



Hennepin County Department of Housing, Community Works & Transit

701 Fourth Avenue South, Suite 400
Minneapolis, Minnesota 55415

612-348-9260, Phone
612-348-9710, Fax
www.hennepin.us

3/26/2013

GMHC - Greater Metropolitan Housing Corporation
15 S 5th St Suite 710
Minneapolis MN 55402
RE: 7324 17 AVE S

Dear GMHC - Greater Metropolitan Housing Corporation:

The Hennepin County Housing, Community Works and Transit Department has completed a Lead-Based Paint Inspection and Risk Assessment (PIRA) at the above referenced address. Appendix D of the enclosed PIRA Report lists options for addressing each lead hazard identified during the PIRA. The options listed for each lead hazard range from abatement (removal or enclosure) to interim controls (paint stabilization). When choosing options for each lead hazard it is a good practice to consult with your construction manager and contractor to determine the best solutions for your property and your budget. Hennepin County Housing Community Works and Transit staff are also available for consultation on the contents of this report.

A clearance inspection should be conducted immediately following the lead hazard reduction work. Please notify our office two days in advance of the completion of the work so your property can be put on the clearance schedule.

The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements call 1-800-424-LEAD.

Sincerely,

A handwritten signature in blue ink that reads 'Ben Jones'.

Ben Jones
Hennepin County
Housing, Community Works and Transit
(612) 366-9579



Lead-Based Paint Inspection and Risk Assessment Report

**7324 17 AVE S
Richfield MN, 55423**

Prepared For:

**GMHC - Greater Metropolitan Housing Corporation
15 S 5th St Suite 710
Minneapolis, MN 55402**

By:

**Ben Jones
Hennepin County
Housing, Community Works and Transit
701 4th Ave S, Suite 400
Minneapolis, MN 55415-1843**

Minnesota License Number: LR2623

3/26/2013



**Hennepin County Housing,
Community Works and Transit**

Paint Inspection / Risk Assessment Summary

Site Address: 7324 17 AVE S

Property Information:

Owner: GMHC - Greater Metropolitan Housing Corporation
15 S 5th St Suite 710
Minneapolis, MN 55402
(612) 399-0601

Date of Construction: 1957

Occupancy Status: Vacant

Inspection Date: 3/21/2013

Report Date: 3/26/2013

Summary of Findings: Lead-Based Paint and Lead Hazards were found.

Summary of Locations of Lead-Based Paint:

Exterior and Interior

Summary of Lead-Based Paint Hazards:

Dust Hazards: Window wells.

Soil Hazards: All bare soil.

Paint Hazards: Exterior doors and storm doors; and exterior trim.

Information Included in Report:

HUD Guidelines Part I (see cover page)

HUD Guidelines Part II

Appendix A: Dwelling Sketches

Appendix B: XRF Results

Appendix C: Analytical Results (If applicable)

HUD Guidelines Part III

Appendix D: Lead Hazard Reduction Options

Appendix E: Maintenance/Monitoring Schedule (If applicable)

Risk Assessor (for more information):

Report prepared by:

Ben Jones

Minnesota License Number: LR2623

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Hennepin County Housing Community Works and Transit

Appendix A: Dwelling Sketches

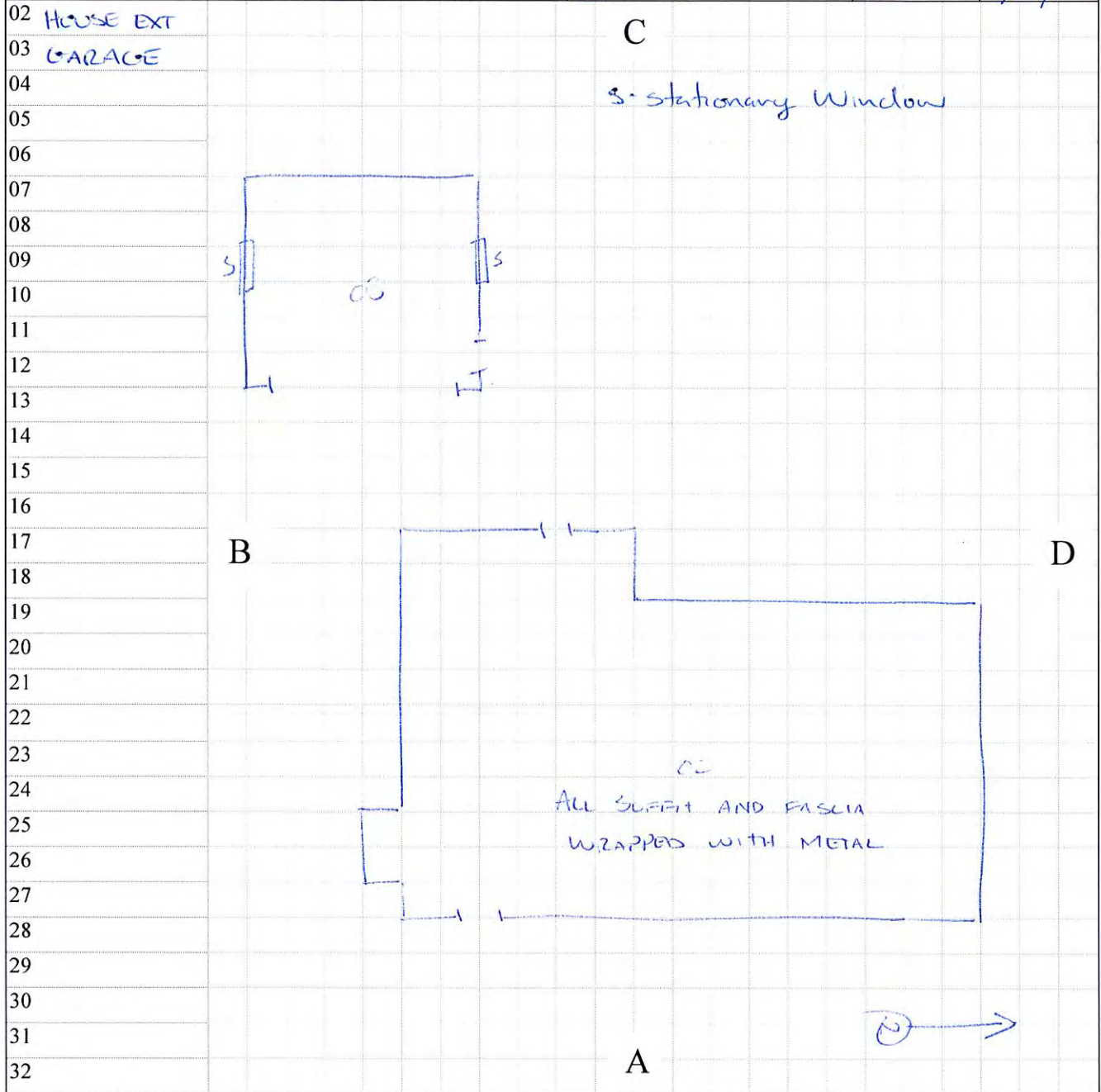
These sketches are diagrams of the exterior and interior rooms of the reference property. The room numbers on the sketches correspond to the "Room" column on the XRF report and the "Room #" column on the analytical sample sheets.

Each room in a dwelling unit or common area is given a room number including the Exterior and the Garage. Dwelling units and common areas are treated separately and individually numbered beginning with Room 02 (Room 01 is never used). The Exterior and Garage are numbered as part of the common areas.



Hennepin County Housing, Community Works & Transit Dwelling Sketch

Case Type	Tracking #	Property Address	Dwelling Unit	
GMHC		7324 17 th Avenue S, Richfield	SF	
Risk Assessor	Page Number	Exterior / Floor Level	Drawn By	Date
Jones	Page 1 of 3	EXTERIOR	BJ.	3/21/13

