

# **CLEARANCE INSPECTION REPORT**



**Duplex**  
**732 Jessamine Avenue East**  
**St. Paul, MN 55106**

*Property*

**Clinton Company Builders**  
**(651) 260-5528**

*Property Owner & Phone Number*

Submitted to:

**Clinton Company Builders**

Submittal Date: September 26, 2013

Submitted by:

**Environmental Health Testing Services**  
2811 Texas Avenue South  
Minneapolis, Minnesota 55426

EHTS Project Number: 085-13



September 26, 2013

Attn: Mr. Michael Buelow  
Clinton Company Builders  
1645 Palace Avenue  
St. Paul, MN 55105

Dear Mr. Buelow:

Environmental Health Testing Services (EHTS) is pleased to have had an opportunity to be of service to Clinton Company Builders during the lead-based paint clearance inspection at 732 Jessamine Avenue East, St. Paul, Ramsey County, Minnesota (subject site.) The purpose of this project was to assess potential lead hazards due to housing rehabilitation work recently conducted on the site.

The property includes an 1889-constructed wood-frame two-story duplex with a basement foundation. The duplex includes one main-level unit and one upper-level unit. This clearance inspection was conducted for both units.

A lead-based paint inspection previously conducted on the subject site by determined lead-based paints above HUD standards were present at the subject site. Lead safe practices include conducting a clearance inspection upon the completion of renovation work to verify the work areas have been properly cleaned and no lead hazards are present. The clearance inspection on August 29, 2013 involved the following:

- Visually inspecting work areas, adjacent areas, and areas used as pathways for paint chips, visible dust and/or debris,
- Collecting wipe samples for laboratory analysis. Sampling locations included two window components, and floors from four distinct rooms from each of the units. Approximate wipe sampling locations are shown on Figures 1 and 2 attached to this report.
- Submitting dust wipe samples to Accurate Analytical Testing, an accredited laboratory, for lead analysis.

Soil sampling was not required for this project, since the ground surface at the subject site was covered with vegetation and mulch with no bare soil noted around the foundation of the home or in the yard at the time of this inspection.

At the time of the initial inspection, laboratory analytical results indicated two floor areas within the main-level floor unit with lead dust above HUD and State standards. Based on the analytical results of the initial clearance inspection, the main-level unit further cleaned and retested on September 9, 2013 until analytical results indicated levels of lead below HUD and State standards for lead in dust. A summary of the dust sampling results for the main and upper level units are summarized on Tables 1 and 2, respectively and copies of the laboratory reports are attached to this report.

Based on the visual and sampling results of this inspection, the interior of the two units (both the main-level unit and the upper-level unit) have *passed* the clearance inspection.

All available records and reports concerning lead-based paint and/or lead-based paint hazards are required to be disclosed to purchasers and tenants at the time of sale or lease or upon lease renewal. Disclosure Information is attached to this report (*Disclosure Information*.)

I appreciate the opportunity in providing this clearance inspection for Clinton Company Builders. If additional information or assistance is needed, I may be reached at 952-297-5169.

