STAIR	A	WALL	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	4.89	2.65
275 Bates Ave		182	9/17/2013 13:05	1	STAIR	B	WALL	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	5.42	3.75
275 Bates Ave		183	9/17/2013 13:05	1	STAIR	D	WALL	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	3.81	2.87
275 Bates Ave		184	9/17/2013 13:06	2	STAIR	D	WALL	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	5.15	2.52
275 Bates Ave		185	9/17/2013 13:06	2	STAIR	A	WALL	DRYWALL	INTACT	WHITE	Null	< LOD	< LOD	< LOD	0.27	10
275 Bates Ave		186	9/17/2013 13:07	2	STAIR	A	WALL	DRYWALL	INTACT	WHITE	Neg	< LOD	0.03	< LOD	13.06	3.4
275 Bates Ave		187	9/17/2013 13:07	2	STAIR	B	WALL	DRYWALL	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	3.25	1.65
275 Bates Ave		188	9/17/2013 13:08	2	HALL	A	DOOR	WOOD	INTACT	BROWN	Neg	< LOD	< LOD	< LOD	3.26	1.04
275 Bates Ave		189	9/17/2013 13:09	2	HALL	C	DOOR JAMB	WOOD	INTACT	WHITE	Neg	< LOD	< LOD	< LOD	4.08	8.87
275 Bates Ave		190	9/17/2013 13:10	2	HALL	D	DOOR JAMB	WOOD	POOR	WHITE	POS	16.4	0.8	16.4	4.87	10
275 Bates Ave		191	9/17/2013 13:12	2	HALL	A	BASEBOARD	WOOD	POOR	WHITE	POS	19.2	< LOD	19.2	2.99	10
275 Bates Ave		192	9/17/2013 13:13	2	HALL	A	WALL	DRYWALL	POOR	WHITE	Neg	0.09	0.09	< LOD	7.58	2.04
275 Bates Ave		193	9/17/2013 13:14	2	HALL	B	WALL	DRYWALL	POOR	WHITE	Neg	< LOD	< LOD	< LOD	5.41	1
275 Bates Ave		194	9/17/2013 13:14	2	HALL	C	WALL	DRYWALL	POOR	WHITE	Neg	0.26	0.26	< LOD	6.52	3.52
275 Bates Ave		195	9/17/2013 13:15	2	HALL	D	WALL	DRYWALL	POOR	WHITE	Neg	< LOD	< LOD	< LOD	6.23	1.55
275 Bates Ave		196	9/17/2013 13:15	2	HALL		CEILING	DRYWALL	POOR	WHITE	Null	< LOD	< LOD	< LOD	4.06	3.47

