City of Lincoln Park
Community Planning & Development
1355 Southfield Rd.
Lincoln Park MI 48148
Phone: (313) 386-3100 ext. 30

CDBG RENOVATION – 536 Farnham
SCOPE OF WORK

Pricing must include all labor, material, and City Permits. Bid each line item separately. All work must be conducted in accordance with all applicable local and State of Michigan building codes, as well as applicable OSHA regulations pertaining to worker health and safety. Lead-based paint hazards must be completed first by state licensed lead abatement personnel and a clearance obtained prior to any other work being started. A valid binding contract is not created until all parties execute underlying agreements. Please read the "Terms and Conditions for the Bid Process" and "Job Specifications" carefully before submitting your company's bid.

LEAD BASED PAINT

State certified abatement contractor to be responsible for work, removal, clean up and disposal. Provide lead clearance and disposal documents if applicable.
Treat deteriorated LBP on Window Trough Bedroom 1 (side 3) & Living room (side 4). See attached report.

- Conduct paint stabilization
- Eliminate the potential for friction/impact damage
- Conduct specialized cleaning of any lead chips, dust & debris in work areas utilizing HEPA-vacuum & high phosphate detergent $_____

House

Remove paint from brick surface $_____
Tuck point where needed $_____
Add downspout extensions, clean gutters $_____
Install porch awning $_____
Remove/replace existing front window awning $_____
Remove miscellaneous unneeded awning hardware $_____
Re-trim back window $_____
Install side door exterior light $_____

Garage

Replace missing/damaged siding to match existing. $_____
Install Vinyl soffit on garage overhang $_____
Replace garage service door (steel) and install lockset $_____
Power wash siding $_____
Electric to code $_____

Cement

Remove concrete Slab approx. 12x9 adjacent to rear of house, grade away from house & seed. $_____

CITY OF LINCOLN PARK
COMMUNITY PLANNING & DEVELOPMENT
HOUSING REHABILITATION
TERMS AND CONDITIONS OF BID PROCESS

1. Preparation of Bids:

A. Contractors are expected to examine attached specifications and all instructions. Bids are to be submitted for stated specifications only.
B. If any contractor is in doubt as to the meaning of any part of the specifications or other conditions within the bid process he should contact Doreen Christian, Assistant Director, Community Planning & Development, 313 386-3100 ext. 30.
C. Each bidding contractor must furnish all information required on the bid form.

2. Submission of Bids:

A. Bids may not be withdrawn for a period of thirty (30) days after the bid is submitted.
B. All bids must be sealed, have a return address, be clearly marked "sealed bid – Renovation 536 Farnham" and received by 3:00 pm Friday, September 2, 2011.
C. Sealed bids must be delivered to the following address:

Donna Breeding, City Clerk
City of Lincoln Park
1355 Southfield Road
Lincoln Park MI 48146

3. Consideration of Proposals:

A. The City of Lincoln Park reserves the right to reject any and all proposals and to waive irregularities in bidding, or to accept the lowest responsible proposal that, in the opinion of the City, will serve its best interest.
B. The City of Lincoln Park will not be obligated to accept the lowest proposal.

4. Insurance and Licenses

A. General Contractors and sub-contractors are responsible for submitting proof of insurance before any bid is considered.
B. Minimum statutory levels of insurance for general contractors and sub-contractors are as follows
    1. Workmen's compensation and employer's liability
    2. General liability
        a. Property damage: no less than $50,000
        b. Bodily injury: no less than $100,000
        c. General Contractors are required to submit proof of their State of Michigan Builders License and Lead Base Paint Abatement License. Sub-contractors are required to submit proof of all required licenses before any bid is considered.
C. Lead-based paint & asbestos abatement must be done by a state-certified

abatement contractor.

5. **Contractor:**
   A. The City of Lincoln Park will notify the approved contractor stating the specific contract amount and authorizing work to begin after contracts are signed.
   B. All rehabilitation work requires a permit from the City of Lincoln Park Building Department. Work is expected to begin within 15 days after the contract is signed by the City of Lincoln Park and the contractor.
   C. When the specified work is completed and inspected by the Building Department Inspectors, the contractor should contact Don Cook, Director of Community Planning & Development to schedule a final inspection.
   D. With the approval of the final inspection(s), payment will be processed and issued in the form of a check to the contractor for full payment.

A valid binding contract is not created until all parties execute underlying agreements.

Replace approx. 3 12x9 sections of driveway $_____
Replace drive approach, match to width of existing driveway $_____
Replace 3 broken flag of city sidewalk at driveway $_____
Seal Concrete between house & driveway $_____

Porch

Remove decorative stone & rebrick top 3 courses $_____
Replace/reset Steps $_____
Remove handrail $_____

Landscaping

Front Landscape Bed- Reset border stones, Remove overgrown trees and undesirable vegetation. Install 4 new bushes (At least 1 Alberta spruce to match entry.) $_____
Remove debris and undesirable vegetation, kill all weeds on property $_____

Windows

Replace Kitchen window over sink $_____
Replace sliding window upstairs bedroom $_____
Repair/replace windows with broken seals #_____ $_____
Repair window screens where needed #_____ $_____

Exterior Doors

Replace threshold front entry $_____
Front Storm Door adjust, add closing mechanism $_____
Front Door paint, replace seals & hardware and locks $_____
Side storm adjust and repair $_____
Side entry – adjust, add hardware and locks

Interior House

Install smoke detectors with 10 yr. battery to code $_____

Interior Doors

Replace all doors with 6-panel including hardware $_____

Upstairs

Patch Wallpaper using existing from basement $_____
Repair closet door $_____
Install new carpet in bedroom & Stairwell $_____
Molding: patch, repair, paint with existing color; Trim out existing built-in shelf; add corner Trim $_____
Repair Stairwell light fixture $_____
Paint Ceiling & inside of closets $_____
Insulate to code (R38) roof & knee wall $_____
Handrail to code $_____

Bedroom 1 & 2

Install ceiling fan with light fixture $_____
Patch & paint walls & ceiling $_____
Remove all carpeting & refinish hardwood floors $_____

Living Room & Hallway

Replace HVAC vent covers $_____

Patch & paint walls, molding & ceiling

Remove all carpeting & Refinish hardwood floors $_____

Bathroom

Touch-up ceramic tiles $_____

Remove all wallpaper, patch & paint $_____

Reset laundry chute door (replace spring) $_____

Install GFCI plug

Reglaze tub $_____

Replace showerhead $_____

Install waterstop and adjust vanity drawers $_____

Kitchen/dining room

Repair faucet/sprayer $_____

Remove & Replace dishwasher $_____

Clean paneling and Cabinets inside & out. $_____

Adjust pantry door, patch & paint $_____

Patch & paint ceiling & walls $_____

Insulate & seal milk chute $_____

Basement

Remove mold using Oceanic enzyme method $_____

Paint bathroom & Linen closet. $_____

Replace missing ceiling panels to match existing $_____

Remove all plastic & galvanized pipes & plumb entire house to code $_____

Wall panels – patch & repair to match existing $_____

Remove carpet & peel & stick tiles, clean remaining tile, and install vinyl tile thru-out basement over existing $_____

Replace laundry tub $_____

Repair laundry room countertop $_____

Patch & paint walls where needed $_____

Install new pantry door $_____

Replace furnace with 90% efficiency & programmable thermostat $_____

Replace Air Conditioner $_____

Replace Hot Water Tank with high efficiency $_____

Snake & TV Sewer to city main and all floor drains provide video to Lincoln Park $_____

Replace dryer vent to code $_____

Professionally Clean whole house $_____

TOTAL REHAB COST $_____

CONTRACTORS ARE RESPONSIBLE FOR PULLING REQUIRED PERMITS
All unforeseen cost to be submitted and approved before work is performed. All selections to be approved before work begins.