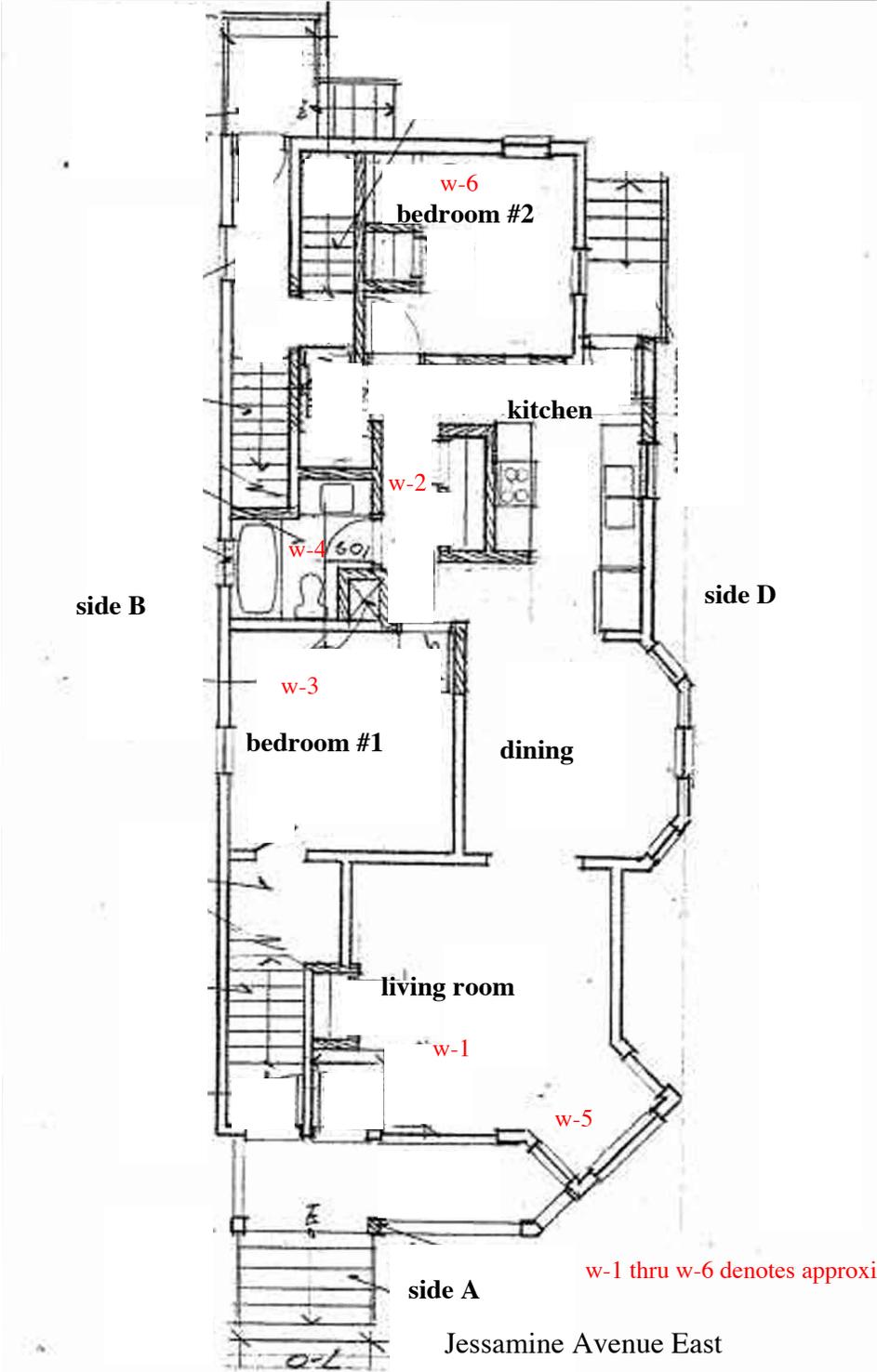
Sincerely,



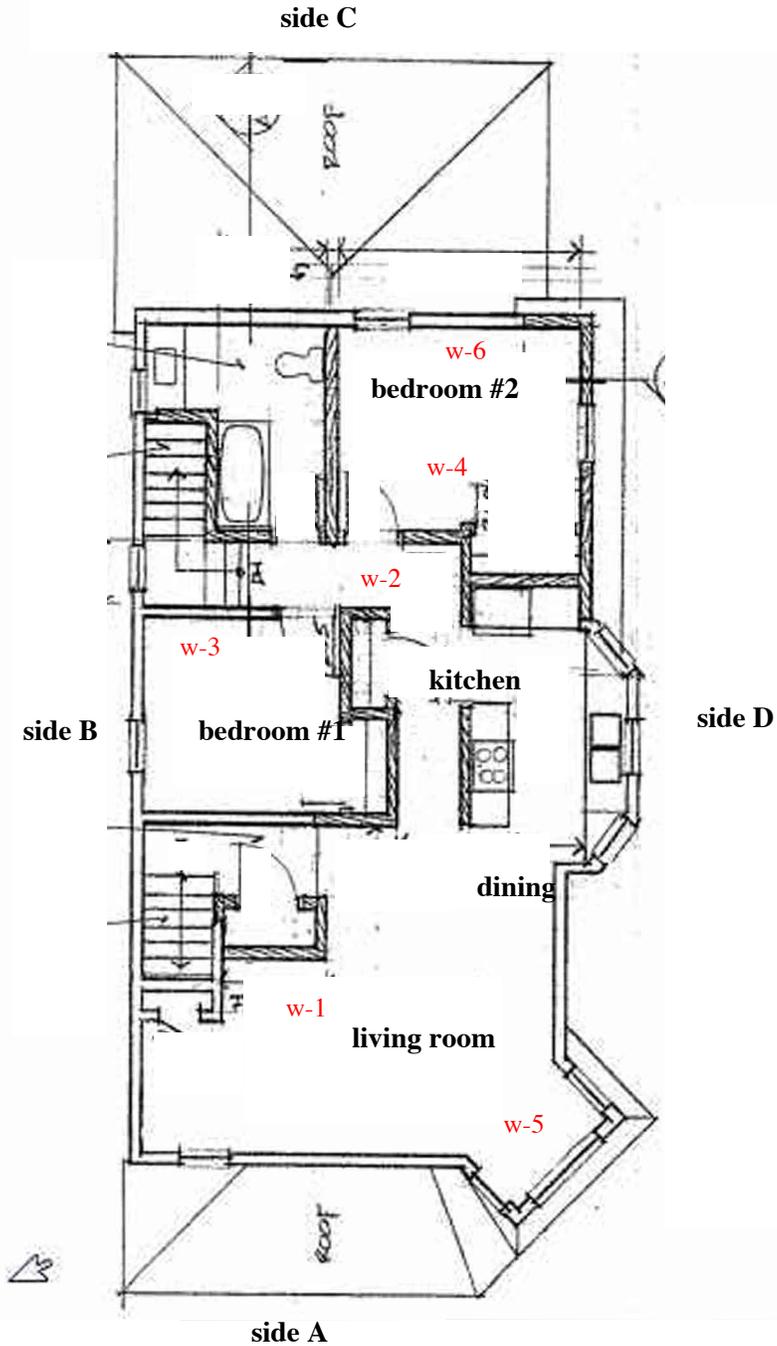
Kristine Stahl  
MN-Licensed Lead Risk Assessor  
State of Minnesota #LR944

**FIGURE 1**  
**Main-Level Unit - Floor Plan Drawing**  
732 Jessamine Avenue East, St. Paul, MN

side C



**FIGURE 2**  
**Upper-Level Unit - Floor Plan Drawing**  
**732 Jessamine Avenue East, St. Paul, MN**



Jessamine Avenue East

w-1 thru w-6 denotes approximate sample locations

<b>TABLE 1</b>							
<b>Summary of Dust Wipe Collection and Analytical Results</b>							
<b>Main-Level Unit</b>							
<b>732 Jessamine Avenue East, St. Paul, MN 55106</b>							
Room Location	Sample Number	Sample Type	Surface Type	Sample Condition	Sample Area Measurements (inches)	Lead $\mu\text{g}/\text{ft}^2$	HUD/State Standards $\mu\text{g}/\text{ft}^2$
living/entry	w-1	fl	s	g	12 x 12	482.0	40
living/entry	w-1-a	fl	s	g	12 x 12	<10	40
rear entry/ hall	w-2	fl	s	g	12 x 12	66.5	40
rear entry/hall	w-2-a	fl	s	g	12 x 12	<10	40
bedroom #1	w-3	fl	s	g	12 x 12	21.6	40
bedroom #2	w-4	fl	s	g	12 x 12	<10	40
living room	w-5	ws	p	g	18 x 2	55.1	250
bedroom #3	w-6	ws	p	g	18 x 2	<40	250
BLANK	w-7					<10	