Site	Room	Area	Quantity	Material	Finish	Notes	Unit	Color	Height	Depth						
275 Bates Ave	197	9/17/2013 13:16	2	HALL	CEILING	DRYWALL	POOR	WHITE	Null	< LOD < LOD < LOD	7.03	2.4	AM			
275 Bates Ave	198	9/17/2013 13:17	2	HALL	CEILING	DRYWALL	POOR	WHITE	Neg	< LOD < LOD < LOD	8.11	1.65	AM			
275 Bates Ave	199	9/17/2013 13:18	2	HALL	D	CEILING VENT	POOR	WHITE	Neg	< LOD < LOD < LOD	4.06	1	AM			
275 Bates Ave	200	9/17/2013 13:24	2	HALL	CEILING	DRYWALL	POOR	WHITE	Null	< LOD < LOD < LOD	2.99	1.41	AM			
275 Bates Ave	201	9/17/2013 13:24	2	HALL	CEILING	DRYWALL	POOR	WHITE	Neg	< LOD < LOD < LOD	4.59	1	AM			
275 Bates Ave	202	9/17/2013 13:25	2	LIVING ROOM	CEILING	PANEL	POOR	WHITE	Neg	< LOD < LOD < LOD	4.88	1.42	AM			
275 Bates Ave	203	9/17/2013 13:26	2	LIVING ROOM	B	DOOR-CASING	WOOD	WHITE	POS	9.6 < LOD	9.6	3.25	10	AM		
275 Bates Ave	204	9/17/2013 13:26	2	LIVING ROOM	C	DOOR-CASING	WOOD	WHITE	POS	12.6 < LOD	12.6	2.71	10	AM		
275 Bates Ave	205	9/17/2013 13:26	2	LIVING ROOM	C	DOOR	POOR	WHITE	Neg	< LOD < LOD < LOD	3.26	1	AM			
275 Bates Ave	206	9/17/2013 13:26	2	LIVING ROOM	C	BASEBOARD	WOOD	WHITE	POS	15.2 < LOD	15.2	2.97	10	AM		
275 Bates Ave	207	9/17/2013 13:27	2	LIVING ROOM	D	BASEBOARD	WOOD	WHITE	Neg	< LOD < LOD < LOD	3.26	1	AM			
275 Bates Ave	208	9/17/2013 13:27	2	LIVING ROOM	A	CHAIR RAIL	WOOD	WHITE	Neg	< LOD < LOD < LOD	3.26	3.88	AM			
275 Bates Ave	209	9/17/2013 13:28	2	LIVING ROOM	A	WINDOW-CASING	WOOD	WHITE	POS	16.7	1	16.7	3.25	10	AM	
275 Bates Ave	210	9/17/2013 13:28	2	LIVING ROOM	A	WINDOW-CASING	WOOD	WHITE	POS	13.1 < LOD	13.1	3.25	10	AM		
275 Bates Ave	211	9/17/2013 13:28	2	LIVING ROOM	A	WINDOW-TROUGH	METAL	WHITE	POS	14.6 < LOD	14.6	2.72	10	AM		
275 Bates Ave	212	9/17/2013 13:30	2	LIVING ROOM	FLOOR	WOOD	POOR	BROWN	POS	1.3	1.6	1.3	43.18	9.8	AM	
275 Bates Ave	213	9/17/2013 13:31	2	LIVING ROOM	B	CLOSET DR	WOOD	WHITE	POS	14.6 < LOD	14.6	2.99	10	AM		
275 Bates Ave	214	9/17/2013 13:31	2	LIVING ROOM	B	CLOSET DR/JAMB	WOOD	WHITE	POS	11.8 < LOD	11.8	2.97	10	AM		
275 Bates Ave	215	9/17/2013 13:32	2	LIVING ROOM	B	Cist-Shell Support	WOOD	WHITE	POS	8.4	4.7	8.4	3.25	7.93	AM	
275 Bates Ave	216	9/17/2013 13:32	2	LIVING ROOM	B	CLOSET WALL	PLASTER	POOR	WHITE	Neg	< LOD < LOD < LOD	4.61	2.4	AM		