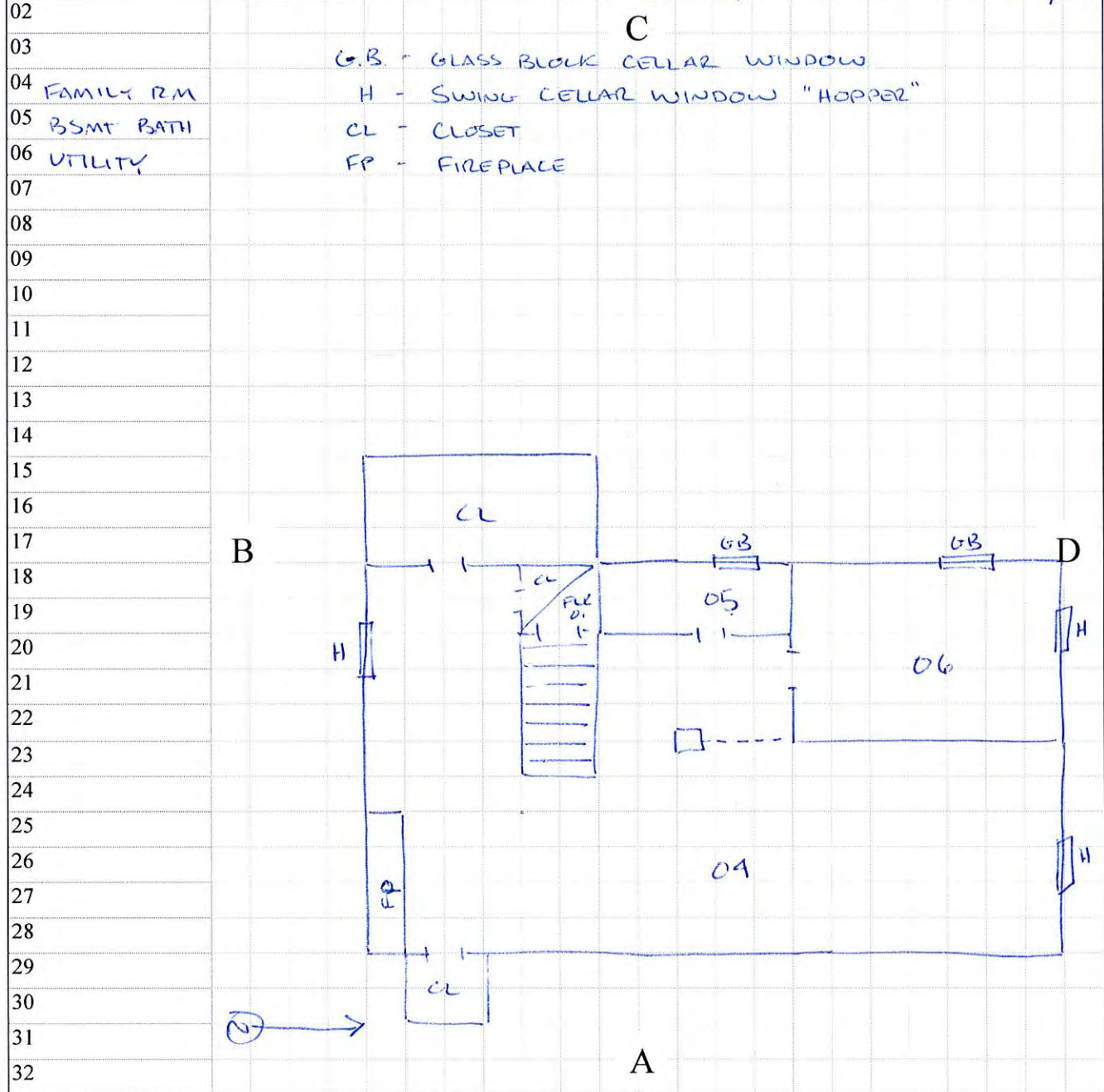


Street used in address of residence: 17 AVES.



Hennepin County Housing, Community Works & Transit Dwelling Sketch

Case Type		Tracking #	Property Address	Dwelling Unit	
GMHC			7324 17 th Avenue S, Richfield	SF	
Risk Assessor	Page Number	Exterior / Floor Level		Drawn By	Date
Jones	Page 2 of 3	BASEMENT		B.J	3/21/13



Street used in address of residence: 17 AVE S.

This sketch is not to scale.



Hennepin County Housing, Community Works & Transit Dwelling Sketch

Case Type	Tracking #	Property Address	Dwelling Unit	
GMHC		7324 17 th Avenue S, Richfield	SF	
Risk Assessor	Page Number	Exterior <u>Floor Level</u>	Drawn By	Date
Jones	Page 3 of 3	FLOOR 01	B.J.	3/21/13

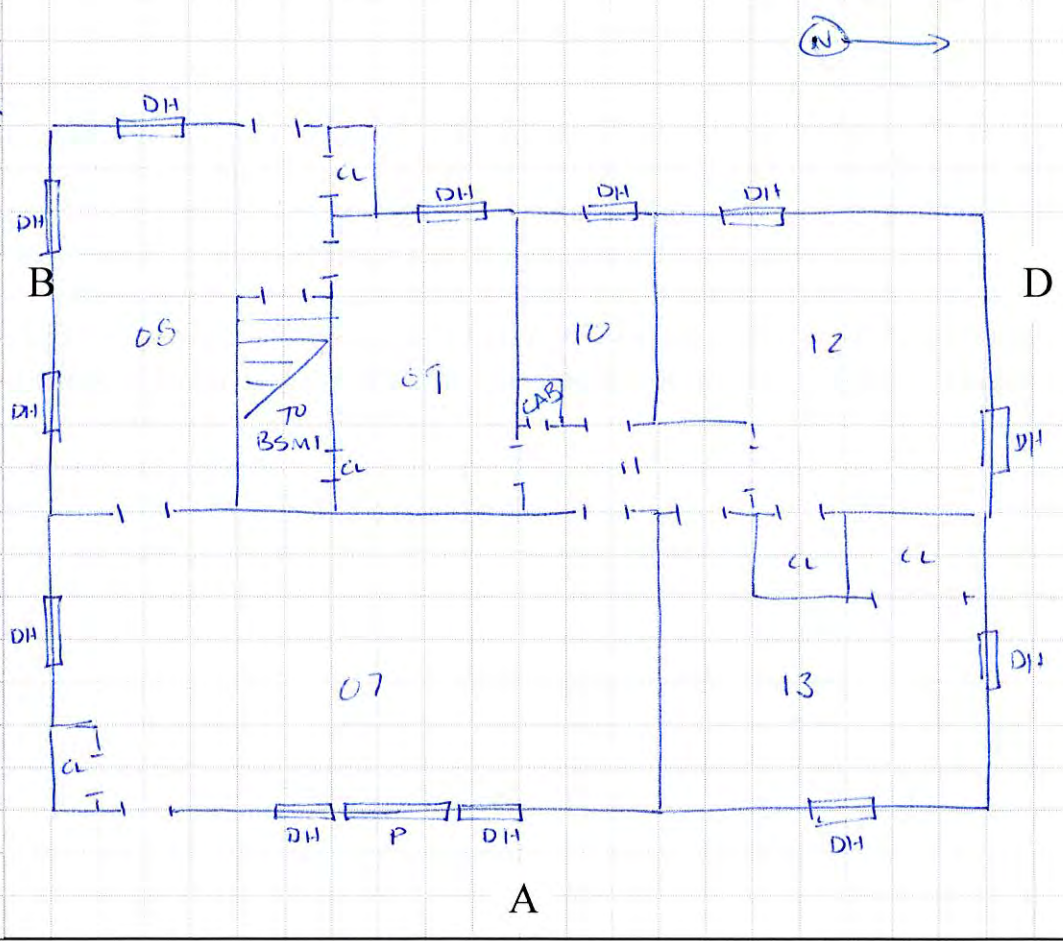
- 02
- 03
- 04
- 05
- 06
- 07 LIVING RM
- 08 KITCHEN
- 09 DINING RM
- 10 BATH
- 11 HALL
- 12 NW BED RM
- 13 NE BED RM
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32

C

DH - ORIGINAL OPERATING WINDOW
DOUBLE-HUNG STYLE

P - PICTURE WINDOW (STATIONARY)

CL - CLOSET



Street used in address of residence: 17 AVE S.

This sketch is not to scale.



Hennepin County Housing Community Works and Transit

**Appendix B:
XRF Results Report—Attached**

XRF risk assessment paint inspection conducted according to established HUD guidelines and according to the Hennepin County Housing, Community Works and Transit protocols.

