



5001 Cedar Lake Rd.
St. Louis Park, MN 55416
952-252-0405 office
952-252-0407 fax

Betsy
Habitat For Humanity
1954 University Ave W.
St. Paul, MN

May 8, 2026

RE: Asbestos Renovation Survey
766 109th Avenue NW
Coon Rapids, MN

Dear Betsy:

Kevin Hagen #602, a representative of Angstrom Analytical, Inc., visited the above referenced property on May 8, 2026 for the purpose of conducting an asbestos renovation inspection. We prepared to state that there are category I non-friable asbestos containing building materials contained in or on the fabric of the structure.

The following materials tested positive for the presence of asbestos:

9x9 Floor tile & Mastic

The non-friable materials are:

Category I:

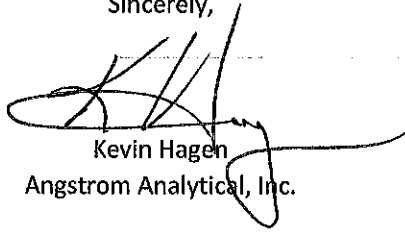
1. Approximately 140-150 square feet of asbestos containing 9x9 floor tile and mastic under a layer of carpeting in the basement family room.

No samples other than from the fabric of the building that is planned for renovation were taken or analyzed and this report only relates only to 766 109th Ave. NW Thirty-nine samples of suspect building materials were collected and analyzed in our laboratory by Polarized Light Microscopy. Please see attached notes.

All friable and category II non-friable materials need to be removed, per applicable regulations, prior to and demolition efforts. Category I non-friable materials are allowed to be left in place for the demolition. However, the landfill must be made aware that the demolition debris will contain (minimal amounts of) category I non-friable asbestos containing material and is subject to the MPCA's rules and regulations pertinent to the demolition efforts (notifications, etc.). This survey should not be interpreted as a bidding document or as an asbestos project design. It is incumbent upon the contractor to verify quantities. Quantification of materials identified in this inspection report are approximations and based on observed quantities. Additional amounts of material may be present under floor, above ceilings and inside wall cavities and not fully quantified. For example, thermal system insulation indentified in a basement may also exist inside wall cavities.

If you have any questions, please call us at the number above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Hagen', is written over a horizontal dashed line. The signature is stylized with a large loop at the beginning and a long horizontal stroke at the end.

Kevin Hagen
Angstrom Analytical, Inc.



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Analysis of Bulk Samples for Asbestos Using Polarized Light Microscopy (PLM)

Betsy
Habitat For Humanity
1954 University Ave W.
St. Paul, MN

Re: 766 109th Avenue NW

Number of Samples: 39

Methods and Definitions

The submitted samples were analyzed using the EPA Interim Method #600/M4-82-020 (polarized light microscopy with dispersion staining). The method defines an asbestos containing material as one that contains greater than 1% asbestos by weight and asbestos is defined as the fibrous forms of serpentine and certain amphiboles. While the fibrous and non-fibrous forms of minerals are discernible microscopically in hand specimens, the distinction between them is not clear on a microscopic level, especially after processing or manufacturing. Fibrous amphiboles are generally those whose mean aspect ratios (length over width) under the microscope are approximately >10; non-fibrous amphiboles are generally those whose mean aspect ratios are approximately <6. During analysis, morphology and an estimate of mean aspect ratio are used to assign a given mineral fiber population to fibrous and non-fibrous categories. That non-fibrous amphiboles are not reported as asbestos is consistent with mineralogical definitions, but does not imply that non-fibrous amphiboles are not hazardous. Airborne concentrations of them may be regulated by OSHA under certain circumstances. The type of dispersion staining used is generally phase contrast, although central stop dispersion staining may also be used.

Percentage Reporting

The percentage of each fiber type present was determined using volume percents estimated from stereoscopic examination, projected area percents from mounted slide examination and percents from comparison to weight percent standards. Such estimations are suitable for most samples, but do have large error ranges. Errors are estimated to be 100 relative percent uncertainty for percentage estimates under 10% ranging down to as little as 10 relative percent uncertainty for percentage estimates greater than 50%. Friable samples which have been estimated by the above methods to contain less than 10% asbestos can be point-counted, according to the EPA Interim Methods, as required by NESHAPS. In low percentage samples, point counting may produce false negatives or positives, due to the small number of points counted. For samples consisting of more than one apparent type of material or layer, the percentage of each fiber type in each type of material or layer is determined and reported separately; an overall average for the sample of each fiber type is then calculated. The reported friability of a sample refers to that friability observed in the condition analyzed (broken, crushed, etc.), and is not to be substituted for an on-site assessment of friability. Each Angstrom Analytical lab report relates only to the sample tested and may not, due to the sampling process be representative of the material sampled.

Kevin Hagen, Angstrom Analytical, Inc.

May 8, 2026



Material Identification Table

5001 Cedar Lake Road Project #: On-site
St. Louis Park, MN 55416 Date: 5/8/2026
952-252-0405

Client: Habitat For Humanity Project: Residential N = no damage ND = none detected PD = potential damage
Address: 1954 University Ave W. St. Paul, MN 612-305-7165 Address: 766 109th Avenue NV D = moderate damage NS = Not Sampled PSD = potential for significant damage
Phone: 612-305-7165 Contact: Betsy SF = square feet EA = each NS-Not Suspect
Email: betsy.starkson@tchabitat.org Phone: 612-305-7165 LF = linear feet NT-Not Tested

Sample #	Location	Material	Description	Asbestos / %	Quantity / Unit	Condition	Damage Potential	Rating
1-3	Throughout	sheetrock & compound	white granular	ND	1600-1800/SF	N	PD	0
4-6	Throughout	knockdown ceiling texture	white granular	ND	650-700/SF	N	PD	0
7-9	Kitchen	laminated flooring	gray	ND	90-110/SF	N	PD	0
10-12	Entrance	laminated flooring	gray	ND	10-15/SF	N	PD	0
13-15	Bathroom	linoleum	beige	ND	35-40/SF	N	PD	0
16-18	Attic	insulation	fiberglass	ND	900-950/SF	N	PD	0
19-21	Basement family	floor tiles	burgandy 9x9	CHR 3-4%	140-150/SF	N	PD	1
22-24	Basement family	mastic for 19-21	black	CHR 2-3%	140-150/SF	N	PD	1
25-27	Basement	ceiling tiles	2x4	ND	150-160/SF	N	PD	0
28-30	Bsmt. Furnace	vibration dampers	black	ND	2/EA	N	PD	0
31-33	Bsmt. Bath	laminated flooring	gray	ND	15-20/SF	N	PD	0
34-36	Exterior	window/door caulking	pliable	ND	80-90/LF	N	PD	0
37-39	Garage	wall/ceiling board	tan fibrous	ND	250-300/SF	N	PD	0

CHR-Chrysotile	TREM-Tremolite	ACT-Actinolite	B-basement	BR-bedroom	H-hall	DR-dining rm	FR-family rm	C-corridor	CL-closet
AM-Amosite	CROC-Crocidolite	ANTH-Anthophyllite	K-kitchen	BA-bath	M-mech.	LR-living rm	G-garage	U-utility	ST-stairway