**Sample Type:** (fl) floor (ws)-window sill (ww)-window well/trough (cp)-carpeted floor  
**Surface Type:** (v)-vinyl ©-carpet (s)-stain/varnish (p)-painted (m)-metal (o)-other  
**Surface Condition:** (g)-good (f)-fair (p)-poor

<b>TABLE 2</b>							
<b>Summary of Dust Wipe Collection and Analytical Results</b>							
<b>Upper-Level Unit</b>							
<b>732 Jessamine Avenue East, St. Paul, MN 55106</b>							
Room Location	Sample Number	Sample Type	Surface Type	Sample Condition	Sample Area Measurements (inches)	Lead $\mu\text{g}/\text{ft}^2$	HUD/State Standards $\mu\text{g}/\text{ft}^2$
living/entry	w-1	fl	s	g	12 x 12	<10	40
hall	w-2	fl	s	g	12 x 12	10.4	40
bedroom #1	w-3	fl	s	g	12 x 12	<10	40
bedroom #2	w-4	fl	s	g	12 x 12	<10	40
living room	w-5	ws	p	g	18 x 2	234.8	250
bedroom #2	w-6	ws	p	g	18 x 2	<40	250
BLANK	w-7					<10	

**Sample Type:** (fl) floor (ws)-window sill (ww)-window well/trough (cp)-carpeted floor  
**Surface Type:** (v)-vinyl ©-carpet (s)-stain/varnish (p)-painted (m)-metal (o)-other  
**Surface Condition:** (g)-good (f)-fair (p)-poor

**Disclosure**

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. Sellers and Landlords are also required to provide the pamphlet "Protect Your Family from Lead in Your Home" or another similar document approved by the EPA. Sample forms and pamphlets can be obtained from the EPA or HUD website and duplicated as necessary. To find out more information about your obligations under federal lead-based paint requirements call 1-800-424-LEAD.

**Certificate of Analysis: Lead In Dust Wipe by NIOSH Method 7082**
**Client :** EHTS  
 2950 Aquila Avenue South  
 St. Louis Park, MN 55426

**Attn :** Kris  
**Phone :** 952-297-5169

**Email :** kris@healthyhom.com  
**Fax :**
**AAT Project :** 162753  
**Sampling Date :** 08/29/2013  
**Date Received :** 09/03/2013  
**Date Analyzed :** 09/04/2013  
**Date Reported :** 09/04/2013  
**Analyst :** Nathan Ditty

**Client Project :** EHTS 085-13-A

**Project Location :** 732 JESSAMINE-ST. PAUL MAIN-LEVEL UNIT

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft <sup>2</sup> *
1621942	W-1	FLOOR-LIVINGENTRY	12	12	1.00	481.97
1621943	W-2	FLOOR-HALLREAR ENTRY	12	12	1.00	66.46
1621944	W-3	FLOOR-BEDROOM #1	12	12	1.00	21.60
1621945	W-4	FLOOR-BEDROOM #2	12	12	1.00	<10.00
1621946	W-5	SILL-LIVING ROOM	18	2	0.25	55.12
1621947	W-6	SILL-BEDROOM #3	18	2	0.25	<40.00
1621948	W-7	FLOOR-LAUNDRY	12	12	1.00	<10.00



Analyst Signature

(ND=Not Detected, N/A Not Available, RL Reporting Limit, Analytical Reporting Limit is 10 ug/sample) \* For true values assume (2) significant figures. The method and batch QC is acceptable unless otherwise stated. EPA HUD Regulatory Limits: 40 ug/ft<sup>2</sup> (Floors Carpeted/uncarpeted), 250ug/ft<sup>2</sup> (Window Sill/Stools), 400 ug/ft<sup>2</sup> (Window Trough /Well/Ext Concrete Surfaces) The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as



AIHA ELLAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 09/04/2013 4:34PM

AAT Project: 162753

To : EHTS  
 2950 Aquila Avenue South  
 St. Louis Park, MN 55426

AAT Project : 162753  
 Client Project : EHTS 085-13-A  
 Date Reported : 09/04/2013