Paint Standard
1.0 mg/cm²

Explanation of Column Headings:

- No - a machine generated sequence number
- XRF/Insp - the serial number of the machine and the initials of the inspector
- Site - specific unit of a multiple unit project (omitted for single family homes)
- Floor - Floor level
- Room - room being tested (see site diagrams also included)
- Wall - Wall side of the room starting with A on the street side and going clock-wise
- Component - what is being tested
- Substrate - the composition of the tested component
- Condition - condition of the paint
- Color - the color of the paint
- DI - Depth Index - the larger the number the deeper the lead-based paint layer
- Result - the result of the test
- Pbc - the total combined lead in the layers of paint
- Pbc Error - the error of the total combined lead level

Model and Serial numbers of Niton XRFs used:

Model #	Serial #
XLp300A	U9022
XLp300A	U9731
XLp303A	U17621
XLp305A	U25845

<u>Risk Assessors</u>	<u>Initials</u>	<u>License Number</u>
Brian Kluver	BK	369
Matt Moore	MM	614
Melisa Illies	MI	330
Michael Jensen	MJ	232
Jim Graham	JG	771
Ben Jones	BJ	2623
Isak Collins	IC	1278

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	PbC Error mg/cm ²
1050						Shutter Calibrate					414.63	3.95	0
1051						Calibrate					1.06	Positive	1.1
1052						Calibrate					1.02	Positive	1
1053						Calibrate					1.09	Positive	1.1
1054						Calibrate					1.43	Positive	4.3
1055						Calibrate					1	Negative	0.3
1056	9022/1C	1	Exterior	2	A	Door Jamb	WOOD	FAIR	WHITE		2.36	Positive	1.6
1057	9022/1C	1	Exterior	2	A	Door Threshold	WOOD	FAIR	Grey		2.83	Negative	< LOD
1058	9022/1C	1	Exterior	2	A	Door	WOOD	FAIR	WHITE		3.67	Negative	0.8
1059	9022/1C	1	Exterior	2	A	Storm Door	WOOD	FAIR	WHITE		4.4	Positive	1.4
1060	9022/1C	1	Exterior	2	A	Soffit	METAL	INTACT	WHITE		10	Negative	< LOD
1061	9022/1C	1	Exterior	2	A	Fascia	METAL	INTACT	WHITE		1.23	Null	< LOD
1062	9022/1C	1	Exterior	2	A	Fascia	METAL	INTACT	WHITE		8.41	Null	0.9
1063	9022/1C	1	Exterior	2	A	Fascia	METAL	INTACT	WHITE		3.94	Null	< LOD
1064	9022/1C	1	Exterior	2	A	Fascia	METAL	INTACT	WHITE		10	Negative	0.8
1065	9022/1C	1	Exterior	2	A	awning	METAL	INTACT	WHITE		1.97	Negative	< LOD
1066	9022/1C	1	Exterior	2	B	Wall	WOOD	INTACT	WHITE		6.52	Positive	2.6
1067	9022/1C	1	Exterior	2	B	Window Casing	WOOD	FAIR	WHITE		4.24	Negative	< LOD
1068	9022/1C	1	Exterior	2	B	Window Casing	WOOD	FAIR	WHITE		6.83	Positive	1.6
1069	9022/1C	1	Exterior	2	C	Door	WOOD	FAIR	WHITE		3.45	Null	1
1070	9022/1C	1	Exterior	2	C	Door	WOOD	FAIR	WHITE		3.25	Negative	0.8
1071	9022/1C	1	Exterior	2	C	Door	WOOD	FAIR	WHITE		3.59	Positive	2.6
1072	9022/1C	1	Exterior	2	C	Door Threshold	WOOD	FAIR	Grey		4.68	Negative	0.8
1073	9022/1C	1	Exterior	2	C	Door Threshold	WOOD	FAIR	Grey		4.95	Negative	0.8
1074	9022/1C	1	Exterior	2	C	Wall	TILE	INTACT	WHITE		4.49	Negative	0.3
1075	9022/1C	1	Exterior	2	D	Wall	TILE	INTACT	WHITE		5.78	Negative	0.4
1076	9022/1C	1	Exterior	2	D	Fence	CONCRETE	INTACT	WHITE		1.77	Negative	0.23
1077	9022/1C	1	Exterior	2	B	Celr Win Sash Ext	WOOD	FAIR	WHITE		1.46	Negative	0.5
1078	9022/1C	1	Exterior	2	B	Celr Win Cas	WOOD	FAIR	WHITE		1.29	Negative	< LOD
1079	9022/1C	1	Exterior	2	B	Downspout	METAL	INTACT	WHITE		1	Negative	< LOD
1080	9022/1C	1	Garage	3	A	Overhead Dr Cas	WOOD	FAIR	WHITE		7.12	Positive	1.7
1081	9022/1C	1	Garage	3	A	Overhead Dr	METAL	INTACT	WHITE		1	Negative	< LOD
1082	9022/1C	1	Garage	3	A	Soffit	WOOD	FAIR	WHITE		4.56	Positive	2.8

XRF Results Report

7324 17th Avenue S.
Minneapolis, MN

Date of Testing: 3/21/2013

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	Pbc Error mg/cm ²
1083	9022/IC	1	Garage	3	A	Fascia	WOOD	FAIR	WHITE	6.22	Positive	2.4	1.1
1084	9022/IC	1	Garage	3	B	Wall	TILE	INTACT	WHITE	2.36	Null	0.6	0.2
1085	9022/IC	1	Garage	3	B	Wall	TILE	INTACT	WHITE	5.05	Positive	1.8	0.6
1086	9022/IC	1	Garage	3	B	Window Casing	TILE	FAIR	WHITE	6.64	Positive	2.5	1.2
1087	9022/IC	1	Garage	3	B	shutter	WOOD	INTACT	WHITE	4.3	Negative	0.6	0.2
1088	9022/IC	1	Garage	3	B	Window Sash Ext	WOOD	INTACT	WHITE	6.85	Positive	2.1	0.7
1089	9022/IC	1	Garage	3	C	Wall	TILE	INTACT	WHITE	7.48	Negative	0.6	0.2
1090	9022/IC	1	Garage	3	D	Wall	TILE	INTACT	WHITE	2.83	Positive	1.4	0.4
1091	9022/IC	1	NE Bedroom	13	A	Wall	PLASTER	INTACT	Yellow	1.77	Negative	< LOD	0.06
1092	9022/IC	1	NE Bedroom	13	B	Wall	PLASTER	INTACT	Yellow	1.18	Negative	0.06	0.03
1093	9022/IC	1	NE Bedroom	13	C	Wall	PLASTER	INTACT	Yellow	1	Negative	< LOD	0.03
1094	9022/IC	1	NE Bedroom	13	D	Wall	PLASTER	INTACT	Yellow	1	Negative	< LOD	0.03
1095	9022/IC	1	NE Bedroom	13	D	Ceiling	PLASTER	INTACT	WHITE	1	Negative	< LOD	0.03
1096	9022/IC	1	NE Bedroom	13	D	Floor	CARPET	INTACT	Beige	1	Negative	< LOD	0.03
1097	9022/IC	1	NE Bedroom	13	D	Baseboard	WOOD	INTACT	NATRL	1	Negative	< LOD	0.05
1098	9022/IC	1	NE Bedroom	13	C	Door Casing	WOOD	INTACT	NATRL	1	Negative	< LOD	0.07
1099	9022/IC	1	NE Bedroom	13	C	Door	WOOD	INTACT	NATRL	1.36	Negative	< LOD	0.07
1100	9022/IC	1	NE Bedroom	13	B	Chair Rail	WOOD	INTACT	Yellow	5.41	Null	0.8	0.2
1101	9022/IC	1	NE Bedroom	13	B	Chair Rail	WOOD	INTACT	Yellow	3.21	Null	1	0.5
1102	9022/IC	1	NE Bedroom	13	B	Chair Rail	WOOD	INTACT	Yellow	4.35	Positive	1.4	0.4
1103	9022/IC	1	NE Bedroom	13	A	Window Casing	WOOD	FAIR	NATRL	1.09	Negative	< LOD	0.09
1104	9022/IC	1	NE Bedroom	13	A	Window Sash	WOOD	FAIR	NATRL	1	Negative	< LOD	0.06
1105	9022/IC	1	NE Bedroom	13	A	Window Trough	WOOD	FAIR	WHITE	2.27	Negative	0.6	0.1
1106	9022/IC	1	NE Bedroom	13	A	Window Trough	WOOD	FAIR	WHITE	2.69	Negative	0.8	0.2
1107	9022/IC	1	NE Bedroom	13	A	Window Sash Ext	WOOD	FAIR	WHITE	1.8	Negative	< LOD	0.13
1108	9022/IC	1	NE Bedroom	13	A	Window Sash Ext	WOOD	FAIR	WHITE	1.9	Negative	< LOD	0.15
1109	9022/IC	1	NE Bedroom	13	A	Wall Register	METAL	INTACT	Yellow	1.13	Negative	< LOD	0.05
1110	9022/IC	1	NE Bedroom	13	C	Cist Wall	PLASTER	INTACT	Yellow	1	Negative	< LOD	0.03
1111	9022/IC	1	NE Bedroom	13	C	Cist Bracket	WOOD	INTACT	NATRL	1	Negative	< LOD	0.06
1112	9022/IC	1	NW Bedroom	12	A	Wall	PLASTER	FAIR	Beige	1.72	Negative	< LOD	0.03
1113	9022/IC	1	NW Bedroom	12	B	Wall	PLASTER	FAIR	Beige	1.06	Negative	< LOD	0.05
1114	9022/IC	1	NW Bedroom	12	C	Wall	PLASTER	FAIR	Beige	1.7	Negative	< LOD	0.08
1115	9022/IC	1	NW Bedroom	12	D	Wall	PLASTER	FAIR	Beige	1	Negative	< LOD	0.04