275 Bates Ave	217	9/17/2013 13:33	2	LIVING ROOM	B	CLOSET WALL	WOOD	POOR	BROWN	Neg	< LOD < LOD < LOD	3.27	4.07	AM		
275 Bates Ave	218	9/17/2013 13:33	2	LIVING ROOM	A	WALL	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	7.02	9.21	AM		
275 Bates Ave	219	9/17/2013 13:34	2	LIVING ROOM	B	WALL	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	3.27	1.57	AM		
275 Bates Ave	220	9/17/2013 13:34	2	LIVING ROOM	B	WALL	PLASTER	POOR	BLUE	Neg	0.08	0.08	0.08	5.17	2.04	AM
275 Bates Ave	221	9/17/2013 13:34	2	LIVING ROOM	C	WALL	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	4.64	2.04	AM		
275 Bates Ave	222	9/17/2013 13:35	2	LIVING ROOM	D	WALL	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	12.23	10	AM		
275 Bates Ave	223	9/17/2013 13:36	2	LIVING ROOM		CEILING	PLASTER	POOR	WHITE	Neg	< LOD < LOD < LOD	5.15	2.6	AM		
275 Bates Ave	224	9/17/2013 13:36	2	BEDROOM 1		CEILING	PLASTER	POOR	WHITE	Neg	< LOD < LOD < LOD	3.81	3	AM		
275 Bates Ave	225	9/17/2013 13:37	2	BEDROOM 1		FLOOR	WOOD	POOR	BROWN	POS	2.6	2.6	3.8	4.07	7.93	AM
275 Bates Ave	226	9/17/2013 13:37	2	BEDROOM 1	C	WINDOW-CASING	WOOD	POOR	WHITE	POS	15.2	2	15.2	3.25	10	AM
275 Bates Ave	227	9/17/2013 13:37	2	BEDROOM 1	C	WINDOW-CASING	WOOD	POOR	WHITE	POS	15.9	2.5	15.9	3	10	AM
275 Bates Ave	228	9/17/2013 13:38	2	BEDROOM 1	C	WINDOW Trough	WOOD	POOR	BROWN	Neg	0.9	0.9	1.3	9.52	1.63	AM
275 Bates Ave	229	9/17/2013 13:39	2	BEDROOM 1	A	WALL	WOOD	POOR	BROWN	Neg	< LOD < LOD < LOD	3.26	1.35	AM		
275 Bates Ave	230	9/17/2013 13:40	2	BEDROOM 1	B	WALL	WOOD	POOR	WHITE	Neg	< LOD < LOD < LOD	5.99	4.28	AM		
275 Bates Ave	231	9/17/2013 13:40	2	BEDROOM 1	C	WALL	WOOD	POOR	BROWN	Neg	< LOD < LOD < LOD	3.26	1	AM		
275 Bates Ave	232	9/17/2013 13:40	2	BEDROOM 1	D	WALL	WOOD	POOR	BROWN	Neg	< LOD < LOD < LOD	3.27	1.52	AM		
275 Bates Ave	233	9/17/2013 13:41	2	BEDROOM 1	D	WALL	PLASTER	POOR	GREEN	Neg	0.06	0.06	< LOD	5.44	1.77	AM
275 Bates Ave	234	9/17/2013 13:41	2	BEDROOM 1	D	WALL	WOOD	POOR	GREEN	POS	20.3	4.2	20.3	3.25	10	AM
275 Bates Ave	235	9/17/2013 13:41	2	BEDROOM 1	D	JAMB	WOOD	POOR	GREEN	POS	20.7	5.5	20.7	2.71	10	AM
275 Bates Ave	236	9/17/2013 13:42	2	BEDROOM 1	A	MOLDING	WOOD	POOR	BROWN	Neg	< LOD < LOD < LOD	7.08	1	AM		