Submitted by:

_____	X_____
Company name	Authorized Signature
_____	_____
Address	printed name/title
_____	_____
City, State, Zip	phone #
	_____
	email

"A valid binding contract is not created until all parties execute underlying agreements."

RETURN SEALED BID BY 3:00 P.M., Friday, September 2, 2011 to:

Donna Breeding, City Clerk
City of Lincoln Park
1355 Southfield Rd.
Lincoln Park MI 48146

Bids will be opened during the normal course of the Council Meeting at 7:30 on Tuesday, September 6, 2011.

City of Lincoln Park
Community Development & Planning
Minimum Standard Material List
Or approved equal
536 Farnham Renovation

Shingles:	40 yr. warranty dimensional
Int. Doors:	Six panel factory primed colonist, Jeld-Wen
Drywall:	National Gypsum, U.S. Gypsum
Paint:	Promar 200 Sherwin Williams, Pittsburgh Paint, Pratt & Lambert ASTM D-2486 (Interior); Kitchens, Baths, & Trim latex semi-gloss, remainder latex flat; (Basement floor) Epoxy Shield #1314863 by Rust-oleum; (Fence) Promar 200 exterior metallic by Sherwin Williams.
Carpet:	Shaw (Shawmark Fontaine SC115) fire classification A or B per ASTM E-84
Vinyl Flooring:	Armstrong (Successor, initiator)
Laminate Flooring:	Pergo
Disposal:	Badger #5XP ¾ hp by Insinkerator
Furnace:	90+ high efficiency
Water Heater:	40 gallon Direct Vent High efficiency
Dishwasher:	GE Energy Star Model GSD 2000JBB
Light fixtures:	Bedroom & foyer 8064 by Kichler,

City of Lincoln Park

Building Department
1355 Southfield Rd.
Lincoln Park, MI 48146

Telephone
386-1800
Ext. 298 or 256

Address 5367 Farnham Date 10-26-09 Inspector Chuck Parker

☒ Brick ☐ Asbestos ☐ Wood ☐ Alum. Siding ☐ Vinyl Siding

☐ Rental ☐ Rehab ☐ Dangerous Building ☐ Special

		Install	Paint	Repair	Replace
Exterior					
PM 302.3	City Sidewalk 2 Sec.				X
PM 302.3	Service Walk				
PM 302.3	Drive/Approach 2 Sec.				X
PM 302.3	Off St. Parking				
PM 304.7	Roof				
PM 304.7	Gutter/Downspouts				
PM 304.15	Door - Front-Side-Rear				
PM 304.13.2	Prime Windows				
PM 304.13.2	Storm Windows/Screens				
PM304.2	Trim around window				X
PM 304.2	Siding				
PM 304.10	Porch -Front-Side-Rear				Remove Gutters
PM 304.11	Chimney				
PM 304.16	Crawl Space - Vents-Doors				

		Install	Paint	Repair	Replace
PM 304.16	Basement Window				
PM 302.7	Fences				
PM 302.7	Garages				
PM 302.7	Walls				
PM 302.7	Doors				
PM 302.7	Windows				
PM 302.7	Roof				
PM 302.7	Floor				
N/A	Gutters/Downspouts				
PM 302.7	Illegal Shed				

Interior:	Living Rm	Bedroom	Kitchen	Bathroom	Basement	Utility	Upper
Door							
Ceiling							
Walls							
Floor							
Cabinets							
C/Door							
Handrail							

Comments:
Remove paint from brick, on back of house

City of Lincoln Park

Building Department
1355 Southfield Rd.
Lincoln Park, MI 48146

Telephone
386-1800
Ext. 298 or 256

Address 536 Fordham Date 9-3-09 Inspector Chuck Pacheco

☐ Brick ☐ Asbestos ☐ Wood ☒ Alum. Siding ☐ Vinyl Siding

☐ Rental ☒ Rehab ☐ Dangerous Building ☐ Special

		Install	Paint	Repair	Replace
Exterior					
PM 302.3	City Sidewalk 2 sec.				X
PM 302.3	Service Walk				
PM 302.3	Drive/Approach 2 sec				X
PM 302.3	Off St. Parking				
PM 304.7	Roof				
PM 304.7	Gutter/Downspouts				
PM 304.15	Door - Front-Side-Rear				
PM 304.13.2	Prime Windows				
PM 304.13.2	Storm Windows/Screens				
PM304.2	Trim				
PM 304.2	Siding				
PM 304.10	Porch -Front-Side-Rear				
PM 304.11	Chimney				
PM 304.16	Crawl Space - Vents-Doors				

		Install	Paint	Repair	Replace
PM 304.16	Basement Window				
PM 302.7	Fences				
PM 302.7	Garages				
PM 302.7	Siding + soffit Walls			X	
PM 302.7	Doors				
PM 302.7	Windows				
PM 302.7	Roof				
PM 302.7	Floor				
N/A	Gutters/Downspouts				
PM 302.7	Illegal Shed				

Interior:	Living Rm	Bedroom	Kitchen	Bathroom	Basement	Utility	Upper
Door							
Ceiling							
Walls							
Floor							
Cabinets							
C/Door							
Handrail							

Comments: Interior in great shape only needs cleaning + painting

Lincoln Park
MICHIGAN
THE CROSSROADS OF DOWNRIVER

Building Department - 1355 Southfield Rd. - Lincoln Park, MI 48146 (313) 386-1800 x 296/256

PLUMBING INSPECTON CODE CORRECTIONS
2006 MICHIGAN PLUMBING CODE & 2006 MICHIGAN RESIDENTIAL CODE

ADDRESS: 536 FAENHAM DATE: 1/21/10

C/O ____ (Special) NSP Rental ____

Permit fee:
Base:____
Other:____
Total:____

( ) All plumbing systems appear to meet minimum code compliance at this time.

BASEMENT * NO WATER ON AT THIS TIME.

1. 606.1 (X) Requires full opening valves – both sides of water meter.
2. 605.5 ( ) Water lines are: ( ) Undersized ( ) Deteriorated
   601.1 to 612.1 ( ) Install proper transition fittings. ( ) Remove saddle valves from supply lines. ( ) Replace water distribution system from 1st valve before water meter to all fixtures. (X) Install vacuum breakers and air chambers where required.
3. 402.1 ( ) Replace cracked laundry tub. ( ) Secure legs of tub to floor.

APPLIANCES

4. 608.1 ( ) Laundry tub faucet requires vacuum breakers ( ) repair ( ) replace ( ) secure.
5. 907.1 ( ) Laundry tub drain ( ) required trap ( ) waste lines ( ) 2" standpipe w/vent to atmosphere.
6. ( ) Replace missing floor drain. ( ) covers.
7. 608 ( ) Requires code back flow preventer to equipment ( ) boiler ( ) other ____

HOT WATER HEATER REPLACE IF DEFECTIVE

8. 606.1 ( ) Requires full opening valve on cold water supply of heater. liner, ( ) repair on roof, ( ) install class B vent and/or vent connector: ____
9. Chptr. 5 ( ) Requires drip tube 1"-4" from floor, 3/4" ( ) Requires T & P valve.
10. ( ) Secure flue pipe. ( ) Seal flue pipe to masonry chimney.
11. ( ) Requires gas line to code ( ) with drip tee ( ) union ( ) shut off valve.
12. ( ) Install proper piping material to heater.