XRF Results Report

7324 17th Avenue S.
Minneapolis, MN

Date of Testing: 3/21/2013

No	XRF/Insp	Floor	ROOM	#	Wall COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	Pbc Error mg/cm ²	
1116	9022/IC	1	NW Bedroom	12	D	Ceiling	PLASTER	INTACT	WHITE	1	Negative	< LOD	0.03
1117	9022/IC	1	NW Bedroom	12	D	Floor	CARPET	INTACT	Beige	1.47	Negative	< LOD	0.03
1118	9022/IC	1	NW Bedroom	12	D	Baseboard	WOOD	INTACT	NATRL	2.61	Negative	< LOD	0.11
1119	9022/IC	1	NW Bedroom	12	B	Door Casing	WOOD	INTACT	NATRL	1	Negative	< LOD	0.04
1120	9022/IC	1	NW Bedroom	12	B	Door	WOOD	INTACT	NATRL	1	Negative	< LOD	0.03
1121	9022/IC	1	NW Bedroom	12	A	Clst Wall	PLASTER	INTACT	Beige	1	Negative	< LOD	0.04
1122	9022/IC	1	NW Bedroom	12	A	Clst Bracket	WOOD	INTACT	NATRL	1	Negative	< LOD	0.05
1123	9022/IC	1	NW Bedroom	12	B	Door Casing	WOOD	INTACT	NATRL	1.03	Negative	< LOD	0.04
1124	9022/IC	1	NW Bedroom	12	B	Door	WOOD	INTACT	NATRL	1	Negative	< LOD	0.05
1125	9022/IC	1	NW Bedroom	12	C	Window Casing	WOOD	INTACT	NATRL	1	Negative	< LOD	0.04
1126	9022/IC	1	NW Bedroom	12	C	Window Sash	WOOD	INTACT	NATRL	1	Negative	< LOD	0.03
1127	9022/IC	1	NW Bedroom	12	C	Window Trough	WOOD	FAIR	WHITE	1.97	Negative	0.6	0.1
1128	9022/IC	1	NW Bedroom	12	C	Window Trough	WOOD	FAIR	WHITE	1.39	Negative	0.4	0.1
1129	9022/IC	1	NW Bedroom	12	C	Window Sash Ext	WOOD	FAIR	WHITE	1.39	Negative	0.27	0.18
1130	9022/IC	1	NW Bedroom	12	C	Window Sash Ext	WOOD	FAIR	WHITE	1.11	Negative	< LOD	0.19
1131	9022/IC	1	NW Bedroom	12	B	Door Casing	WOOD	FAIR	NATRL	1.05	Negative	< LOD	0.05
1132	9022/IC	1	NW Bedroom	12	B	Door Casing	WOOD	FAIR	NATRL	1.63	Negative	< LOD	0.09
1133	9022/IC	1	Hall	11	A	Door Casing	WOOD	FAIR	NATRL	1	Negative	< LOD	0.05
1134	9022/IC	1	Hall	11	A	Door	WOOD	FAIR	NATRL	1.17	Negative	< LOD	0.07
1135	9022/IC	1	Hall	11	A	Wall	PLASTER	INTACT	WHITE	2.82	Negative	0.16	0.09
1136	9022/IC	1	Hall	11	B	Wall	PLASTER	INTACT	WHITE	1.35	Negative	< LOD	0.09
1137	9022/IC	1	Hall	11	C	Wall	PLASTER	INTACT	WHITE	3.46	Negative	< LOD	0.19
1138	9022/IC	1	Hall	11	D	Wall	PLASTER	INTACT	WHITE	2.13	Negative	< LOD	0.08
1139	9022/IC	1	Hall	11	D	Ceiling	PLASTER	INTACT	WHITE	1.7	Negative	0.08	0.05
1140	9022/IC	1	Hall	11	D	Floor	CARPET	INTACT	Beige	1	Negative	< LOD	0.03
1141	9022/IC	1	Hall	11	D	Baseboard	WOOD	INTACT	NATRL	1	Negative	< LOD	0.04
1142	9022/IC	1	Hall	11	C	Clst Shelf	WOOD	INTACT	NATRL	1.47	Null	< LOD	0.04
1143	9022/IC	1	Hall	11	C	Clst Shelf	WOOD	INTACT	NATRL	1	Negative	< LOD	0.03
1144	9022/IC	1	Hall	11	C	Clst Wall	PLASTER	INTACT	Beige	1	Negative	< LOD	0.03
1145	9022/IC	1	Hall	11	C	Clst Bracket	PLASTER	INTACT	Beige	1	Negative	< LOD	0.03
1146	9022/IC	1	Bath	10	A	Wall	PLASTER	FAIR	Wall Paper	1	Negative	< LOD	0.03
1147	9022/IC	1	Bath	10	B	Wall	PLASTER	FAIR	Wall Paper	1.14	Negative	< LOD	0.09
1148	9022/IC	1	Bath	10	C	Wall	PLASTER	FAIR	Wall Paper	3.48	Null	< LOD	0.87

XRF Results Report

7324 17th Avenue S.
Minneapolis, MN

Date of Testing: 3/21/2013

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	PbC Error mg/cm ²
1149	9022/IC	1	Bath	10	C	Wall	PLASTER	FAIR	Wall Paper	1	Negative	< LOD	0.08
1150	9022/IC	1	Bath	10	D	Wall	PLASTER	FAIR	Wall Paper	1	Negative	< LOD	0.04
1151	9022/IC	1	Bath	10	D	Ceiling	PLASTER	FAIR	WHITE	1	Negative	< LOD	0.03
1152	9022/IC	1	Bath	10	D	Floor	CERAMIC	INTACT	WHITE	1.84	Negative	< LOD	0.05
1153	9022/IC	1	Bath	10	B	Wall	CERAMIC	INTACT	WHITE	3.2	Negative	< LOD	0.45
1154	9022/IC	1	Bath	10	C	Wall	CERAMIC	INTACT	WHITE	3.16	Negative	< LOD	0.28
1155	9022/IC	1	Bath	10	B	Tub	METAL	INTACT	WHITE	1	Negative	< LOD	0.03
1156	9022/IC	1	Bath	10	A	Door Casing	WOOD	INTACT	NATRL	1.44	Negative	< LOD	0.08
1157	9022/IC	1	Bath	10	A	Door	WOOD	INTACT	NATRL	2.48	Negative	< LOD	0.15
1158	9022/IC	1	Bath	10	D	Cab Outside	WOOD	INTACT	NATRL	1.68	Negative	< LOD	0.1
1159	9022/IC	1	Bath	10	C	Window Casing	WOOD	INTACT	NATRL	6.56	Negative	< LOD	0.68
1160	9022/IC	1	Bath	10	C	Window Sash	WOOD	INTACT	NATRL	1.67	Negative	< LOD	0.07
1161	9022/IC	1	Bath	10	C	Window Trough	WOOD	FAIR	WHITE	2.04	Negative	0.5	0.3
1162	9022/IC	1	Bath	10	C	Window Sash Ext	WOOD	FAIR	WHITE	1.53	Negative	0.29	0.18
1163	9022/IC	1	Bath	10	C	Wall Register	METAL	FAIR	WHITE	2.14	Negative	< LOD	0.28
1164						Calibrate				1.12	Null	1.1	0.1
1165						Calibrate				1.06	Null	1.1	0.3
1166						Calibrate				1.11	Null	1.1	0.1
1167						Calibrate				1.06	Positive	1.1	0.1
1168						Calibrate				1.09	Positive	1.1	0.1
1169						Calibrate				1.05	Positive	1.1	0.1

NOTES:

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	PbC Error mg/cm ²
458						Shutter Calibrate					372.32	1.8	0
459						Calibrate					1.11	Positive	1.1
460						Calibrate					1.14	Positive	1.1
461						Calibrate					1.1	Positive	1
462						Calibrate					1	Negative	0.29
463						Calibrate					1.49	Positive	4.3
464	25845/BJ	1	Dining Room	9	A	Wall	PLASTER	INTACT	Blue	2.38	Negative	< LOD	0.18
465	25845/BJ	1	Dining Room	9	D	Wall	PLASTER	INTACT	Blue	2.78	Negative	< LOD	1.31
466	25845/BJ	1	Dining Room	9	C	Wall	PLASTER	INTACT	Blue	3.27	Negative	< LOD	0.21
467	25845/BJ	1	Dining Room	9	B	Wall Lower	PLASTER	INTACT	Wall Paper	1.62	Null	< LOD	0.17
468	25845/BJ	1	Dining Room	9	B	Wall Lower	PLASTER	INTACT	Wall Paper	1.43	Negative	0.13	0.09
469	25845/BJ	1	Dining Room	9	B	Cist Wall	PLASTER	INTACT	Wall Paper	1	Null	< LOD	0.03
470	25845/BJ	1	Dining Room	9	B	Cist Wall	PLASTER	INTACT	Wall Paper	1	Negative	< LOD	0.03
471	25845/BJ	1	Dining Room	9	B	Ceiling	PLASTER	INTACT	WHITE	1	Negative	< LOD	0.03
472	25845/BJ	1	Dining Room	9	A	Floor	CARPET	INTACT	Blue	1	Negative	< LOD	0.07
473	25845/BJ	1	Dining Room	9	A	Baseboard	WOOD	INTACT	NATRL	1	Negative	< LOD	0.03
474	25845/BJ	1	Dining Room	9	A	Wall Register	METAL	INTACT	WHITE	1.87	Negative	< LOD	0.15
475	25845/BJ	1	Dining Room	9	A	Chair Rail	WOOD	INTACT	Blue	1	Negative	< LOD	0.03
476	25845/BJ	1	Dining Room	9	B	Door Casing	WOOD	INTACT	NATRL	1	Negative	< LOD	0.03
477	25845/BJ	1	Dining Room	9	B	Door Jamb	WOOD	INTACT	NATRL	1.09	Negative	< LOD	0.04
478	25845/BJ	1	Dining Room	9	B	Door	WOOD	INTACT	NATRL	1	Negative	< LOD	0.04
479	25845/BJ	1	Dining Room	9	C	Window Casing	WOOD	INTACT	NATRL	1.14	Negative	< LOD	0.08
480	25845/BJ	1	Dining Room	9	C	Window Sash	WOOD	FAIR	NATRL	1	Negative	< LOD	0.05
481	25845/BJ	1	Dining Room	9	C	Window Stop	WOOD	FAIR	WHITE	1.63	Null	< LOD	0.08
482	25845/BJ	1	Dining Room	9	C	Window Stop	WOOD	FAIR	WHITE	1.46	Negative	0.3	0.14
483	25845/BJ	1	Dining Room	9	C	Window Sash Ext	WOOD	FAIR	WHITE	1.12	Negative	< LOD	0.21
484	25845/BJ	1	Dining Room	9	B	Cist Bracket	WOOD	INTACT	NATRL	2.62	Negative	< LOD	0.21
485	25845/BJ	1	Dining Room	9	B	Cist Floor	WOOD	FAIR	Grey	3.47	Negative	< LOD	0.23
486	25845/BJ	1	Dining Room	9	B	Cist Door Jmb	WOOD	INTACT	NATRL	1	Negative	< LOD	0.06
487	25845/BJ	1	Dining Room	9	B	Cist Door	WOOD	INTACT	NATRL	1.84	Negative	< LOD	0.12
488	25845/BJ	1	Dining Room	9	B	Cist Ceiling Hatch	WOOD	INTACT	NATRL	1	Negative	< LOD	0.03
489	25845/BJ	1	Dining Room	9	B	Cist Ceiling Hatch Cas	WOOD	INTACT	NATRL	3.53	Negative	< LOD	0.36
490						Calibrate				1.13	Positive	1.1	0.1

XRF Results Report

7324 17th Avenue S.
Minneapolis, MN

Date of Testing: 3/21/2013

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	PbC Error mg/cm ²
491						Calibrate				1.13	Positive	1.1	0.1
492						Calibrate				1.12	Positive	1.1	0.1

NOTES:

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	Pbc Error mg/cm ²
224						Shutter Calibrate					368.32	5.71	0
225						Calibrate					1.03	Positive	1
226						Calibrate					1.03	Positive	1
227						Calibrate					1.04	Positive	1
228						Calibrate					1.24	Positive	3.5
229						Calibrate					1	Negative	0.26
230	9731/BK	BSMT	Family Room	4	A	Wall	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
231	9731/BK	BSMT	Family Room	4	B	Wall	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
232	9731/BK	BSMT	Family Room	4	C	Wall	BRICK	INTACT	WHITE	2.47	Negative	< LOD	0.03
233	9731/BK	BSMT	Family Room	4	C	Wall	WOOD	INTACT	WHITE	1	Negative	< LOD	0.03
234	9731/BK	BSMT	Family Room	4	D	Wall	WOOD	INTACT	WHITE	1	Negative	< LOD	0.03
235	9731/BK	BSMT	Family Room	4	D	Floor	TILE	INTACT	Brown	1.11	Negative	< LOD	0.03
236	9731/BK	BSMT	Family Room	4	D	Ceiling	TILE	INTACT	Brown	1	Negative	< LOD	0.03
237	9731/BK	BSMT	Family Room	4	B	Frlp Brick	BRICK	INTACT	Brown	1.54	Negative	< LOD	0.03
238	9731/BK	BSMT	Family Room	4	B	Wall well rm	BRICK	POOR	Brown	2.68	Negative	< LOD	0.03
239	9731/BK	BSMT	Family Room	4	A	Door	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
240	9731/BK	BSMT	Family Room	4	A	Door Jamb	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
241	9731/BK	BSMT	Family Room	4	A	Door Casing	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
242	9731/BK	BSMT	Family Room	4	B	Baseboard	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
243	9731/BK	BSMT	Family Room	4	C	Door	WOOD	FAIR	WHITE	2.8	Negative	< LOD	0.16
244	9731/BK	BSMT	Family Room	4	C	Door Casing	WOOD	INTACT	WHITE	1	Negative	< LOD	0.03
245	9731/BK	BSMT	Family Room	4	C	duct work	WOOD	FAIR	WHITE	4.6	Negative	< LOD	0.29
246	9731/BK	BSMT	Family Room	4	D	Door	WOOD	FAIR	WHITE	1.67	Negative	< LOD	0.12
247	9731/BK	BSMT	Family Room	4	D	Door Jamb	WOOD	FAIR	WHITE	1.43	Negative	< LOD	0.04
248	9731/BK	BSMT	Family Room	4	D	Cist Wall	WOOD	FAIR	WHITE	1	Negative	< LOD	0.03
249	9731/BK	BSMT	Family Room	4	D	Cist Ceiling	WOOD	FAIR	WHITE	1	Negative	< LOD	0.03
250	9731/BK	BSMT	Bath	5	A	Wall	TILE	INTACT	Blue	2.32	Negative	< LOD	0.08
251	9731/BK	BSMT	Bath	5	B	Wall	TILE	INTACT	Blue	3.18	Negative	< LOD	0.06
252	9731/BK	BSMT	Bath	5	D	Wall	TILE	INTACT	Blue	1	Negative	< LOD	0.03
253	9731/BK	BSMT	Bath	5	C	Wall	BRICK	INTACT	Blue	2.33	Negative	< LOD	0.03
254	9731/BK	BSMT	Bath	5	C	Floor	TILE	INTACT	Brown	1	Negative	< LOD	0.03
255	9731/BK	BSMT	Bath	5	C	Ceiling	TILE	INTACT	WHITE	1	Negative	< LOD	0.03
256	9731/BK	BSMT	Bath	5	A	Door	WOOD	INTACT	Brown	1.9	Negative	< LOD	0.04