All Phase Companies
 725 Bates Ave
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Site	SOE#	Date	Room	Pos	Comp	Substr	Condition	Color	Re Coat	PC	Pbk	197	49	197	459	10	AM
275 Bates Ave	237	9/17/2013	BEDROOM 2	2	DOOR jamb	WOOD	POOR	BROWN	POS	< LOD	3.52	1	AM				
275 Bates Ave	238	9/17/2013	BEDROOM 2	2	DOOR	WOOD	POOR	WHITE	Neg	< LOD	3.52	1	AM				
275 Bates Ave	239	9/17/2013	BEDROOM 2	2	FLOOR	WOOD	POOR	BROWN	POS	2.7	2.7	3.8	3.8	3.8	6.25	6.25	AM
275 Bates Ave	240	9/17/2013	BEDROOM 2	2	WINDOW/casing	WOOD	POOR	WHITE	POS	18.1	1.9	18.1	1.9	18.1	2.99	10	AM
275 Bates Ave	241	9/17/2013	BEDROOM 2	2	WINDOW/cash	WOOD	POOR	WHITE	POS	15.4	3.8	15.4	3.8	15.4	3.26	10	AM
275 Bates Ave	242	9/17/2013	BEDROOM 2	2	WINDOW/rough	WOOD	POOR	BROWN	POS	16.2	3.8	16.2	3.8	16.2	2.99	10	AM
275 Bates Ave	243	9/17/2013	BEDROOM 2	2	WALL	WOOD	POOR	BROWN	Neg	< LOD	3.25	1.01	AM				
275 Bates Ave	244	9/17/2013	BEDROOM 2	2	WALL	WOOD	POOR	BROWN	Neg	0.12	0.12	< LOD	< LOD	< LOD	4.63	2.92	AM
275 Bates Ave	245	9/17/2013	BEDROOM 2	2	WALL	WOOD	POOR	BROWN	Neg	< LOD	3.27	1.23	AM				
275 Bates Ave	246	9/17/2013	BEDROOM 2	2	WALL	WOOD	POOR	BROWN	Neg	< LOD	3.25	1.69	AM				
275 Bates Ave	247	9/17/2013	BEDROOM 2	2	CEILING	PLASTER	POOR	WHITE	Neg	< LOD	3.78	1.51	AM				
275 Bates Ave	248	9/17/2013	BEDROOM 2	2	vent	METAL	POOR	BROWN	Neg	< LOD	3.26	1	AM				
275 Bates Ave	249	9/17/2013	KITCHEN	2	casing	WOOD	POOR	BROWN	Neg	< LOD	3.25	1	AM				
275 Bates Ave	250	9/17/2013	KITCHEN	2	jamb	WOOD	POOR	BROWN	POS	16.4	< LOD	16.4	< LOD	16.4	3	7.71	AM
275 Bates Ave	251	9/17/2013	KITCHEN	2	CABINET	WOOD	POOR	BROWN	Neg	< LOD	3.26	2.36	AM				
275 Bates Ave	252	9/17/2013	KITCHEN	2	CABINET	WOOD	POOR	BROWN	Neg	< LOD	2.73	1	AM				
275 Bates Ave	253	9/17/2013	KITCHEN	2	CABINET	WOOD	POOR	BROWN	Neg	< LOD	2.99	2.3	AM				
275 Bates Ave	254	9/17/2013	KITCHEN	2	WINDOW/casing	WOOD	POOR	BROWN	POS	15.8	0.7	15.8	0.7	15.8	4.87	9.73	AM
275 Bates Ave	255	9/17/2013	KITCHEN	2	WINDOW/cash	WOOD	POOR	BROWN	POS	15.2	< LOD	15.2	< LOD	15.2	2.96	10	AM
275 Bates Ave	256	9/17/2013	KITCHEN	2	BASEBOARD	WOOD	POOR	BROWN	Neg	< LOD	3.27	2.07	AM				
275 Bates Ave	257	9/17/2013	KITCHEN	2	DOOR	WOOD	POOR	BROWN	Neg	< LOD	6.5	4.24	AM				
275 Bates Ave	258	9/17/2013	KITCHEN	2	DOOR/casing	WOOD	POOR	BROWN	POS	16.6	< LOD	16.6	< LOD	16.6	2.97	10	AM
275 Bates Ave	259	9/17/2013	KITCHEN	2	molding	WOOD	POOR	BROWN	Neg	< LOD	3.26	1	AM				
275 Bates Ave	260	9/17/2013	KITCHEN	2	CEILING	PLASTER	POOR	BROWN	Null	< LOD	1.89	1	AM				
275 Bates Ave	261	9/17/2013	KITCHEN	2	CEILING	PLASTER	POOR	BROWN	Neg	< LOD	3.78	1	AM				
275 Bates Ave	262	9/17/2013	KITCHEN	2	FLOOR	vinyl	POOR	WHITE	Neg	< LOD	5.72	1	AM				
275 Bates Ave	263	9/17/2013	KITCHEN	2	WALL	WOOD	POOR	BROWN	Neg	< LOD	4.07	6.22	AM				
275 Bates Ave	264	9/17/2013	KITCHEN	2	WALL	PLASTER	POOR	WHITE	POS	9.5	1.7	9.5	1.7	9.5	5.14	10	AM
275 Bates Ave	265	9/17/2013	KITCHEN	2	WALL	PLASTER	POOR	WHITE	POS	18.7	< LOD	18.7	< LOD	18.7	3.26	5.34	AM
275 Bates Ave	266	9/17/2013	KITCHEN	2	WALL	PLASTER	POOR	WHITE	Null	< LOD	1.09	1	AM				
275 Bates Ave	267	9/17/2013	KITCHEN	2	WALL	PLASTER	POOR	WHITE	Neg	< LOD	5.41	1	AM				
275 Bates Ave	268	9/17/2013	KITCHEN	2	WALL	PLASTER	POOR	WHITE	POS	19.2	< LOD	19.2	< LOD	19.2	2.99	5.33	AM
275 Bates Ave	269	9/17/2013	BATHROOM	2	WALL	PLASTER	POOR	WHITE	Neg	< LOD	7.87	10	AM				
275 Bates Ave	270	9/17/2013	BATHROOM	2	WALL	PLASTER	POOR	WHITE	Neg	< LOD	0.17	< LOD	< LOD	< LOD	14.92	10	AM
275 Bates Ave	271	9/17/2013	BATHROOM	2	WALL	PLASTER	POOR	WHITE	Neg	< LOD	5.17	7.29	AM				
275 Bates Ave	272	9/17/2013	BATHROOM	2	WALL	PLASTER	POOR	WHITE	Neg	< LOD	5.15	10	AM				
275 Bates Ave	273	9/17/2013	BATHROOM	2	CEILING	PLASTER	POOR	WHITE	Neg	< LOD	2.71	1	AM				
275 Bates Ave	274	9/17/2013	BATHROOM	2	CEILING/attic hatch	WOOD	POOR	WHITE	POS	5	0.8	5	0.8	5	3.26	10	AM
275 Bates Ave	275	9/17/2013	BATHROOM	2	molding	WOOD	POOR	WHITE	Neg	< LOD	5.71	7.26	AM				
275 Bates Ave	276	9/17/2013	BATHROOM	2	DOOR	WOOD	POOR	WHITE	POS	4.2	4.2	5.5	4.2	5.5	3.27	6.15	AM