KITCHEN

13. Chptr. 4 & 905.1 (X) Kitchen sink ( ) replace ( ) repair chips (X) faucet ( ) replace (X) repair
14. ( ) Kitchen sink drain ( ) install trap to code ( ) requires waste line ( ) requires operable vent ( ) repair ( ) replace ( ) requires disposal ( ) requires air gap on dishwasher ( ) other ____

BATHROOM

15. Chptr. 4 (X) sink ( ) repair ( ) replace ( ) secure to wall (X) faucet (X) repair ( ) replace ( ) Install drain trap to code ( ) repair waste line ( ) caulk fixture at wall ( ) other ____
16. (X) Replace bathroom water closet (X) broken ( ) requires code ballcock ( ) secure & caulk water closet to floor. ( ) replace flange ( ) replace seat ( ) requires open front toilet seat w/no cover
17. Sec. 424 ( ) Tub or shower ( ) replace tub filler ( ) pressure balance faucet required ( ) replace tub trip waste and overflow ( ) repair chips in tub or shower ( ) replace tub/shower walls (X) re-caulk as needed

EXTERIOR

18. Sec. 708 ( ) Main sewer requires ( ) foot vent cover ( ) locate or install full size clean out
19. 608.1 (X) exterior sillcock requires vacuum breakers ( ) other

ADDITIONAL REPAIRS REQUIRED: 1) REPAIR OR REPLACE ANY BROKEN WATER LINE, DRAIN LINE, FIXTURE OR TRAP AS NEEDED.

Jerome Halash

Jerome Halash, Plumbing Inspector

2) RE INSPECT BEFORE OCCUPANCY.

City of Lincoln Park

Building Department
1355 Southfield Rd.
Lincoln Park, MI 48146

Telephone
386-1800
Ext. 298 or 256

PLUMBING INSPECTION CODE CORRECTIONS
2006 ~~2000~~ MICHIGAN PLUMBING CODE &
2006 ~~2000~~ MICHIGAN RESIDENTIAL CODE

Special INSP. * NO WATER ON AT THIS TI

ADDRESS: 536 FARNHAM DATE: 9/3/09

C of O _____ Special _____ Rental _____

Permit Fee: Re INSP.
Base: _____
Other: _____
Total:

( ) All plumbing systems appear to meet minimum code compliance at this time

BASEMENT

1. 606.1 ( ) Requires full opening valves – both sides of water meter.
2. 605.5 ( ) Water lines are: ( ) Undersized ( ) Deteriorated
   601.1 to 612.1 ( ) Install proper transition fittings. ( ) Remove saddle valves from supply lines. ( ) Replace water distribution system from 1st valve before water meter to all fixtures. ( ) Install vacuum breakers and air chambers where required.
3. 402.1 ( ) Replace cracked laundry tub. ( ) Secure legs of tub to floor. appliances.
4. 608.1 ( ) Laundry tub faucet requires vacuum breakers ( ) repair ( ) replace ( ) secure.
5. 907.1 (X) Laundry tub drain (X) required trap ( ) waste lines ( ) 2" standpipe w/ vent to atmosphere.
6. ( ) Replace missing floor drain. ( ) covers.
7. 608 ( ) Requires code back flow preventer to equipment ( ) boiler ( ) other _____

HOT WATER HEATER

Repipe PVC pipe AT WATER supply to WATER TANK W/

8. 606.1 ( ) Requires full opening valve on cold water supply of heater.
   liner, ( ) repair on roof, ( ) install class B vent and/or vent connector: COPPER [redacted]
9. Chapt. 5 ( ) Requires drip tube 1" – 4" from floor, ¾" ( ) Requires T & P valve. + Re CONNECT to PLAS
10. ( ) Secure flue pipe. ( ) Seal flue pipe to masonry chimney.
11. ( ) Requires gas line to code ( ) with drip tee ( ) union ( ) shut off valve.
12. ( ) Install proper piping material to heater. Above fume pipe.

KITCHEN

13. Chapt. 4 & 906.1 ( ) Kitchen sink, ( ) replace ( ) repair chips. ( ) faucet, ( ) replace ( ) repair
14. ( ) Kitchen sink drain, ( ) install trap to code ( ) requires waste line ( ) requires operable vent ( ) repair ( ) replace ( ) requires disposal ( ) requires air gap on dishwasher ( ) other _____

BATHROOM

15. Chapt. 4 ( ) sink ( ) repair ( ) replace ( ) secure to wall. ( ) faucet ( ) repair ( ) replace ( ) install drain trap to code ( ) repair waste line ( ) caulk fixture at wall ( ) other _____
16. ( ) Replace bathroom water closet ( ) broken ( ) requires code ballcock ( ) secure & caulk water closet to floor. ( ) replace flange ( ) replace seat ( ) requires open front toilet seat w/ no cover
17. Sec. 424 ( ) Tub or shower ( ) replace tub filler ( ) pressure balance faucet required ( ) replace tub trip waste and over flow ( ) repair chips in tub or shower ( ) replace tub/shower walls ( ) recaulk as needed

EXTERIOR

18. Sec. 708 ( ) Main sewer requires ( ) foot vent cover ( ) locate or install full size clean out.
19. 608.1 ( ) exterior sillcock requires vacuum breakers ( ) other _____

ADDITIONAL REPAIRS REQUIRED: 1) REINSTALL SINK IN BASEMENT CABINET OR REMOVE CABINET + CAP DRAIN + WATER LINES. 2) Remove + CAP 1½" PVC PIPE AT LAUNDRY TUB DRAIN. 3) REINSTALL WATER METER. 4) Re INSPECTION FEE before / OCCUPANCY

Jerome Halash

Jerome Halash, Plumbing Inspector

~~ENFORCING RECIPROCAL CODE POOL - 390~~

City of Lincoln Park

LINCOLN PARK, MICHIGAN 48146

386-1800
Ext. 298 or 256

ELECTRICAL RESIDENTIAL INSPECTION CODE CORRECTIONS

ADDRESS 536 FARNHAM SERVICE SIZE

(X) INDICATES REQUIRED CORRECTIONS PERMIT FEE:

STABLE - HOD

GENERAL

1. ( ) Replace defective service entrance cable and meter socket.
2. ( ) Service drop shall be 10' above grade.
3. ( ) Change existing service to 100 AMP minimum.
4. ( ) Install 8' driven ground rod with #6 copper wire to panel.
5. (X) Install a conveniently located wall switch for an outside light fixture at front ( ) side (X) rear ( ) of house.
6. ( ) All extension cords shall be removed throughout and plugs installed if required.
7. (X) All 3-conductor plugs shall be grounded throughout.
8. (X) All plugs, lights, switches and junction boxes shall be in working order and have coverplates throughout.
9. (X) Stairwells connecting finished portions shall be 3-way switched with adequate lighting.

GARAGE

( ) Install plug for door opener.
(X) All plugs shall be grounding type and grounded. - GFCI
( ) Correct exposed wiring on surface ( ) below joists ( ) on walls ( ).

BASEMENT

( ) Install 20 AMP laundry circuit.
( ) Install a switched laundry light.
(X) Correct exposed wiring below joists or on walls at electrical panel. REWIRE DRYER.
( ) Lighting outlets are required for each 200 sq. ft. or portion thereof.
( ) Install switched lights in all areas that can be walked into.
( ) Water meter requires bonding jumper.
( ) Install "S" type fuses.
( ) All plugs in unfinished areas shall be grounding type and grounded.

KITCHEN

( ) All plugs shall be grounding type and grounded. (Minimum of 3 required.)
( ) Install a wall swith for a light fixture.
( ) Install an overhead light fixture.
( ) Garbage disposal ( ) wire to code ( ) install a grounded switched plug.

LIVING ROOM

( ) Install a conveniently located wall switch for a lighting outlet.
( ) One plug on each wall is required.

DINING ROOM

( ) Install a conveniently located wall switch for a lighting outlet.
( ) Two plugs minimum (on opposite walls) are required.

BEDROOMS

( ) Install a conveniently located wall switch for a lighting outlet.
( ) Two plugs minimum (on opposite walls) are required.

BATHROOM(S)

( ) Install a conveniently located wall switch for a light fixture.
( ) Install a light fixture.
(X) One plug that is grounding type and grounded or GFCI is required.

PERMITS ARE REQUIRED FOR ALL ELECTRICAL WORK.