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	Pbc Error mg/cm ²
257	9731/BK	BSMT	Bath	5	A	Door Jamb	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
258	9731/BK	BSMT	Family Room	4	B	Celr Win Sash	WOOD	INTACT	WHITE	1.22	Negative	0.4	0.1
259	9731/BK	BSMT	Family Room	4	B	Celr Win Cas	WOOD	INTACT	WHITE	1	Negative	< LOD	0.03
260	9731/BK	BSMT	Utility	6	A	Wall	CONCRETE	INTACT	WHITE	1	Negative	< LOD	0.03
261	9731/BK	BSMT	Utility	6	B	Wall	CONCRETE	INTACT	WHITE	1	Negative	< LOD	0.03
262	9731/BK	BSMT	Utility	6	B	Wall	BRICK	FAIR	WHITE	1	Negative	< LOD	0.03
263	9731/BK	BSMT	Utility	6	C	Wall	BRICK	FAIR	WHITE	1	Negative	< LOD	0.03
264	9731/BK	BSMT	Utility	6	D	Wall	BRICK	FAIR	WHITE	1	Negative	< LOD	0.03
265	9731/BK	BSMT	Utility	6	D	Floor	TILE	FAIR	WHITE	1	Negative	< LOD	0.03
266	9731/BK	BSMT	Utility	6	A	Shelf	WOOD	FAIR	WHITE	1	Negative	0.15	0.09
267	9731/BK	BSMT	Family Room	4	A	Wall	PLASTER	POOR	WHITE	2.63	Negative	0.7	0.2
268	9731/BK	BSMT	Family Room	4	B	Stairwell Wall	PLASTER	POOR	WHITE	1.93	Negative	0.4	0.1
269	9731/BK	BSMT	Family Room	4	D	Stairwell Wall	PLASTER	POOR	WHITE	2.33	Negative	0.6	0.1
270	9731/BK	BSMT	Family Room	4	D	Str Baseboard	PLASTER	INTACT	Brown	1.46	Negative	0.04	0.02
271	9731/BK	BSMT	Family Room	4	D	Str Tread	CARPET	FAIR	Brown	1.38	Negative	< LOD	0.03
272	9731/BK	BSMT	Family Room	4	B	Stairwell Wall	WOOD	INTACT	Brown	1	Negative	< LOD	0.05
273	9731/BK	BSMT	Family Room	4	C	Str Risers	CARPET	INTACT	Brown	1	Negative	< LOD	0.03
274	9731/BK	BSMT	Family Room	4	C	Door Casing	WOOD	INTACT	Brown	1.01	Negative	< LOD	0.05
275	9731/BK	BSMT	Family Room	4	C	Door Jamb	WOOD	INTACT	Brown	1.02	Negative	< LOD	0.05
276	9731/BK	BSMT	Living Room	7	C	Wall	PLASTER	FAIR	WHITE	2.37	Negative	0.1	0.05
277	9731/BK	BSMT	Living Room	7	A	Wall	PLASTER	FAIR	WHITE	3.65	Negative	0.18	0.1
278	9731/BK	BSMT	Living Room	7	B	Wall	PLASTER	FAIR	WHITE	2.65	Negative	< LOD	0.18
279	9731/BK	BSMT	Living Room	7	D	Wall	PLASTER	FAIR	WHITE	3.02	Negative	< LOD	0.21
280	9731/BK	BSMT	Living Room	7	D	Ceiling	PLASTER	INTACT	WHITE	1	Negative	< LOD	0.03
281	9731/BK	BSMT	Living Room	7	D	Baseboard	WOOD	INTACT	Brown	1.21	Negative	< LOD	0.05
282	9731/BK	BSMT	Living Room	7	D	Floor	CARPET	FAIR	Brown	1	Negative	< LOD	0.03
283	9731/BK	BSMT	Living Room	7	A	Window Sash	WOOD	FAIR	Brown	1	Negative	< LOD	0.04
284	9731/BK	BSMT	Living Room	7	A	Window Trough	WOOD	FAIR	WHITE	1.69	Negative	0.4	0.2
285	9731/BK	BSMT	Living Room	7	A	Window Sill	WOOD	FAIR	Brown	1	Negative	< LOD	0.03
286	9731/BK	BSMT	Living Room	7	A	Door	WOOD	FAIR	Brown	2.07	Negative	< LOD	0.09
287	9731/BK	BSMT	Living Room	7	A	Door Casing	WOOD	FAIR	Brown	1.57	Negative	< LOD	0.06
288	9731/BK	BSMT	Living Room	7	B	Cist Door Cas	WOOD	INTACT	Brown	1.67	Negative	< LOD	0.07
289	9731/BK	BSMT	Living Room	7	B	Cist Door	WOOD	INTACT	Brown	1	Negative	< LOD	0.03

No	XRF/Insp	Floor	ROOM	#	Wall	COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	Pbc Error mg/cm ²
290	9731/BK	1	Living Room	7	B	Cist Wall	PLASTER	FAIR	WHITE	2.18	Negative	< LOD	0.04
291	9731/BK	1	Living Room	7	B	Cist Floor	VINYL	FAIR	Green	1.65	Negative	0.4	0.1
292	9731/BK	1	Living Room	7	B	Cist Bracket	WOOD	INTACT	Brown	1	Negative	< LOD	0.03
293	9731/BK	1	Living Room	7	B	Cist Ceiling	PLASTER	FAIR	WHITE	1.41	Negative	< LOD	0.03
294	9731/BK	1	Kitchen	8	A	Wall	PLASTER	INTACT	WHITE	2.84	Negative	< LOD	0.09
295	9731/BK	1	Kitchen	8	B	Wall	PLASTER	INTACT	WHITE	2.77	Negative	< LOD	0.04
296	9731/BK	1	Kitchen	8	C	Wall	PLASTER	FAIR	WHITE	1.19	Negative	< LOD	0.03
297	9731/BK	1	Kitchen	8	D	Wall	PLASTER	FAIR	WHITE	2.03	Negative	< LOD	0.04
298	9731/BK	1	Kitchen	8	D	Wall	PLASTER	FAIR	Wall Paper	1	Negative	< LOD	0.03
299	9731/BK	1	Kitchen	8	D	Ceiling	PLASTER	FAIR	WHITE	1.9	Negative	< LOD	0.03
300	9731/BK	1	Kitchen	8	D	Floor	VINYL	FAIR	Grey	1.95	Negative	0.3	0.18
301	9731/BK	1	Kitchen	8	D	Cab Dr Out	WOOD	INTACT	Brown	1.43	Negative	< LOD	0.03
302	9731/BK	1	Kitchen	8	D	Cab Dr In	WOOD	INTACT	Brown	1.08	Negative	< LOD	0.03
303	9731/BK	1	Kitchen	8	A	Door Casing	WOOD	INTACT	Brown	1	Negative	< LOD	0.04
304	9731/BK	1	Kitchen	8	A	Door	WOOD	INTACT	Brown	1.14	Negative	< LOD	0.04
305	9731/BK	1	Kitchen	8	C	Door	WOOD	FAIR	Brown	1	Negative	< LOD	0.03
306	9731/BK	1	Kitchen	8	C	Door Casing	WOOD	FAIR	Brown	1	Negative	< LOD	0.03
307	9731/BK	1	Kitchen	8	C	Window Casing	WOOD	FAIR	Brown	1.37	Negative	0.25	0.14
308	9731/BK	1	Kitchen	8	C	Window Sash	WOOD	FAIR	Brown	1.06	Negative	< LOD	0.04
309	9731/BK	1	Kitchen	8	C	Window Trough	WOOD	FAIR	WHITE	2.1	Negative	0.5	0.1
310						Calibrate				1.04	Positive	1	0.1
311						Calibrate				1.04	Positive	1	0.1
312						Calibrate				1.05	Positive	1	0.1
313						Calibrate				1.02	Negative	0.9	0.1

NOTES:



Hennepin County Housing Community Works and Transit

**Appendix C:
Analytical Results---Attached**

**Analytical Laboratories:
IATL**

AIHA #100188
9000 Commerce Parkway, Suite 400
Mount Laurel, NJ 08054
651-642-1150

Schneider Laboratories, Inc.

AIHA #100527
2512 West Cary Street
Richmond, VA 23220-5117
804-353-6778

EMSL Analytical, Inc

Primary Facility
AHIA #163162
14375 23rd Ave N
Minneapolis, MN 55447
763-449-4922

EMSL Analytical, Inc

Back-up Facility
AIHA #100194
3 Cooper St
Westmont, NJ 08108
800-220-3675

Dust wipes and soil samples collected by Minnesota licensed risk assessors and according to HUD guidelines in accordance with the Hennepin County Housing, Community Works and Transit protocols.

A copy of the analytical results is attached. The US Environmental Protection Agency Dust Wipe standards are listed below. If a dust wipe exceeds these standards, the lead dust is considered a lead hazard. The Minnesota Soil Hazard level is listed below. If a soil sample exceeds the standard, the soil is considered a lead hazard.

Floor Wipe (FW)	40 μ/ft^2
Window Sill (WS)	250 μ/ft^2
Window Well (WW)	400 μ/ft^2
Soil	100 ppm

CERTIFICATE OF ANALYSIS

Client: Hennepin County
701 4th Ave S Rm 400
Minneapolis MN 55415

Report Date: 3/25/2013
Report Number: 299962 A
Project: 7324 17 Ave.S
Project No.:

LEAD WIPE SAMPLE ANALYSIS SUMMARY

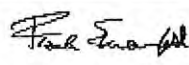
Lab No.	Client No.	Location / Description	Area Sampled (ft ²)	Concentration (µg/ft ²)
4951854	01	FW, Family Rm (Bsmt) V	1.00	10.0
4951855	02	FW, KT, V	1.00	10.0
4951856	03	WW, KT, M	0.41	8000.0
4951857	04	FW, LR, V	1.00	20.0
4951858	05	WS, LR, W	0.22	46.0
4951859	06	FW, Bath, CRM	1.00	<10.0
4951860	07	WW, Bath, M	0.35	1000.0
4951861	08	FW, NE BR, CP	1.00	<10.0
4951862	09	WS, NE BR, W	0.22	<45.0
4951863	10	Field Blank	Blank	<10.0 ug

Accreditation: NATIONAL LEAD LABORATORY ACCREDITATION PROGRAM (NLLAP)
AIHA-LAP, LLC No. 100188 NYSDOH-ELAP No. 11021

Analysis Method: EPA SW846-3050B:7000B "Standard Method To Test For Low Concentrations Of Lead In Soils, Sludges And Sediments By AAS"

Comments: Regulatory limit varies by surface location (EPA/HUD guidelines). Unless otherwise stated, results assume one square foot sampled. Method requires submittal of blanks. IATL assumes that all of the sampling methods and data upon which these results are based, have been accurately supplied by the client. Method Detection Limit (MDL) per EPA Method 40CFR Part 136 Appendix B. Reporting Limit (RL) based upon Lowest Standard Determined (LSD) in accordance with AIHA-ELLAP policies. LSD= 0.2 ppm MDL=4.4 µg/ft² RL=10.0 µg/ft² (based upon 1.0 square foot sampled). The EPA 403 Final Rule (40 CFR 745.63) requires that all wipe samples of settled dust shall be collected using a wipe that meets ASTM E1792. Sample results are not corrected for contamination by field or analytical blanks. This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NVLAP, AIHA or any government agency. This report shall not be reproduced except in full, without written approval of the laboratory.