SP	DATE	TIME	ROOM	SITE	COMPONENT	SUBSTRATE	CONDITION	CO.	POS	PK	DEPTH	
275	9/17/2013	14:00	BATHROOM	B	DOOR CASING	WOOD	POOR	WHITE	POS	6.3	5.4	6.3
275	9/17/2013	14:00	BATHROOM	B	BASEBOARD	WOOD	POOR	WHITE	POS	12.3	0.7	12.3
275	9/17/2013	14:01	BATHROOM		FLOOR	VINYL	POOR	WHITE	NEG	< LOD	< LOD	5.98
275	9/17/2013	14:01	BATHROOM	D	TR	METAL	POOR	WHITE	POS	16.2	3	16.2
275	9/17/2013	14:01	BATHROOM	D	TR	METAL	POOR	BROWN	POS	5.1	2	5.1
275	9/17/2013	14:02	BATHROOM	B	CLOSET SHELF	WOOD	POOR	WHITE	POS	10.2	5.9	10.2
275	9/17/2013	14:02	BATHROOM	B	CLOSET SHELF	WOOD	POOR	WHITE	NULL	< LOD	< LOD	2.16
275	9/17/2013	14:02	BATHROOM	B	CLOSET SHELF	WOOD	POOR	WHITE	NEG	< LOD	< LOD	1.3
275	9/17/2013	14:03	BATHROOM	B	CLOSET SHELF	WOOD	POOR	WHITE	POS	7.4	3.9	7.4
275	9/17/2013	14:03	BATHROOM	B	CLOSET WALL	WOOD	POOR	WHITE	POS	6.3	3.4	6.3
275	9/17/2013	14:04	BAG STAIR	D	DOOR	WOOD	POOR	BROWN	POS	9.1	7.3	9.1
275	9/17/2013	14:04	BAG STAIR	D	DOOR CASING	WOOD	POOR	BROWN	POS	4	4	4.8
275	9/17/2013	14:05	BACK STAIR	D	DOOR THRESHOLD	WOOD	POOR	BROWN	NEG	< LOD	< LOD	3.27
275	9/17/2013	14:05	BACK STAIR	D	DOOR THRESHOLD	WOOD	POOR	BROWN	NEG	0.5	0.5	1.5
275	9/17/2013	14:05	BACK STAIR	D	DOOR THRESHOLD	WOOD	POOR	BROWN	POS	2.6	2.6	5.6
275	9/17/2013	14:06	BACK STAIR	D	TREAD	WOOD	POOR	BROWN	POS	7.7	2.7	< LOD
275	9/17/2013	14:06	BACK STAIR	D	RISER	WOOD	POOR	BROWN	POS	3.6	3.6	4.7
275	9/17/2013	14:06	BACK STAIR	D	RAIL	WOOD	POOR	BROWN	NEG	< LOD	< LOD	1.63
275	9/17/2013	14:06	BACK STAIR	D	BASEBOARD	WOOD	POOR	BROWN	POS	3.7	3.7	4
275	9/17/2013	14:07	BACK STAIR	B	DOOR	WOOD	POOR	BROWN	NEG	< LOD	< LOD	2.71
275	9/17/2013	14:07	BACK STAIR	B	DOOR JAMB	WOOD	POOR	BROWN	NEG	< LOD	< LOD	3.25
275	9/17/2013	14:08	BACK STAIR	A	WALL	PLASTER	POOR	WHITE	NEG	< LOD	< LOD	5.71
275	9/17/2013	14:08	BACK STAIR	B	WALL	PLASTER	POOR	WHITE	NEG	< LOD	< LOD	5.15
275	9/17/2013	14:09	BACK STAIR	C	WALL	PLASTER	POOR	WHITE	NEG	< LOD	< LOD	5.15
275	9/17/2013	14:09	BACK STAIR	D	WALL	PLASTER	POOR	WHITE	NEG	< LOD	< LOD	4.62
275	9/17/2013	14:10	BACK STAIR		CEILING	PLASTER	POOR	WHITE	NULL	< LOD	< LOD	0.27
275	9/17/2013	14:10	BACK STAIR		CEILING	PLASTER	POOR	WHITE	NEG	< LOD	< LOD	5.69
275	9/17/2013	14:12	OUTSIDE	A	DOOR	METAL	POOR	WHITE	NEG	< LOD	< LOD	3.26
275	9/17/2013	14:13	OUTSIDE	A	DOOR	WOOD	POOR	BLUE	POS	3.7	3.7	4
275	9/17/2013	14:13	OUTSIDE	A	DOOR JAMB	WOOD	POOR	BLUE	POS	7.5	4.5	6.3
275	9/17/2013	14:14	OUTSIDE	A	DOOR CASING	WOOD	POOR	BLUE	POS	9.9	7	9.9
275	9/17/2013	14:15	OUTSIDE	A	Overhang support	WOOD	POOR	BLUE	POS	6.6	5.4	6.6
275	9/17/2013	14:15	OUTSIDE	A	SOFFIT	WOOD	POOR	BLUE	POS	6.3	5.8	6.9
275	9/17/2013	14:15	OUTSIDE	A	FASGA	WOOD	POOR	BLUE	POS	7.1	6	7.1
275	9/17/2013	14:16	OUTSIDE	A	DOOR CASING	WOOD	POOR	BLUE	NEG	< LOD	< LOD	3.26
275	9/17/2013	14:16	OUTSIDE	A	WINDOW SILL	WOOD	POOR	BLUE	NEG	< LOD	< LOD	3.26
275	9/17/2013	14:17	OUTSIDE	A	FOUNDATION	CONCRETE	POOR	BLUE	NEG	< LOD	< LOD	9.22
275	9/17/2013	14:18	OUTSIDE	A	SIDING	Trasite	POOR	WHITE	POS	3.5	< LOD	3.5
275	9/17/2013	14:18	OUTSIDE	B	SIDING	Trasite	POOR	WHITE	POS	7.1	< LOD	7.1
275	9/17/2013	14:19	OUTSIDE	C	SIDING	Trasite	POOR	WHITE	POS	3.4	< LOD	3.4