Additional comments

ELECTRICAL INSPECTOR RS Date 10/26/08

City of Lincoln Park

Building Department
1355 Southfield Rd.
Lincoln Park, MI 48146

Telephone
386-1800
Ext. 298 or 256

MECHANICAL INSPECTION CODE CORRECTIONS

2003 MICHIGAN MECHANICAL CODE
2003 INTERNATIONAL FUEL CODE

ADDRESS: 536 FARNHAM DATE: 10-26-09

(1) # of furnaces ( ) Boilers (x) INDICATES NON-CONFORMING

Type of Inspection:
- ☐ Rental
- ☐ C of O
- ☐ DBB
- ☐ Rehab

STABLE

1. 102.3 (X) Have a licensed Heating Contractor check heat exchange & safety. Submit a copy of the test results to this department.
2. IFC 409 ( ) Install shut off, union and drip tee outside burner chamber on ( ) hot water tank; ( ) furnace.
3. 1006 ( ) Vent relief valve properly. ( ) Boiler. ( ) H.W.T.
4. IFC 409 ( ) Install hand type A.G.A. approved shut off in gas line for all gas fired appliances.
5. IFC 407.1 ( ) Secure all gas piping areas: _____
6. IFC 404.12 (X) Cap or plug any open gas line area: BACK ON FURNACE
7. IFC 410.3 ( ) Vent gas meter to outside properly.
8. IFC 501 ( ) Chimney: ( ) cement flue pipe holes ( ) install clean-out ( ) install liner, ( ) repair on roof, ( ) install class B vent and/or vent connector: _____
9. IFC503.10.8 (X) Flue Pipe: ( ) proper pitch ( ) proper metal (X) secure with screw ( ) replace ( ) support ( ) furnace (X) hot water tank ( ) other: _____
10. 601 ( ) Repair damaged plenum or duct work.
11. 603.1 ( ) Install return air to rooms per code.
12. 603.1 ( ) Install supply air to rooms per code.
13. 603.17 ( ) Secure return and supply air grills to wall and assure all supplies have dampers and air balancing devices.
14. 403.3 ( ) Provide ventilation air.
15. 303.6 ( ) Clean area around furnace, boiler, and hot water tank. (C.A.B.O.)
16. 301.11 ( ) Repair, replace or remove humidifier.
17. E.P.A. ( ) Remove incinerator, ( ) cap gas line, ( ) cement chimney
18. 504.1 (X) Vent dryer with approved material to outside. ← PROPER SIZE
19. 106.1 ( ) Permit required by ( ) owner / occupant ( ) contractor
20. 403.4 ( ) Heat of vent bathroom

ADDITIONAL REPAIRS REQUIRED:

_____

_____

_____

Omission of reference to any provision of the Code shall not nullify any requirement of the Code, nor exempt any structure from such requirement. ALL WORK MUST BE COMPLETED BEFORE A CERTIFICATION LETTER CAN BE ISSUED.

SC

Steve Carnill, Mechanical Inspector

LEAD-BASED PAINT (LBP) RISK ASSESSMENT

536 Farnham Ave
Lincoln Park, MI 48146

Report # 50438
September 14, 2009

Client/Owner:

City of Lincoln Park
Office of Community Development
Attn: Casey White
3240 Ferris Ave
Lincoln Park, MI 48146

Prepared by:

Protech Environmental Services, Inc.
251 Jackson Plaza
Ann Arbor, Michigan 48103
(734) 761-3595

PROTECH

Table of Contents

1.0 Introduction

1.1 General Information

Site Contact:	Vacant
On-Site Date:	September 4, 2009
Definition of LBP:	Lead concentration of at least 1.0 milligrams per square centimeter (mg/cm^2)
Methodology:	HUD Guidelines[1], HUD, EPA, and State of Michigan protocols

Federal law requires that a copy of this report be provided to new tenants before they become obligated under a lease, and to purchasers before they become obligated under a sales contract.

1.2 Statement of Work

This report describes an evaluation conducted in accordance with LBP protocols defined in federal and state regulations as follows:

A Risk Assessment is an "on-site investigation to determine the existence, nature, severity and location of LBP hazards, and the provision of a report (herewith) explaining the investigation and providing options for hazard reduction. LBP hazards are defined as conditions causing exposure to lead from lead-contaminated dust, lead-contaminated soil, or from LBP that is:

- deteriorated (i.e. classified as being in "poor" condition), or
- on a surface subjected to friction or impact, or
- accessible ("chewable") to a small child, as evidenced by teethmarks.

All paint tests were conducted using an EDAX MAP 4 x-ray fluorescence (XRF) spectrum analyzer. See calibrations at the end of Table 2 for device serial number.

Note: Drinking water may be a source of lead, either as delivered from the municipal supply, from the faucets themselves or (in homes built before the mid-1980's) from leaded solder. Sampling for lead in water is not included in a Lead Risk Assessment. Homeowner is advised to obtain a kit from the County Environmental Health Department, and to employ it in a manner that simulates a child following normal household routine.

1.3 Property Description

Single-family, one and a half story home with a basement and detached garage, built circa 1951. Exterior is brick with aluminum wrap. Windows are vinyl double-hung on the main floors, with glass block windows in the basement. See Attachment A for room designation. See Attachment D for information on general building condition.

1.4 Occupant Usage Patterns

The entire building and grounds are considered to be accessible to children. See Attachment D for other occupant usage information.

---

[1] *HUD Guidelines for the Evaluation and Control of Lead-Based Paint in Housing* (HUD 1539-LBP, 1995, revised November 1997). Commonly referred to as "HUD Guidelines."
[2] HUD 24 CFR Part 35, EPA 40 CFR Part 745.227, State of Michigan code R 325.9901-325.9925
[3] Michigan Public Health Code (Act 368 of 1978), §333.5458(L3) and 24 CFR 35.110

2.0 Summary of LBP Hazards

2.1 Summary of Findings

A lead dust hazard was identified in window troughs, no other reportable LBP hazards were identified at this time.

See Section 3.2 for Hazard Control Recommendations.

2.2 Paint Hazard Assessment

Instances of deteriorated and friction/impact LBP hazards are identified in the rightmost column of Table 2 with a "D" for deteriorated, "F" for friction, or a "DF" for deteriorated friction. LBP hazards are also summarized in Table 1. No LBP with evidence of teeth marks was identified. Instances of LBP that do not qualify as a "hazard" in their current condition are identified with a "P" indicating a potential hazard if disturbed or allowed to deteriorate.

2.3 Dust Hazard Assessment

Dust samples were collected from representative locations accessible to children, and submitted to an accredited laboratory[2] for analysis. A copy of the laboratory results is included in Attachment B. The following table summarizes:

No.	Surface	Room	Lead (µg/s.f.)	Standard* (µg/s.f.)	OK?
1	Floor (vinyl)	Dining Room @ center	<10	40	Yes
2	Interior Sill	Dining Room (side 1)	<40	250	Yes
3	Floor (vinyl)	Living Room @ entry	<10	40	Yes
4	Window Trough	Living Room (side 4)	**1,136**	400	**No**
5	Floor (ceramic)	Bath 1 @ entry	<10	40	Yes
6	Interior Sill	Bath 1 (side 4)	<40	250	Yes
7	Floor (wood)	Bedroom 1 @ center	<10	40	Yes
8	Window Trough	Bedroom 1 (side 3)	**1,546**	400	**No**
9	Floor (carpet)	Bedroom 2 @ entry	<10	40	Yes
10	Interior Sill	Bedroom 2 (side 3)	<40	250	Yes
11	Floor (carpet)	Bedroom 3 @ entry	<10	40	Yes
12	Window Trough	Bedroom 3 (side 2)	384	400	Yes

*EPA 40 CFR 745
µg/s.f. = Micrograms per square foot
For room and windowsill designation, see *Notes on Table 3, "Which column."*

