

INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 9:00 a.m. on Wednesday, November 18, 2015

TO: City of Torrington
Purchasing Department Office
140 Main Street
Torrington CT 06790

To be noted on outside of envelope:

DO NOT OPEN UNTIL 9:00 a.m. on Wednesday, November 18, 2015

Project No. 143-402
33 French Street
Torrington CT 06790

**THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:
9:30 a.m. on: Tuesday, November 10, 2015**

NOTE: CONTRACTOR IS TO SUBMIT THIS ENTIRE BID PACKAGE. ALL BIDS MUST BE FILLED OUT COMPLETELY. IT IS SUGGESTED THAT CONTRACTORS RETAIN A COPY OF THIS ENTIRE BID PACKAGE.

ALL BIDS SHALL REMAIN IN EFFECT FOR FORTY FIVE (45) CALENDAR DAYS AFTER THE RECEIPT OF BIDS.

**CONTRACTOR'S BUSINESS NAME: _____
(PLEASE PRINT)**

**AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER
WBE / MBE / SBE AND SECTION 3 DESIGNATED CONTRACTORS
ARE ENCOURAGED TO APPLY**

CITY OF TORRINGTON
SCOPE OF WORK, PART 1, GENERAL CONDITIONS

OWNER: Raymond Hall
ADDRESS: 33 French Street
Torrington CT 06790

PROJECT: 143-402

1. The Contractor, unless otherwise specified, shall provide all labor, materials, tools, equipment, and related items, and pay all necessary taxes, fees, and permits necessary to complete all of his work as detailed on the attached scope of work.
2. All rehabilitation, alterations, repairs, or extensions shall be in compliance with all applicable codes of the Municipality. All electrical, heating, and plumbing work shall comply with the rules and regulations of the National, State and Local Codes. Before commencing work, contractors and/or subcontractors shall obtain all necessary permits.
3. The Contractor certifies that he has familiarized himself with the requirements of the specifications and plans and understands the extent and character of the work to be done, and inspected the premises and given his full attention to any and all areas with which he might become specifically involved. He must familiarize himself with all conditions relating to and affecting his work and bid.
4. The selected Contractor must, prior to contract signing, supply the City of Torrington and the Owner with the original certificates of insurance for general liability, auto liability, and worker's compensation, as applicable. General liability insurance shall be a broad form contractual endorsement with minimum limits of one million (\$1,000,000.00) dollars per occurrence for bodily injury and five hundred thousand (\$500,000.00) dollars per occurrence for property damage. Auto Liability insurance shall cover hired and non-hired autos in accordance with State law. Workers' Compensation Insurance shall have a minimum limit of one hundred thousand (\$100,000.00) dollars for each accident. The Contractor shall indemnify and save harmless the Owner and the City of Torrington under these policies. The contractor shall name the City of Torrington, its agents and the Owner as additional insured as their interests may appear on the General Liability Insurance.
5. The Contractor agrees that all services offered by the Municipality through L. Wagner & Associates, Inc. (hereinafter referred to as the "Consultant"), which may affect the Contractor, are offered by the Municipality in order to assist in the project implementation and the necessary program compliance. The Contractor agrees to, upon review and acceptance of such services provided, indemnify, defend, save and hold harmless the Municipality and Consultant, their officers, agents and employees from and against any and all damage, liability, loss, expense, judgment or deficiency of any nature whatsoever (including, without limitation, reasonable attorney's fees and other costs and expenses incident to any suit, action or proceeding) incurred or sustained by Municipality or consultant which shall arise out of or result from consultant's performance in good faith of services pursuant to the Professional Services Contract. The Contractor agrees that the Consultant shall not be liable to the Contractor, its heirs, successors or assigns, for any act performed within the duties and scope of employment pursuant to Professional Services Contract.