All Phase Companies
 725 Bates Ave
 St. Paul MN

Site	Job	Date	Floor	Room	Defect	Substrate	Condition	Color	Result	PbC	PbC	PKC	Duration	Depth	Insp.
275 Bates Ave	317	9/17/2013	14:21	OUTSIDE	D SIDING	Transite	POOR	WHITE	POS	1.8	< LOD	1.8	15:59	1.74	AM
275 Bates Ave	318	9/17/2013	14:21	OUTSIDE	D WINDOW CASING	WOOD	POOR	BLUE	POS	17.7	5.7	17.7	2:71	3	AM
275 Bates Ave	319	9/17/2013	14:22	OUTSIDE	D WINDOW CASING	WOOD	POOR	BLUE	POS	6.7	4.1	6.7	4:39	3.1	AM
275 Bates Ave	320	9/17/2013	14:23	OUTSIDE	B DOOR	WOOD	POOR	BLUE	Neg	< LOD	< LOD	< LOD	1.9	1	AM
275 Bates Ave	321	9/17/2013	14:23	OUTSIDE	B DOOR	WOOD	POOR	BLUE	Neg	< LOD	< LOD	< LOD	3.25	2.22	AM
275 Bates Ave	322	9/17/2013	14:23	OUTSIDE	B DOOR CASING	WOOD	POOR	BLUE	Neg	< LOD	< LOD	< LOD	3.25	1.08	AM
275 Bates Ave	323	9/17/2013	14:24	OUTSIDE	B DOOR THRESHOLD	WOOD	POOR	BLUE	Neg	< LOD	< LOD	< LOD	3.25	1	AM
275 Bates Ave	324	9/17/2013	14:24	OUTSIDE	B DOOR THRESHOLD	WOOD	POOR	BLUE	Neg	< LOD	< LOD	< LOD	3.24	1	AM
275 Bates Ave	325	9/17/2013	14:26		CALIBRATE				POS	1	1	< LOD	24.14	1.1	AM
275 Bates Ave	326	9/17/2013	14:27		CALIBRATE				POS	1	1	< LOD	19.86	1.04	AM
275 Bates Ave	327	9/17/2013	14:27		CALIBRATE				Neg	0.9	0.9	< LOD	10.84	1.06	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.**

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

EMSL Order: 351305646
 CustomerID: MIDW56
 CustomerPO:
 ProjectID:

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

Phone: (763) 691-0111
 Fax: (763) 691-0145
 Received: 09/16/13 9:30 AM
 Collected: 9/12/2013