[2] Accurate Analytical Testing LLC, ELLAP Accreditation No. 100986

Conclusion: *A lead dust hazard was identified in window troughs. Lead dust levels on other surfaces tested, i.e., floors and interior window sills, were below applicable standards.*

2.4 Soil Hazard Assessment

HUD and EPA protocols specify that samples be collected from the bare soil near the foundation (at the drip-line), and in what may be expected to be a child's play area. In each case, a composite sample is collected from 3 - 6 locations. A copy of the laboratory report is included in Attachment C. The following table summarizes:

Sample	Lead Content (ppm)	Standard* (ppm)	OK?
House drip-line (perimeter)	48	1,200	Yes
Bare Areas	58	1,200	Yes

* EPA 40 CFR 745
ppm=Parts per million

Conclusion: *No soil lead hazard was identified.*

3.0 Requirements and Recommendations

3.1 LBP Requirements

HUD lead-based paint requirements of the Community Development Block Grant Program (HUD 24 CFR 35, Subpart J) depend upon the amount of *hard costs* per unit of Federal rehabilitation assistance (24 CFR 35.915). For property receiving an average of more than $5,000 and up to and including $25,000 per unit, interim controls[3] are to be conducted on LBP hazards in accordance with the requirements of 24 CFR 35.1330 [abatement[4] is also acceptable]. For property receiving an average of more than $25,000 per unit, abatement[4] is to be conducted on LBP hazards [interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation].

HUD 24 CFR 35 Subpart R states required methods and standards for LBP hazard reduction activities. Occupant protection, worksite preparation, and safe work practice requirements are stated there along with methods and standards for conducting interim controls and abatement.

Following completion of any LBP hazard reduction activities, "clearance evaluation" must be conducted by a certified individual in accordance with HUD 24 CFR 35.1340. HUD states that all work must be completed and work areas be free of dust and debris prior to final dust sampling for clearance.

[3] *Interim controls* are a set of measures designed to temporarily reduce human exposure to LBP hazards. Interim controls must be done in accordance to HUD 24 CFR 35.1330. Following completion of any LBP hazard reduction activities, "clearance evaluation" must be conducted by a certified individual in accordance with HUD 24 CFR 35.1340.

[4] *Abatement* is any set of measures designed to eliminate LBP, or LBP hazards, for a minimum of 20-years. Abatement must be done by a state accredited lead abatement firm in accordance to HUD 24 CFR 35.1325 and State of Michigan public laws R325.9901-325.9925. Following completion of any LBP hazard reduction activities, "clearance evaluation" must be conducted by a certified individual in accordance with HUD 24 CFR 35.1340.

3.2 Hazard Control Recommendations

The following interim control and abatement options are suggested for LBP hazards identified in this Risk Assessment or created as a result of rehabilitation work. Hazards and recommended actions are listed with a suggested level of priority. For cost estimates of the following options, see Attachment F.

LBP Hazard (All components designated as "D" or "F" in Hazard column of Table 2)	Priority*	Interim Controls (see HUD 24 CFR 35.1330)	Abatement Options			
			Remove Item	Paint Removal	Encap-sulate	Enclose
Lead Dust Hazard: Window Troughs	1	Specialized cleaning utilizing HEPA-vacuum & high-phosphate or equivalent detergent.	remove dust			
Paint chips, debris, and dust from above hazards, and also from renovation activity	1	Specialized cleaning	X			
Potential Hazard: Additional LBP that may be disturbed during renovation (See following section)						

*** Priority: 1=High; 2=Moderate; 3=Low**

RE-EVALUATION: See Attachment E for HUD's recommended reevaluation schedule. If any hazard reduction activity incorporates the use of an encapsulant, it is recommended that the encapsulated surfaces be visually inspected for signs of failure at intervals of 1-month, 6-months, and then annually, or whenever water or other damage is present. If enclosure systems are used, it is recommended that they also be visually inspected for signs of failure annually, or whenever water or other damage is present.

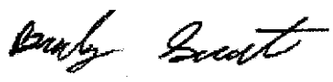
3.3 Additional Lead-Based Paint That May Be Disturbed During Renovation

Additional surfaces were tested that may be disturbed during renovation work. Surfaces selected for testing were based on reported renovation plans at the time of the work order. If lead-safe methods are not to be used, client is responsible for checking that these surfaces are listed as "negative" in Table 2. Any paint not listed as negative should be treated as being LBP. Measurements on surfaces such as aluminum siding do not account for paint that may be underneath the surface. See Table 2 for XRF measurements.

4.0 Certifications & Limitations

This evaluation was conducted in readily accessible areas, subject to the limitations on scope and measurement protocols described in the body of this report. Although an effort was made to evaluate both representative and "worst case" components and conditions, no representation is made that all defects, deficiencies, hazards or potential hazards have been identified. Protech does not guarantee, warrant or insure the adequacy of the property or of any buildings or parts thereof, and no representation is made regarding the property's compliance to any ordinances, regulations, or laws relating to any environmental hazards.

Client understands and agrees that Protech and its employees assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. In accepting this report, Client acknowledges that if Protech is found liable for any loss or damages alleged to arise from this evaluation, then Protech's liability shall be limited to the fee paid for this evaluation and report, and any such claims must be made within one year from the date of inspection. This report is intended for Client's use only, and no other person may rely on it without Protech's written approval. The price charged is based, in part, on all of the foregoing limitations.



Bradley Smith
Michigan Lead Risk Assessor #P-01928

TABLE 1. SUMMARY OF LBP HAZARDS (EXCLUDING SOIL & DUST)

Total Tests	Poor Condn	Friction/ Impact	Both	No. of Hazrds	% w/ Hazrd

<No LBP hazards were identified (excluding soil & dust)>

NOTES ON TABLE 1

1. In this table, "Total Tests" refers to total number of XRF measurements for the specific line item.
2. "Poor Condn" denotes LBP that is deteriorated, i.e. classified as being in Poor condition.
3. "Friction/Impact" denotes LBP on a *friction* and/or *impact* surface, where the condition was classified as being in Fair condition.
4. "Both" denotes LBP on a *friction* and/or *impact* surface, where the condition was classified as being in Poor condition.
5. "# of Hazrds" is the number of tests that identified a hazard.
6. "% w/ Hazrd" is the percentage of tests that identified a hazard.