Date Received: 3/22/2013
Date Analyzed: 3/25/2013
Analyst: C. Shaffer

Approved By: 
Frank E. Ehrenfeld, III
Laboratory Director



9000 Commerce Parkway, Suite B • Mount Laurel, NJ 08054
 Phone: 877-428-4285/856-231-9449 •

3/20/13 2:59

Contact Information
 Client Company: Hennepin County Project 7324 17 Ave S
 Office Address: 701 4th Ave S Rm 400
 City, State, Zip: Minneapolis, MN, 55415 Primary Contact: Michael Jensen
 Fax Number: 612-348-2114 Office Phone: 612-348-2114
 Email Address: Michael.a.jensen@co.hennepin.mn.us Cell Phone: 612-559-5047

Matrix: Soil Water Surface Dust / Wipe
Analysis Method: AAS: Lead in Water AAS: Lead in Paint AAS: Lead Dust/Wipe AAS: Lead in Soil

Turnaround Time Preliminary Results Requested Date: 3/26/13 Verbal Fax Specific date / time
 10 Day 5 Day 3 Day 2 Day 1 Day 6 Hour (by 5pm eastern time per contract.)

Shipping Method FedEx

Chain of Custody

Relinquished (Name/Organization):	<u>Ben Jones</u>	Date:	<u>3/21/13</u>	Time:	<u>6:20 PM</u>
Received (Name / iATL):		Date:		Time:	
Sample Login (Name / iATL):	<u>NA</u>	Date:	<u>3/22/13</u>	Time:	<u>MAR 22 2013</u>
Analyst (Name(s) / iATL):	<u>W.A. Jones</u>	Date:		Time:	
QA/QC Review (Name / iATL):	<u>W.A. Jones</u>	Date:	<u>3/26/13</u>	Time:	
Archived / Released:		QA/QC InterLAB Use:		Date:	

RECEIVED
IATL - BY [Signature]

Sample #	Location	Area	iATL #
01	FW, FAMILY RM (135sqft), V	12" x 12"	4951854
02	FW, KT, V	12" x 12"	4951855
03	WW, KT, M	14 1/4" x 1 1/4"	4951856
04	FW, LR, V	12" x 12"	4951857
05	WS, LR, W	17 1/2" x 2 1/2"	4951858
06	FW, BATH, CRM	12" x 12"	4951859
07	WW, BATH, M	12" x 1 1/4"	4951860
08	FW, NE BR, CC	12" x 12"	4951861
09	WS, NE BR, W	11 3/4" x 2 3/4"	4951862
10	FIELD BLENDS		4951863

Inspector Name Ben Jones Inspector Signature [Signature]
 Collected Date 3/21/13

DAILY QUALITY CONTROL DATA

CADMIUM SAMPLE ANALYSIS

(DATE: 03 / 25 / 13)

Standard	Total Cadmium (mg)	Percent Recovery **
Reagent Blank	0.000	< LOQ
Blank Spike	0.050	107
Matrix Spike - LBP *	0.05	110
Matrix Spike - Wipe *		
Matrix Spike - Soil *		
Matrix spike - Air *		
0.75 ppm Standard	0.75	102
0.5 ppm Standard	1.0	98
3.0 ppm Standard	3.0	100

AIHA-LAP, LCC No. 100188

AIHA Cert. No. 444

Analysis Method: ASTM D3335-85A
NIOSH 7048
EPA SW846-3050B-7000B

Comments: IATL assumes that all sampling complies with accepted methods.
All client supplied sampling data is assumed to be correct when calculating results.
Detection limit based upon 0.1 mg/L reporting limit and sample size.
* NIST Traceable.
** 80-120% acceptable limits.

Analyzed By: R. Chad Shaffer
Date: 3/25/13

Approved By: Frank E. Ehrenfeld, III
Laboratory Director



Hennepin County Housing, Community Works and Transit

Appendix D

Lead Hazard Reduction Recommendations

GMHC - Greater Metropolitan Housing Corporation
15 S 5th St Suite 710
Minneapolis MN 55402

Date: 3/26/2013
RE: 7324 17 AVE S
Risk Assessor: Jones

Lead Hazard Prioritization: All of the lead hazards listed in the attached lead hazard reduction recommendations can result in lead exposure and should be treated. All lead hazards are **required** to be treated if this property is enrolled in the Hennepin County lead grant program. Lead coated windows and the associated lead dust pose the greatest exposure risk to occupants and if present are prioritized by appearing first in the lead hazard reduction recommendations.

The following recommendations are written based on results of the risk assessment conducted on 3/21/2013.

See attached specifications:



Lead Hazard Reduction Recommendations

7324 17 AVE S - , Richfield MN 55423

All Interior Rooms - (01)

Structure: Miscellaneous

Feature: Dust

Comment: Window wells, window sills, and floors.

Lead Dust Option 1 SMOOTH FLOORS AND WINDOW COMPONENTS (Interim Control Measure)

Treat all smooth floors and window components with the following method. First vacuum area with HEPA vacuum. Next wet-wash with a lead specific detergent with single use paper towels followed by clean water rinse. Finally, vacuum again with HEPA vacuum

Lead Dust Option 2 CARPET (Interim Control Measure)

HEPA vacuum with beater bar attachment or professionally steam clean carpet with two passes in perpendicular directions.

Exterior Dwelling - (02)

Structure: Doors

Feature: Door

Comment: All deteriorating painted wood doors and storm doors.

Door Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove, package and dispose of door, jamb and casing. Install pre-hung door. Re-trim opening. Prime and topcoat.

Door Option 2 STRIP TO BARE WOOD (Abatement Measure)

Scrape to bare substrate all sides of the door(s) noted. Minor residue may be cleaned with paint remover. Package and dispose of paint residue. Wash surfaces with a lead specific detergent or equivalent, rinse. Plane door edges and adjust hasp and str

Door Option 3 PLANE AND ADJUST (Interim Control Measure)

Plane door edges and adjust hasp and strike plate to minimize door/jamb friction and contact. Clean, spot prime/seal, and topcoat.

Door Option 4 STABILIZE AND PAINT (Interim Control Measure)

Stabilize paint by wet scraping and HEPA vacuuming. Clean, spot prime, and topcoat.

Exterior Dwelling - (02)

Structure: Exterior Building Components **Feature: Exterior Trim**

Comment: Window trim and door trim.

Exterior Trim Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove, package and dispose of molding, trim or specified component. Replace components, and caulk with siliconized acrylic. Prep, prime and topcoat.

Exterior Trim Option 2 ENCLOSE (Abatement Measure)

Stabilize surface by wet scraping and HEPA vacuuming. Enclose trim with aluminum coil stock. Back caulk all seams with siliconized acrylic caulk to create an airtight installation.



Lead Hazard Reduction Recommendations

7324 17 AVE S - , Richfield MN 55423

Exterior Trim Option 3 STABILIZE AND PAINT (Interim Control Measure)

Mist defective paint area with water. Lightly scrape all loose paint. Allow surface to dry; spot prime and topcoat.

Exterior Dwelling - (02)

Structure: Exterior Building Components Feature: Exterior Wall/Siding

Comment: The painted wood wall on Side B (South) is in intact condition at the inspection and is NOT a lead hazard. If rehab work disturbs any exterior wood walls, they must be treated as a lead hazard.

Exterior Wall Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove, package, and dispose of siding. Weatherize exterior walls.

Exterior Wall Option 2 ENCLOSE (Abatement Measure)

Stencil "Lead Paint" at four-foot intervals on existing surface. Apply a Tyvek or equivalent vapor barrier to enclose the lead containing paint. Protect Tyvek with vinyl or aluminum siding installed in accordance with manufacturer's specifications.

Exterior Wall Option 3 STABILIZE AND PAINT (Interim Control Measure)

Mist defective paint with water to the point of saturation. Lightly scrape all loose paint. Rinse and allow to dry. Spot prime and topcoat.

Exterior Dwelling - (02)

Structure: Soil Feature: Soil

Comment: All bare soil.

Bare Soil Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove the topsoil and replace with new soil with a lead content of less than 100 ppm.

Bare Soil Option 2 PERMANENT COVER (Abatement Measure)

Cover with asphalt or concrete.

Bare Soil Option 3 ROTOTILL TOPSOIL/SOD (Interim Control Measure)

Rototill top 5" of soil to dilute surface lead contamination. Cover with sod and water until sod is established.