Attn : Kris  
 Email : kris@healthyhom.com  
 Phone : 952-297-5169

Project Location : 732 JESSAMINE-ST. PAUL MAIN-LEVEL UNIT

Sample	Client Code	Analysis Requested	Completed
1621942	W-1	Dust Wipe	09/04/2013
1621943	W-2	Dust Wipe	09/04/2013
1621944	W-3	Dust Wipe	09/04/2013
1621945	W-4	Dust Wipe	09/04/2013
1621946	W-5	Dust Wipe	09/04/2013
1621947	W-6	Dust Wipe	09/04/2013
1621948	W-7	Dust Wipe	09/04/2013



Reviewed By Quality Assurance Coordinator - Robert A Theys

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AIHA ELLAP - Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio - Lab ID # 10042



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AAT Project: 162753



# ACCURATE ANALYTICAL TESTING LLC

12950 HAGGERTY ROAD  
BELLEVILLE, MICHIGAN 48111  
(734) 699-LABS (5227) [www.accurate-test.com](http://www.accurate-test.com)



**SUBMITTING COMPANY**  
EHTS  
2811 Texas Ave So St  
St. Louis Park, MN 55426

**CONTACT INFORMATION**  
Kris  
Phone: 952-297-5169  
Cell:  
Fax:  
[Email: kris@healthrhythm.com](mailto:kris@healthrhythm.com)

PROJECT NUMBER <u>EHTS 085-13-A</u>	Sampling Date: <u>8-29-13</u>	REQUESTED ANALYSIS	LEAD	Request Turnaround time (please check one)
PROJECT ADDRESS <u>732 Jessamine - S. Paul</u>	SAMPLE END TIME <u>Main-level unit</u>	SINGLE WIPE DUST	(X)	SAME DAY ( ) 24 Hour (X)
SAMPLE START TIME		COMPOSITE SOIL	( )	48 Hour ( ) 3 days ( )
		PAINT CHIP	( )	

LAB ID	Client SAMPLE ID	description	WS, WT, F	WIPE AREA (e.g. 12 X 12)	CLIENT COMMENTS
1021942	W-1	Floor-Living / Entry		12" X 12"	Risk Assessor: <u>K. Stahr</u>
43	W-2	Floor - Hall / Rear Entry		12" X 12"	Samples shipped
44	W-3	Floor - Bedroom #1		12" X 12"	
45	W-4	Floor - Bedroom #2		12" X 12"	
46	W-5	SIL - Living Room		18" X 2"	
47	W-6	SIL - Bedroom #3		18" X 2"	
48	W-7	Floor - Laundry		12" X 12"	
				X	
				X	
				X	
				X	
				X	
				X	
				X	
SAMPLES RELINQUISHED BY <u>Kris Stahr 8-29-13</u>					SAMPLE CONDITION SEALS INTACT Y N PRESERVATIVES Y N CONTAINERS LABELED Y N
SAMPLES RECEIVED BY <u>SMC 9/4</u>					
LAB PROJECT NUMBER <u>2084</u>					LAB REMARKS
LAB PROJECT NUMBER <u>102753</u>					
TIME					
				AM	PM
				AM	PM
				AM	PM

By submitting samples to AAT, the client agrees to AAT's terms and conditions.

**Certificate of Analysis: Lead In Dust Wipe by NIOSH Method 7082**

<b>Client :</b> EHTS 2950 Aquila Avenue South St. Louis Park, MN 55426	<b>AAT Project :</b> 163641
<b>Attn :</b> Kris <b>Phone :</b> 952-297-5169	<b>Sampling Date :</b> 09/09/2013 <b>Date Received :</b> 09/11/2013 <b>Date Analyzed :</b> 09/12/2013 <b>Date Reported :</b> 09/12/2013
<b>Email :</b> kris@healthyhom.com <b>Fax :</b>	<b>Analyst :</b> Zack Whiddon
<b>Client Project :</b> EHTS 085-13-A	
<b>Project Location :</b> 732 Jessamine St. St. Paul	