TABLE 2. LISTING OF ALL MEASUREMENTS, SORTED BY OUTCOME

Seq#	Area	Room	Item	Which	Mat'l	Condition	Lead mg/cm^2	Depth	Prob>1	Hazard
Positive Measurements: (LBP)										
	NONE									
Inconclusive Measurements >= 1.0 mg/cm2:(Treat as LBP)										
	NONE									
Inconclusive Measurements < 1.0 mg/cm2: (Prudent to treat as LBP)										
	NONE									
Negative Measurements: (Not LBP)										
4	Main Floor	Hall	Door Jamb	3	Wood	Fair	-ND-	NA	0.03	
5	Main Floor	Bedroom 1	Door Jamb	-	Wood	Fair	-ND-	NA	0.03	
6	Main Floor	Bedroom 1	Mold - Base	-	Wood	Fair	-ND-	NA	0.04	
7	Main Floor	Bedroom 2	Door Jamb	-	Wood	Fair	-ND-	NA	0.01	
8	Main Floor	Bath	Wall	3	Drywall	Paper	-ND-	NA	0.05	
9	Main Floor	Bath	Laundry Chute	-	Metal	Fair	-ND-	NA	0.00	
10	Main Floor	Bath	Door Jamb	-	Wood	Fair	-ND-	NA	0.04	
11	Main Floor	Kitchen	Door Trim	-	Wood	Poor	-ND-	NA	0.05	
12	Basement	Stairway 1	Wall	2	Plaster	Poor	-ND-	NA	0.05	
13	Basement	Stairway 1	Cabinet Frame	-	Wood	Poor	-ND-	NA	0.03	
14	Basement	Stairway 1	Cabinet Door	-	Wood	Poor	-ND-	NA	0.02	
15	Basement	Stairway 1	Cabinet Inter	-	Plaster	Poor	-ND-	NA	0.05	
16	Basement	Stairway 1	Shelf	-	Wood	Fair	-ND-	NA	0.03	
17	Basement	Stairway 1	Door Trim	-	Wood	Poor	-ND-	NA	0.04	
18	Basement	Stairway 1	Stringer	-	Wood	Poor	0.5	>5	0.03	
19	Basement	Storage	Masonry Wall	2	Concrete	Poor	-ND-	NA	0.03	
20	Basement	Storage	Ceiling	-	Drywall	Poor	-ND-	NA	0.01	
21	Basement	Storage	Threshold	-	Wood	Poor	-ND-	NA	0.04	
22	Second Floor	Stairway 2	Handrail	-	Wood	Poor	-ND-	NA	0.03	
23	Second Floor	Stairway 2	Door Trim	-	Wood	Poor	-ND-	NA	0.03	
24	Second Floor	Bedroom 3	Mold - Base	-	Wood	Fair	-ND-	NA	0.00	
25	Second Floor	Bedroom 3	Door Jamb	-	Wood	Fair	-ND-	NA	0.02	
26	Exterior	Front Exter	Threshold	-	Concrete	Poor	-ND-	NA	0.05	
27	Exterior	Front Exter	Address Block	-	Wood	Poor	-ND-	NA	0.02	
28	Exterior	#2 Exter Face	Win Sill/Stool	2	Concrete	Poor	0.5	>5	0.05	
29	Exterior	#2 Exter Face	Threshold	-	Concrete	Poor	-ND-	NA	0.05	
30	Exterior	Rear Exter	Masonry Wall	1	Brick	Poor	-ND-	NA	0.04	
31	Exterior	Main Room	Masonry Floor	-	Concrete	Poor	-ND-	NA	0.04	

TABLE 2. LISTING OF ALL MEASUREMENTS, SORTED BY OUTCOME

Seq#	Area	Room	Item	Which	Mat'l	Condition	Lead mg/cm^2	Depth	Prob>1	Hazard
Calibration Checks (See manufacturer's PCS 3/96):										
		Date & Time	Reference Chip		Substrate		mg/cm2	Depth	Uncert	OK?
1	Cal Ck: XRF#1272	09/04/09 @1358	NIST 1.0 mg	-	Wood		0.8	<1	0.2	YES
2	Cal Ck: XRF#1272	09/04/09 @1358	NIST 1.0 mg	-	Wood		0.9	<1	0.2	YES
3	Cal Ck: XRF#1272	09/04/09 @1358	NIST 1.0 mg	-	Wood		0.8	<1	0.2	YES
32	Cal Ck: XRF#1272	09/04/09 @1540	NIST 1.0 mg	-	Wood		1.0	<1	0.2	YES
33	Cal Ck: XRF#1272	09/04/09 @1540	NIST 1.0 mg	-	Wood		0.9	<1	0.2	YES
34	Cal Ck: XRF#1272	09/04/09 @1540	NIST 1.0 mg	-	Wood		0.9	<1	0.2	YES
Other: (Not Included in Tabulations)										
	NONE									

NOTES ON TABLE 2

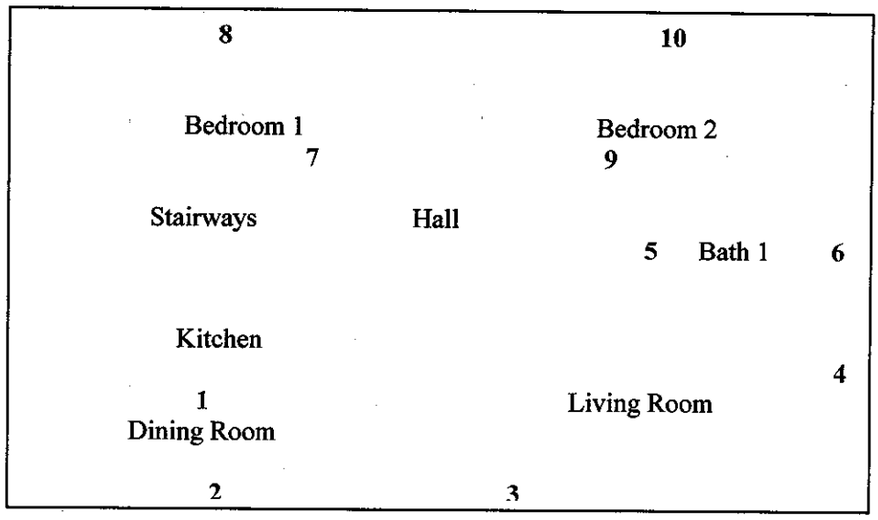
1. The Sequence number in the first column shows the chronological order.
2. The "Which" column locates the item by reference to the front of the house. Side 1 is the front side of the building (address side). Sides 2, 3, and 4 are then numbered clockwise from side 1. "U" stands for "Upper."
3. Stairways are numbered from bottom up. Bedrooms and baths are numbered as they are encountered during the clockwise sequence of the inspection.
4. The value indicated for mg/cm^2 Lead is to be compared to the $1.0mg/cm^2$ legal definition of LBP. A value of "-ND-" denotes "Not Detected." A question mark indicates a measurement that is probably a statistical outlier.
5. "Depth" is an *indicator* of how deep the lead lies, expressed *very roughly* as the number of coats of unleaded paint applied above a single leaded layer. Not available for metallic substrates.
6. The value for "Prob" is the statistical probability that this measurement indicates LBP. The longer the duration of the test, the lower the uncertainty in the measurement. Measurements are labeled as (POSitive) (NEGative) if the probability is (greater than 95%) (below 5%), INConclusive otherwise.
7. "Hazard" indicates the nature of the lead hazard on the component identified, as defined by the State of Michigan. Hazard designations of components with lead-based paint are as follows: "D" indicates paint deterioration; "F" indicates a component with friction and/or impact damage; and "P" refers to a potential hazard if the surface is disturbed.
8. Calibration Checks indicate date, time, target value and measurement uncertainty.

GLOSSARY

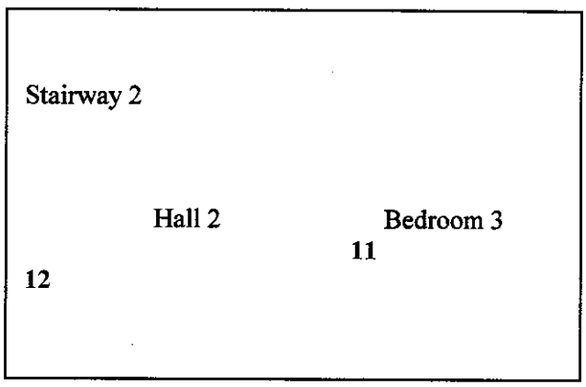
This section provides definitions of architectural terms that may be unfamiliar.