Bare Soil Option 4 ROTOTILL TOPSOIL/RAKE AND SEED (Interim Control Measure)

Rototill top 5" of soil. Rake and seed; water until seed is established.

Bare Soil Option 5 ROTOTILL TOPSOIL/MULCH (Interim Control Measure)

Rototill top 5" of soil to dilute surface lead contamination. Cover with 2" of mulch or wood chips.

Garage - (03)

Structure: Exterior Building Components Feature: Exterior Trim

Comment: Overhead door trim, soffit, fascia, window trim.



Lead Hazard Reduction Recommendations

7324 17 AVE S - , Richfield MN 55423

Exterior Trim Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove, package and dispose of molding, trim or specified component. Replace components, and caulk with siliconized acrylic. Prep, prime and topcoat.

Exterior Trim Option 2 ENCLOSE (Abatement Measure)

Stabilize surface by wet scraping and HEPA vacuuming. Enclose trim with aluminum coil stock. Back caulk all seams with siliconized acrylic caulk to create an airtight installation.

Exterior Trim Option 3 STABILIZE AND PAINT (Interim Control Measure)

Mist defective paint area with water. Lightly scrape all loose paint. Allow surface to dry; spot prime and topcoat.

Garage - (03)

Structure: Exterior Building Components Feature: Exterior Wall/Siding

Comment: The tile walls on the exterior of the garage either contain lead-based paint or are covering a substrata that contains lead-based paint, and are currently intact and NOT a lead hazard. If disturbed, the walls must be treated as a lead hazard.

Exterior Wall Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove, package, and dispose of siding. Weatherize exterior walls.

Exterior Wall Option 2 ENCLOSE (Abatement Measure)

Stencil "Lead Paint" at four-foot intervals on existing surface. Apply a Tyvek or equivalent vapor barrier to enclose the lead containing paint. Protect Tyvek with vinyl or aluminum siding installed in accordance with manufacturer's specifications.

Exterior Wall Option 3 STABILIZE AND PAINT (Interim Control Measure)

Mist defective paint with water to the point of saturation. Lightly scrape all loose paint. Rinse and allow to dry. Spot prime and topcoat.

Garage - (03)

Structure: Windows

Feature: Window

Comment: The exterior sash of the garage windows contain lead-based paint, but are in intact condition and are NOT a lead hazard. If rehab work disturbs the garage windows they must be treated as a lead hazard.

Window Option 1 WINDOW REPLACEMENT – TOTAL (Abatement Measure)

Remove package and dispose of entire window unit. Install a pre-hung qualified window unit. Replace casing and/or trim to match original. Prime and topcoat.

Window Option 2 WINDOW REPLACEMENT - VINYL WINDOW (Abatement Measure)

Remove, package and dispose of sashes, parting bead and inner stops. Remove the sash weight. Insulate the sash weight pocket with fiberglass. Install a PVC, one-over-one, double hung, double-glazed combination window with at least a 1/2 screen. Caulk all seams with siliconized acrylic caulk. Install inner stops; if original inner stops are reused, edges are to be sanded smooth and nail holes/dents puttied. Prime and top coat stops with high quality latex or alkyd paint. Laminate and back-caulk outer stop.



Lead Hazard Reduction Recommendations

7324 17 AVE S - , Richfield MN 55423

Window Option 3 WINDOW REPLACEMENT - JAMB LINER PACKAGE (Abatement Measure)

Remove, package and dispose of sashes, parting beads and inner stops. Inner stops may be reused if architecturally necessary for appearance. Remove the sash weight. Insulate the sash weight pocket. Wet scrape jambs and well. HEPA vacuum all visible dust. Coat jambs and well from inner stops to inner edge of storm window. Install a wood double hung, double-glazed, one-over-one window with vinyl jamb liner or oriel window with vinyl jamb liner. If oriel window, top sash may be fixed. Sashes to be primed/sealed and finish coated to match existing paint or varnish. Laminate and back-caulk well and outer stops with .032 aluminum or vinyl coil stock. Install inner stops, prime and top coat with high quality latex or alkyd paint. If original inner stops are reused, edges are to be sanded smooth and nail holes/dents puttied. Install quality sash lock and handle(s) on lower sash.

Window Option 4 STRIP TO BARE WOOD (Abatement Measure)

Scrape to bare substrate interior and exterior of sashes, interior stops, parting stops, outer stops, header, jamb, well and stool. Minor residue may be cleaned with paint remover. Wash surface with a lead specific detergent or equivalent, rinse, prime

Window Option 5 STABILIZE AND PAINT - ENCLOSE WELL (Interim Control Measure)

Wet scrape all interior and exterior window components including sashes, jambs and stops. Re-glaze as required. Laminate well with back-caulked aluminum or vinyl coil stock. HEPA vacuum all visible dust. Spot prime and topcoat interior and exterior co

Window Option 6 STABILIZE AND PAINT (Interim Control Measure)

Wet scrape all interior and exterior window components including sashes, jambs and stops. Re-glaze as required. HEPA vacuum all visible dust. Spot prime and topcoat interior and exterior components.

NE Bedroom - (13)

Structure: Interior Trim

Feature: Trim

Comment: The chair rail contains lead-based paint, but is intact condition and is NOT a lead hazard. If rehab work disturbs the chair rail it must be treated as a lead hazard.

Interior Trim Option 1 REMOVE AND DISPOSE (Abatement Measure)

Remove, package and dispose of lead painted trim. Repair wall areas damaged in removal process. Install replacement components. Prime and topcoat.

Interior Trim Option 2 ENCLOSE (Abatement Measure)

Stabilize surface by wet scraping and HEPA vacuuming. Enclose trim with a durable material. Caulk all seams and joints with caulk to create an airtight installation.

Interior Trim Option 3 STRIP TO BARE WOOD (Abatement Measure)

Scrape to bare substrate of trim members noted. Minor residue may be cleaned with paint remover. Package and dispose of paint residue. Wash surface with a lead specific detergent or equivalent, rinse, prime, and topcoat. Dry scraping/sanding or operat

Interior Trim Option 4 ENCAPSULATE - (Non-Friction Surfaces Only) (Abatement Measure)

Remove package and dispose of all failing substrate. Stabilize all deteriorated paint on sound substrate. Apply 20-year lead-based paint specific encapsulate according to manufacturer's specifications.

Interior Trim Option 5 STABILIZE AND PAINT OR VARNISH (Interim Control Measure)

Mist defective paint area with water. Lightly scrape all loose paint. Rinse and HEPA vacuum all visible chips. Allow surface to dry, seal and topcoat.



Appendix E: Monitoring Schedule

The preceding lead reduction recommendations include different ways to treat each lead hazard that was identified by the risk assessment. They are listed in order from most effective to least effective. The most effective treatments are considered abatement and require little or no on-going maintenance to preserve a lead safe environment. The less effective treatments are called interim controls and these treatments require an increased amount of on-going 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, an owner's visual survey should occur annually. Re-evaluation shall occur if the owner's visual survey reveals lead-based paint surfaces that have deteriorated, or if the survey reveals the failure of encapsulation or enclosure (if applicable). Re-evaluation shall then occur every two years until two consecutive re-evaluations find no hazards.

If lead dust, soil, or lead-based paint hazards are found to be present, choosing all option number ones 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 an owner's visual survey should be conducted annually and re-evaluation should occur within two years.

If during the initial lead inspection, lead dust levels are found to be more than ten times the standard levels, found in Appendix C, then re-evaluation after interim control measures should occur six months after the hazard reduction.

Lead-based paint found to be intact at the time of assessment is not included in the previous recommendations. These surfaces should be carefully monitored. A list of these surfaces is provided with this Appendix if applicable.

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 area tested. In addition, during routine maintenance, all painted surfaces should be assumed to contain lead-based paint and treated accordingly unless the included XRF paint testing results indicate that surface does not contain lead-based paint.

XRF Results Report

7324 17th Avenue S.
Minneapolis, MN

Date of Testing: 3/21/2013

No	XRF/Insp	Floor	ROOM	#	Wall COMPONENT	SUBSTRATE	CONDITION	COLOR	DI	Results	Pbc mg/cm ²	Pbc Error mg/cm ²
1066	9022/IC	1	Exterior	2	B Wall	WOOD	INTACT	WHITE	6.52	Positive	2.6	1.5
1085	9022/IC	1	Garage	3	B Wall	TILE	INTACT	WHITE	5.05	Positive	1.8	0.6
1088	9022/IC	1	Garage	3	B Window Sash Ext	WOOD	INTACT	WHITE	6.85	Positive	2.1	0.7
1090	9022/IC	1	Garage	3	D Wall	TILE	INTACT	WHITE	2.83	Positive	1.4	0.4
1102	9022/IC	1	NE Bedroom	13	B Chair Rail	WOOD	INTACT	Yellow	4.35	Positive	1.4	0.4