Mora, MN 55051

Project: **502/0913C, 275 Bates Avenue, St. Paul, MN**

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

Lab ID:	Analyzed	Area Sampled	RDL	Lead Concentration	Notes
0001	9/16/2013	144 in ²	10 µg/ft ²	140 µg/ft ²	Site: Foyer Side A Carpet Floor Adj Entry <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W1</i>					
0002	9/16/2013	144 in ²	10 µg/ft ²	94 µg/ft ²	Site: 1st Floor, Kitchen, Side A, Vinyl Floor Adj. Entry <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W2</i>					
0003	9/16/2013	144 in ²	250 µg/ft ²	640 µg/ft ²	Site: Bed Room 1, Wood Side B, Floor Under Window <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W3</i>					
0004	9/16/2013	36 in ²	1000 µg/ft ²	5800 µg/ft ²	Site: Bed Rm 1, Side B, Stool <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W4</i>					
0005	9/16/2013	144 in ²	10 µg/ft ²	51 µg/ft ²	Site: Living Room, Side A, Wood, Floor Under Window <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W5</i>					
0006	9/16/2013	144 in ²	250 µg/ft ²	1100 µg/ft ²	Site: Basement Side A, Concrete Floor Adj Window <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W6</i>					
0007	9/16/2013	144 in ²	10 µg/ft ²	320 µg/ft ²	Site: Kitchen Side A, Vinyl Floor Under Window <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W7</i>					
0008	9/16/2013	144 in ²	10 µg/ft ²	440 µg/ft ²	Site: Bedroom 2, Side A, Wood Floor Under Window <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W8</i>					
0009	9/16/2013	36 in ²	2000 µg/ft ²	28000 µg/ft ²	Site: Bed Rm 2, Trough <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W9</i>					
0010	9/16/2013	144 in ²	10 µg/ft ²	73 µg/ft ²	Site: Living Rm, Side A, Floor Under Window <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W10</i>					
0011	9/16/2013	144 in ²	10 µg/ft ²	<10 µg/ft ²	Site: Bedroom 5, Side B, Floor Adj. Closet <i>Collected: 9/12/2013</i>
<i>Client Sample 502/913C-W11</i>					

Rachel Travis, Laboratory Manager
 or other approved signatory

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. QC data associated with this sample set is within acceptable limits, 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. * slight modifications to methods applied. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn AIHA-LAP, LLC--ELLAP Accredited #163162

Initial report from 09/16/2013 18:56:36

Test Report PB w/RDL-7.26.0 Printed: 9/17/2013 8:49:42 AM

Page 2 of 2



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: 351305646
CustomerID: MIDW56
CustomerPO:
ProjectID:

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

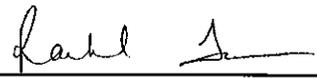
Phone: (763) 691-0111
Fax: (763) 691-0145
Received: 09/16/13 9:30 AM
Collected: 9/12/2013

Mora, MN 55051

Project: 502/0913C, 275 Bates Avenue, St. Paul, MN

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

Lab ID:	Analyzed	RDL	Lead Concentration	Notes
0012	9/16/2013	40 mg/Kg	960 mg/Kg	Site: Bare Soil Yard
<i>Client Sample</i> 502/913C-S1				<i>Collected:</i> 9/12/2013



Rachel Travis, Laboratory Manager
or other approved signatory

Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. The QC data associated with these sample results included in this report meet the method QC requirements, unless specifically indicated otherwise. 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. *slight modification to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn AIHA-LAP, LLC-ELLAP Accredited #163162

Initial report from 09/16/2013 18:56:36

Test Report PB w/RDL-7.26.0 Printed: 9/17/2013 8:49:42 AM

5646

CHAIN OF CUSTODY

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: Greg Meyer

Project Number: 502/0813C
Client: All Phase / City of St. Paul
Project: 276 Baker Avenue, St. Paul, MN
Phone/Fax:



Sample ID	Sample Description	Collection Date/Time	Matrix (Vol./Area)	Analysis Requested
502/0813C-w1	Carpet Entry - Side A Floor - edge entry	09/2/13 1:30p	1 ft ²	pb ug/ft ²
w2	1st floor vinyl Kitchen - wood floor window		1 ft ²	
w3	wood floor window Rear Room - Side A Floor window		2 "x18"	
w4	wood floor window Bedroom - Side A Floor window		1 ft ²	
w5	wood floor window Living Room - Side A Floor window		1 ft ²	
w6	wood floor window Base ment - Side A Floor window		1 ft ²	
w7	wood floor window Kitchen - Side A Floor window		1 ft ²	
w8	wood floor window Bedroom - Side B Floor window		2 "x18"	
w9	wood floor window Bed Rm2 - Floor window		1 ft ²	
w10	wood floor window Living Rm - Side A Floor window	3:30p	1 ft ²	
w11	wood floor window Bed room - Side B Floor window		1 ft ²	

Date: 09/13/13 Time: _____
Date: _____ Time: _____

Delivered by: Fed Ex
Delivered by: _____

Disposition of Samples: only ASTM
wipes used

Date: 9/13/13 Time: 9:30am
Date: 9/13/13 Time: _____

Received by Lab: Clark FedEx
Received by Lab: _____

Notes: Please analyze @ 48 hours turn around



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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

Code Compliance Report

August 04, 2009

HOUSING AND REDEVELOPMENT
25 W 4TH ST STE 1300
ST PAUL MN 55102

Re: 275 Bates Ave
File#: 06 092130 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 23, 2009.