Awning Window ..... Window for which the movable portion rotates up and out
Baluster ..... Vertical spindle beneath a railing
Base molding ..... Horizontal molding along the bottom of a wall
Casement ..... Swinging portion of a window (in and out)
Casing ..... Trim around a window or door
Chair rail ..... Horizontal molding about 3-feet off the floor
Crown molding ..... Molding at the joint between the ceiling and wall
Jamb ..... Top and sides of a door or window opening
Lintel ..... Steel support over a door or window
Newel ..... Post at the end of a railing
Panel molding ..... Decorative molding on a wall, similar to a picture frame
Picture molding ..... Molding that runs horizontally an inch or so below the ceiling
Rakeboard ..... Exterior trim just below the sloping edge of a roof (on the "gable end")
Riser ..... Vertical portion of a step
Sash ..... Moveable portion of a window (up and down)
Sidelight ..... Fixed glass that flanks an entry door
Skirt ..... Lowest perimeter trim on exterior siding
Soffit ..... The underside of an overhanging roof or similar protrusion
Stool ..... Sometimes called the interior sill
Stringer ..... Side member into which stair treads and risers are set
Tread ..... Horizontal portion of a step
Trough ..... Bottom of the space between the window and the storm/screen
Wainscot ..... Lower wooden portion of a wall

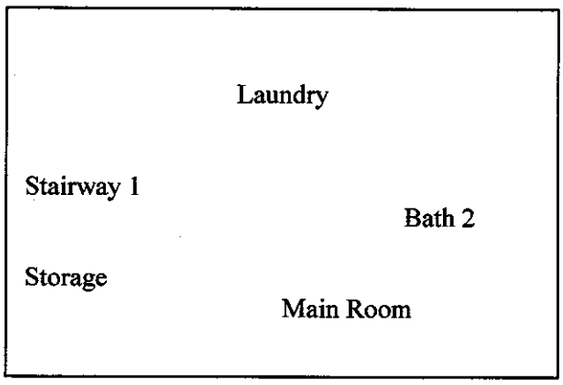
Attachment A: General Layout



Main Floor (side-1)



Second Floor (side-1)



Basement (side-1)

Sample #: Dust sample locations
Sample #: Dust sample location (Lead dust hazard)

Attachment B: Dust Samples

Dust samples were sent to an accredited laboratory for lead content analysis.

The following pages are the laboratory chain of custody and analysis report.

12950 Haggerty Road
Belleville, MI 48111
Ph:(734)699-labs; Fax:(734)699-8407

ACCURATE ANALYTICAL TESTING LLC

Certificate of Analysis: Lead In Dust Wipe by method S205 based on NIOSH 7300/7082 Method

Client: Protech Enviromental Services Inc
251 Jackson Plaza
Ann Arbor MI 48103-

Attn Brad Smith
Ph. 734 761-3595 **Fax** 734 761-1553
Email bsmith@protechenvironmental.com

AAT Project # : 67167
Client Project: 50438
Sampling Date: 9/4/2009
Date Received: 9/9/2009
Date Analyzed: 9/10/2009
Date Reported 9/10/2009

Proiect Location: *536 farnham*

Comments:

Lab ID#	Client Code	Sample Description	Length (inches)	Width (inches)	Area (Sq Ft)	Results Lead µg/ft2 *	Analyst
653137	1	din rm fl	12	12	1.00	< 10	BW
653138	2	din rm sill	2	18	0.25	< 40	BW
653139	3	lv rm fl	12	12	1.00	< 10	BW
653140	4	lv rm trough	2	18	0.25	1136.00	BW
653141	5	bath 1 fl	12	12	1.00	< 10	BW
653142	6	bath 1 sill	2	18	0.25	< 40	BW
653143	7	bed rm 1 fl	12	12	1.00	< 10	BW
653144	8	bed rm 1 trough	2	18	0.25	1546.00	BW
653145	9	bed rm 2 fl	12	12	1.00	< 10	BW
653146	10	bed rm 2 sill	2	18	0.25	< 40	BW
653147	11	bed rm 3 fl	12	12	1.00	< 10	BW
653148	12	bed rm 3 trough	2	18	0.25	384.00	BW
653149	13	field blank	N/A	N/A	N/A	N/D	BW

12950 Haggerty Road
Belleville, MI 48111
Ph:(734)699-labs; Fax:(734)699-8407

ACCURATE ANALYTICAL TESTING LLC

Certificate of Analysis: Lead In Dust Wipe by method S205 based on NIOSH 7300/7082 Method

Client: Protech Enviromental Services Inc
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Attn Brad Smith

Ph. 734 761-3595 **Fax** 734 761-1553

Email bsmith@protechenvironmental.com

AAT Project # : 67167
Client Project: 50438
Sampling Date: 9/4/2009
Date Received: 9/9/2009
Date Analyzed: 9/10/2009
Date Reported 9/10/2009

Proiect Location: *536 farnham*

Comments:

Lab ID#	Client Code	Sample Description	Length (inches)	Width (inches)	Area (Sq Ft)	Results Lead µg/ft2 *	Analyst

(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/ft2 (Floors Carpeted/uncarpeted), 250ug/ft2 (Window Sill/Stools), 400 ug/ft2 (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 received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted.

ACCREDITED LABORATORY AIHA Environmental Lead & Industrial Hygiene

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

Analyst Signature Becky Williamson

ACCURATE
ANALYTICAL TESTING LLC
12950 HAGGERTY ROAD
BELLEVILLE, MICHIGAN 48111
(734) 699-LABS (5227)
FAX: (734) 699-8407
www.accurate-test.com

SUBMITTING COMPANY
Protech Environmental
251 Jackson Plaza
Ann Arbor, MI 48103

PO #

CONTACT INFORMATION
Brad Smith
Office (734) 761 - 3595
Fax (734) 761 - 1553
Cell (734) 276 - 0635
Email : bsmith@protechenvironmental.com

PROJECT NUMBER	50438	**SAMPLE DATE**	9/4/09
PROJECT ADDRESS	536 Farnham		
SAMPLE START TIME		**SAMPLE END TIME**	

REQUESTED ANALYSIS	**LEAD**
SINGLE WIPE DUST	(X)
COMPOSITE SOIL	(X)

TURN AROUND TIME
SAME DAY ( ) **48 HOUR** ( )
24 HOUR (X) **STD** ( )

LAB ID	SAMPLE ID	ROOM / LOCATION	S; T; F	AREA
	1	Dining Room @ center	Floor (vinyl)	12" x 12"
	2	" (side 1)	Sill	2" x 18"
	3	Living Room @ entry	Floor (vinyl)	12" x 12"
	4	" (side 4)	Trough	2" x 18"
	5	Bath 1 @ entry	Floor (ceramic)	12" x 12"
	6	" (side 4)	Sill	2" x 18"
	7	Bedroom 1 @ center	Floor (wood)	12" x 12"
	8	" (side 3)	Trough	2" x 18"
	9	Bedroom 2 @ entry	Floor (carpet)	12" x 12"
	10	" (side 3)	Sill	2" x 18"
	11	Bedroom 3 @ entry	Floor (carpet)	12" x 12"
	12	" (side 2)	Trough	2" x 18"
	13	Field Blank	-	-
	SS1	House Perimeter Dripline	soil	Composite

CLIENT COMMENTS

SAMPLE CONDITION
RECEIVED
LABORATORY
LAB JOB NUMBER

SAMPLES RELINQUISHED BY	SAMPLES RECEIVED BY	TIME		
			AM	PM
			AM	PM
			AM	PM

ACCURATE ANALYTICAL TESTING LLC

12950 HAGGERTY ROAD
BELLEVILLE, MICHIGAN 48111
(734) 699-LABS (5227)
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PO #

CONTACT INFORMATION
Brad Smith
Office (734) 761 - 3595
Fax (734) 761 - 1553
Cell (734) 276 - 0635
Email : bsmith@protechenvironmental.com

PROJECT NUMBER	50438	**SAMPLE DATE**	9/4/09
PROJECT ADDRESS	536 Farnham		
SAMPLE START TIME		**SAMPLE END TIME**	

REQUESTED ANALYSIS LEAD
SINGLE WIPE DUST ( )
COMPOSITE SOIL (X)

TURN AROUND TIME
SAME DAY ( ) **48 HOUR** ( )
24 HOUR (X) **STD** ( )

LAB ID	SAMPLE ID	ROOM / LOCATION	S; T; F	AREA
	552	Bare Areas	Soil	composite

CLIENT COMMENTS

SAMPLE CONDITION
HEADSPACE
CHLORINATED
CONTAINERS INTACT
PRESERVATIVE
LABELS MATCH PROTECH NUMBERS

SAMPLES RELINQUISHED BY	SAMPLES RECEIVED BY	TIME		
			AM	PM
			AM	PM
			AM	PM

Attachment C: Soil Samples

Soil samples were taken of bare areas and were sent to an accredited laboratory for lead content analysis.