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft2 *
1629844	W-1-a	FL Liv Entry	12	12	1.00	<10.00
1629845	W-2-a	FL Hall Entry	12	12	1.00	<10.00



Analyst Signature

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AIHA ELLAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 09/12/2013 5:11PM

AAT Project: 163641

To : EHTS  
 2950 Aquila Avenue South  
 St. Louis Park, MN 55426

Attn : Kris

Email : kris@healthyhom.com  
 Phone : 952-297-5169

Project Location : 732 Jessamine St. St. Paul

AAT Project : 163641  
 Client Project : EHTS 085-13-A  
 Date Reported : 09/12/2013

Sample	Client Code	Analysis Requested	Completed
1629844	W-1-a	Dust Wipe	09/12/2013
1629845	W-2-a	Dust Wipe	09/12/2013



Reviewed By Quality Assurance Coordinator - Robert A Theys

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AIHA ELLAP - Lab ID #100986. NY State DOH ELAP -Lab ID #11864. State of Ohio- Lab ID # 10042

Date Printed: 09/12/2013 5:11PM

AAT Project: 163641





**Certificate of Analysis: Lead In Dust Wipe by NIOSH Method 7082**
**Client :** EHTS  
 2950 Aquila Avenue South  
 St. Louis Park, MN 55426

**Attn :** Kris  
**Phone :** 952-297-5169

**Email :** kris@healthyhom.com  
**Fax :**
**AAT Project :** 162664  
**Sampling Date :** 08/29/2013  
**Date Received :** 09/03/2013  
**Date Analyzed :** 09/04/2013  
**Date Reported :** 09/04/2013  
**Analyst :** Nathan Ditty

**Client Project :** EHTS 085-13-B

**Project Location :** 732 JESSAMINE-ST. PAUL UPPER-LEVEL UNIT

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft <sup>2</sup> *
1621255	W-1	FLOOR-LIVING-ENTRY	12	12	1.00	<10.00
1621256	W-2	FLOOR-HALL-REAR ENTRY	12	12	1.00	10.42
1621257	W-3	FLOOR-BEDROOM #1	12	12	1.00	<10.00
1621258	W-4	FLOOR-BEDROOM #2	12	12	1.00	<10.00
1621259	W-5	SILL-LIVING ROOM	18	2	0.25	234.82
1621260	W-6	SILL-BEDROOM #2	18	2	0.25	<40.00
1621261	W-7	FLOOR-PORCH	12	12	1.00	<10.00



Analyst Signature

(ND=Not Detected, N/A Not Available, RL Reporting Limit, Analytical Reporting Limit is 10 ug/sample) \* For true values assume (2) significant figures. The method and batch QC is acceptable unless otherwise stated. EPA HUD Regulatory Limits: 40 ug/ft<sup>2</sup> (Floors Carpeted/uncarpeted), 250ug/ft<sup>2</sup> (Window Sill/Stools), 400 ug/ft<sup>2</sup> (Window Trough /Well/Ext Concrete Surfaces) The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as



AIHA ELLAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 09/04/2013 4:37PM

AAT Project: 162664

**To :** EHTS  
 2950 Aquila Avenue South  
 St. Louis Park, MN 55426

**Attn :** Kris

**Email :** kris@healthyhom.com  
**Phone :** 952-297-5169

**Project Location :** 732 JESSAMINE-ST. PAUL UPPER-LEVEL UNIT

**AAT Project :** 162664  
**Client Project :** EHTS 085-13-B  
**Date Reported :** 09/04/2013

Sample	Client Code	Analysis Requested	Completed
1621255	W-1	Dust Wipe	09/04/2013
1621256	W-2	Dust Wipe	09/04/2013
1621257	W-3	Dust Wipe	09/04/2013
1621258	W-4	Dust Wipe	09/04/2013
1621259	W-5	Dust Wipe	09/04/2013
1621260	W-6	Dust Wipe	09/04/2013
1621261	W-7	Dust Wipe	09/04/2013



**Reviewed By** Quality Assurance Coordinator - Robert A Theys

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AAT Project: 162664