Please be advised that this report is accurate and correct as of the date August 04, 2009. 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 August 04, 2009. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

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

BUILDING **Inspector: Ken Eggers** **Phone: 651-266-9047**

- Insure basement cellar floor is even, cleanable and all holes are filled
- Install plinth blocks under posts in basement
- Tuck Point interior/exterior of foundation as necessary
- Dry out basement and eliminate source of moisture
- Remove mold, mildew and moldy or water damaged materials
- Permanently secure top and bottom of support posts in an approved manner
- Install handrails and guardrails at all stairways, including basement stairways, and return handrail ends to the wall or newel post per attachment.
- Strap or support top of stair stringers
- Install tempered or safety glass in window over stair landing to code
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide and operable latching device for all windows
- Provide thumb type deadbolts for all entry doors. Remove any surface bolts
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors

- Install floor covering in bathroom and kitchen that is impervious to water
- Repair walls, ceiling and floors throughout, as necessary
- Provide fire block construction as necessary
- Where wall and ceiling covering is removed install full thickness or code-specified insulation
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Provide smoke detectors per the MN Building Code and carbon monoxide detectors per State Law.
- Replace or repair landing and stairway per code
- Repair siding, soffit, fascia, trim, etc. as necessary
- Provide proper drainage around house to direct water away from foundation of house.
- Close in open stair risers to maintain an opening no greater than 4 inches
- A building permit is required to correct the above deficiencies
- Remove stacked blocks under support posts in basement and provide posts going from footing to support beam.
- Clean basement foundation walls and tuckpoint and re-parge.
- Repair basement stairs and re-level.
- Repair or replace kitchen cabinets.
- Refinish wood floors, replace floor coverings.
- Repair or replace retaining wall at West side of property.
- Remove trees on west side, trees are rubbing on structure.
- This property is being converted to a Single Family Dwelling.

ELECTRICAL Inspector: Jamie McNamara Phone: 651-266-9037

- Provide a complete circuit directory at service panel indicating location and use of all circuits
- verify/install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Properly strap cables and conduits in basement/ service conduit on the exterior of the house.
- install/replace GFCI receptacle in basement/first/second bathroom adjacent to the sink
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector per bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Install exterior lights at front/side entry doors
- Basement rewire furnace to code.

- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).

PLUMBING **Inspector: Denny Watters** **Phone: 651-266-9051**

- Basement - Laundry Tub - faucet is missing
- Basement - Laundry Tub - unvented
- Basement - Soil and Waste Piping - no front sewer clean out; no soil stack base clean out
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping
- Basement - Water Heater - No gas shut off or gas piping incorrect
- Basement - Water Heater - Vent must be in chimney liner
- Basement - Water Heater - not fired or in service
- Basement - Water Meter - Remove steel from before meter
- Basement - Water Meter - meter is removed or not in service
- Exterior - Lawn Hydrants - Requires backflow assembly or device
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect
- First Floor - Lavatory - unvented
- First Floor - Sink - fixture is missing
- First Floor - Tub and Shower - provide stopper
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect
- Second Floor - Lavatory - incorrectly vented
- Second Floor - Lavatory - waste incorrect
- Second Floor - Sink - waste incorrect
- Second Floor - Tub and Shower - unvented
- Second Floor - Tub and Shower - waste incorrect

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Install approved metal chimney liner.
- Connect furnace and water heater venting into chimney liner.
- Vent clothes dryer to code.
- Provide adequate combustion air and support duct to code.
- Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
- Witnessed air test on new gas piping to furnace.
- Provide appropriate size openable window in all bathrooms or prove approved bathroom exhaust fan is vented to the exterior (Ventilation permit maybe required).
- Install furnace air filter access cover.

- Clean all supply and return ducts for warm air heating system.
- Provide dampers in all supply runs.
- Repair and/or replace heating registers as necessary.
- Provide heat in every habitable room and bathrooms.
- Mechanical GAS permit is required for the above work and possible a Venation permit also.

Possible a furnace is in the attic – verify it is installed to code and provide access for inspection.

ZONING

1. This property was inspected as a Single Family Dwelling.

Notes:

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

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

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

If you have any questions regarding this inspection report, please contact Ken Eggers between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml
Attachments