The following pages are the laboratory chain of custody and analysis report.

12950 Haggerty Road
Belleville, MI 48111
Ph:(734)699-labs; Fax:(734)699-8407

ACCURATE ANALYTICAL TESTING LLC

Certificate of Analysis: Lead In Soil by method S204 based upon EPA SW-846 6010C/7420 Method

Client: Protech Enviromental Services Inc
251 Jackson Plaza
Ann Arbor MI 48103-

Attn Brad Smith

Ph. 734 761-3595 **Fax** 734 761-1553

Email bsmith@protechenvironmental.com

AAT Project # :	**67167**
Client Project:	50438
Sampling Date:	9/4/2009
Date Received:	9/9/2009
Date Analyzed:	9/10/2009
Date Reported	9/11/2009

Proiect Location: *536 farnham*

Comments:

Lab ID#	Client Code	Sample Description	Result Lead µg/g (ppm)	Calculated R L µg/g *	Analyst
653150	ss1	house per	47.9	29.45	RH
653151	ss2	bare areas	57.9	36.05	RH

RL= Reporting Limit * For true values assume (2) significant figures. The method and batch QC are acceptable unless otherwise stated. Current EPA/HUD Interim Standard for soil samples are: 400 PPM (parts per million) for play area's, 1200 PPM for building Perimters and 1000 PPM for California Building Perimeters. 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 received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not authorized by AAT, LLC Note: Samples are stored for 30 days following report date

ACCREDITED LABORATORY AIHA Environmental Lead & Industrial Hygiene See aihalap.org for details

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

Analyst Signature

Attachment D: Resident Questionnaire & Building Condition Forms

The following forms were used to help gather information regarding the presence of children and their habits, resident use patterns, and the overall general condition of the building.

Project No. 50438

FORM 5.0
RESIDENT QUESTIONNAIRE

(To be completed by the Risk Assessor via an interview with resident.)

VACANT HOME

Children/Children's Habits

1. (a) Do you have any children that live in your home? Yes ____ No ____
   (*If no children, skip to Question 5.*)
   (b) If **yes**, how many? _____ Ages? _____ _____ _____ _____ _____ _____
   (c) Record blood lead levels, *if known* _____ _____ _____ _____ _____ _____
   (d) Are there women of childbearing age present? Yes _____ No _____
2. Location of the rooms/areas where each child sleeps, eats, and plays.

Name of Child	Location of Bedroom	Location of all rooms where child eats	Primary location where child plays (*indoors*)	Primary location where child plays (*outdoors*)

3. Where are toys stored/kept? _____
4. Is there any visible evidence of chewed or peeling paint on the woodwork, furniture, or toys? Yes ____ No ____

Family Use Patterns

5. Which entrances are used most frequently? Unknown
6. Which windows are opened most frequently? Unknown
7. Do you use window air conditioners? Yes ____ No ✘ If **yes**, where? _____
8. (a) Do any household members engage in gardening? Yes ____ No ____
   (b) Record the location of any vegetable garden: NA
   (c) Are you planning any landscaping activities that will remove grass or ground covering? Yes ____ No ✘
9. (a) How often is the household cleaned? NA
   (b) What cleaning methods do you use? NA
10. (a) Did you recently complete any building renovations? Yes ____ No ✘
    (b) If, **yes** where? _____
    (c) Was building debris stored in the yard? Yes ____ No ✘ If **yes**, where? _____
11. Are you planning any building renovations? Yes ✘ No ____ If **yes**, where? TBD
12. (a) Do any household members work in a lead-related industry? Yes ____ No ✘
    (b) If **yes**, where are dirty work clothes placed and cleaned? _____

FORM 5.1
BUILDING CONDITION FORM

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		✘	
Roof has holes or large cracks		✘	
Gutter or downspouts broken or missing		✘	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		✘	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine painting (if masonry) or painting		✘	
Exterior siding has missing boards or shingles		✘	
Water stains on interior walls or ceilings		✘	
Plaster walls or ceilings deteriorated		✘	
Two or more windows or doors broken, missing or boarded up		✘	
Porch or steps have major elements broken, missing or boarded up		✘	
Foundation has major cracks, missing material, structural leans, or visibly unsound		✘	
Total Number *	0.00	11.00	

* *If the "Yes" column has two (2) or more checks, the dwelling is considered to be in poor condition. Less than two (2) checks in the "Yes" column means that the dwelling appears to be well maintained and the Standard Reevaluation Schedule does not need to be revised.*

Notes:

Attachment E: Schedule for Re-Evaluation

The following pages are HUD's recommended schedule for re-evaluation of the property.

Table 6.1 Standard Reevaluation Schedules (HUD Guidelines, Chapter 6)

Schedule	Evaluation Results	Action Taken	Reevaluation Frequency and Duration	Visual Survey (by owner or owner's representative)
1	Combination risk assessment/inspection finds no leaded dust or soil and no lead-based paint.	None	None	None
2	No lead-based paint hazards found during risk assessment conducted before hazard control or at clearance (hazards include dust and soil).	None	3-Years	Annually and whenever information indicates a possible problem.
3	The average of leaded dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard, but less than a factor of 10.	A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	1-Year, 2-Years	Same as Schedule 2, except for encapsulants. The first visual survey of encapsulants should be done one month after clearance; the second should be done 6-months later and annually thereafter.
		B. Treatments specified in section A plus replacement of all windows with lead hazards	1-Year	
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3 above.
		D. Removal of all lead-based paint	None	None
4	The average of leaded dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard by a factor of 10 or more.	A. Interim controls and/or abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	6-Months, 1-Year, 2-Years	Same as Schedule 3.
		B. Treatments specified in section A plus replacement of all windows with lead hazards.	6-Months, 2-Years	Same as Schedule 3.
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3.
		D. Removal of all lead-based paint	None	Same as Schedule 3.

Schedule	Evaluation Results	Action Taken	Reevaluation Frequency and Duration	Visual Survey (by owner or owner's representative)
5	No leaded dust or leaded soil hazards identified, but lead-based or lead-based paint hazards are found.	A. Interim controls or mixture of interim controls and abatement (not including window replacement).	2-Years	Same as Schedule 3.
		B. Mixture of interim controls and abatement, including window replacement.	3-Years	Same as Schedule 3.
		C. Abatement of all lead-based paint *hazards,* but not all lead-based paint.	4-Years	Same as Schedule 3.
		D. Abatement of all lead-based paint using encapsulation or enclosure.	None	Same as Schedule 3.
		E. Removal of all lead-based paint.	None	None.
6	Bare leaded soil exceeds standard, but less than 5,000 ppm.	Interim controls.	None	Three months to check new ground cover, then annually to identify new bare spots.
7	Bare leaded soil greater than or equal to 5,000 ppm.	Abatement (paving or removal).	None	None for removal, annually to identify new bare spots or deterioration of paving.

Attachment F: Cost Estimates

The following table provides approximate cost estimates for Lead Hazard Control work (See *Requirements and Recommendations*).

Estimates
Lead Dust Removal: $2.00/ft^2
Soil Abatement: $10-15/ft^3
Window Replacement: $500-700/window.
Basement Window Replacement (glass block): $350-600/window.
Interior Door Replacement: $150-250/door.
Exterior Door Replacement: $600-900/door
Paint Stabilization: $10-15/ft^2.
Encapsulation: $15-20/ft^2.
Siding and Wrap: $20-25/ft^2.
Drywall Enclosure: $15-20/ft^2.
Floor/Stair Enclosure: $25/ft^2.
Overhead Door Replacement: $700-1,000/door.
Replace Milk Chute with glass block: $100-200.