6. All materials shall be new and of acceptable quality. The property Owner shall select all colors, models, etc. All materials and work must be applied in accordance with the applicable manufacturer's latest instructions and specifications, and in accordance with Federal prohibitions against the use of lead paint. All manufacturers' warranties are to be extended to the property Owner free and clear of all liens. Unless otherwise specified, all labor, material, and workmanship provided by the Contractor shall be guaranteed by the Contractor for a one (1) year period from the date of the Certificate of Completion. This guarantee shall be in addition to and not in limitation of, in lieu of, or modify any other guarantee that is due the property Owner from any manufacturer.
7. The Contractor shall repair or replace all work, materials, and equipment which are found to be defective during construction and the guarantee period. Repair shall include all damage to surrounding work caused by the failure and/or necessary for the repair or replacement of the defect. All repairs and replacements shall be performed at no additional expense to the Owner and shall be completed promptly after the Contractor receives notice of the defect.
8. The Contractor shall take all necessary measures and precautions to protect the surroundings from damage occurring due to performance of the work. If such damage occurs it will be repaired by the Contractor at no cost to the Owner.
9. The Contractor shall dispose of all debris and remove all material resulting from his work in accordance with local and State law. The Contractor shall police and maintain a clean and safe job site daily. He shall reinstall accessories taken down and clean up all scrap around the project and remove fingerprints. All on-site maintenance relating to the performance of the work shall be the responsibility of the Contractor until the Certificate of Completion is issued. The project shall be maintained in a habitable and safe condition daily if the project is to remain occupied.
10. All work shall be neat and accurate and done in a manner in accordance with customary trade practices.
11. The Contractor shall not make any changes to the scope of work unless a change order is processed and fully executed by the property Owner and the Program.
12. The Owner may cancel this contract by (to be determined) and not be liable to the Contractor or the Municipality. Should the Owner opt to cancel they must sign and send the attached cancellation notice, see Attachment A, to the Contractor, otherwise the Owner shall issue a Notice to proceed authorizing the contractor to commence with the proposed improvements. Should the Notice to Proceed not be issued prior to 10 consecutive calendar days from the date of the expiration date of the right to cancel then the Contract will become Null and void.
13. The Contractor shall commence work under this contract prior to (to be determined) and complete the work by (to be determined).

14. If the Contractor is delayed at any time in the progress of the work by any act or neglect of the Owner or by any employee of the Owner, or by any separate Contractor employed by the Owner, or by changes ordered in the work or by labor disputes, fire, unusual delay in delivery of materials, transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control, or by delay authorized by the Owner pending arbitration, or by any other cause which justifies the delay, the contract time shall be extended by Change Order for such reasonable time as may be agreed upon by all parties. It shall be the responsibility of the Contractor to request and document in writing such extensions within three (3) calendar days. In the event that the Contractor does not commence or pursue the work as hereinafter stated, then the Owner shall have the right to terminate this agreement and to hire a successor Contractor to perform the work. Any such termination shall be by certified mail to the address noted in this agreement, and shall be effective as of the date of mailing. Payments by the Owner in the event of termination shall be as follows:
15. The successor Contractor shall first be paid and then the terminated Contractor. Payments to the terminated Contractor shall be limited both as to those funds remaining after payment to the successor Contractor but shall not exceed the value of the work actually performed by the terminated Contractor. Further, should the total cost for work performed under this contract exceed the amount stated in this agreement due to the Contractor's termination, then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.
16. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Owner shall, thereupon, have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date of such termination. In such event, all unfinished work required by the Contractor under this Contract shall, at the option of the Owner, be completed or not.
17. The Contractor may request a maximum of (to be determined) progress payments as work is completed in accordance with the attached specifications. The request shall be in the form of an itemized bill for that portion of work completed by the Contractor. All requests for payment shall be accompanied by a fully executed Lien Waiver, on a form provided by the Program. Final payment is contingent upon the receipt of a signature of the respective inspector for which each permit was issued. The Contractor shall be responsible for obtaining the signatures and presenting them upon final payment.
18. All claims or disputes between the Owner and Contractor arising out of or related to the work shall be resolved in accordance with Construction industry arbitration rules of the American Arbitration Association (AAA), unless the parties mutually agree otherwise. The Owner and Contractor shall submit all disputes or claims, regardless of the extent of the work's progress, to AAA. Notice of the demand for arbitration shall be filed in writing, with a copy to the other party to this Construction Agreement, and shall be made within a reasonable time after the dispute has arisen. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof. If the arbitrator's award is in a sum which is less than that which was offered in settlement by the Owner, the arbitrator may award costs and attorney's fees in favor of the Owner.

If the award of the arbitrator is in a sum greater than that which was offered in settlement by the Contractor, the arbitrator may award costs and attorney's fees in favor of the Contractor.

It is understood and agreed by the parties hereto that neither party will institute any form of legal action, including, but not limited to, attaching the assets of the other party, unless and until it has made a good faith attempt to have the dispute resolved in accordance with the provisions of this Section. Noncompliance with the conditions precedent constitutes a waiver of the right to assert said claim.

19. Section 3 of the Housing and Urban Development Act of 1968 applies to this contract if the amount of HUD assistance exceeds \$200,000 or the contract or subcontract exceeds \$100,000. The Contractor shall, to the maximum extent feasible, provide opportunities for training and employment in connection with this contract to low income persons residing in the PMSA relevant to the project location. The Contractor must make a good faith effort to fill any job vacancies and training opportunities with low income persons residing in the PMSA relevant to the project location. Where the preceding applies, contractors must comply with the following Section 3 Clause:
 - A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1791u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
 - B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
 - C. The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference shall set for the minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking application for each of the positions; and the anticipated date the work shall begin.

- D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Contractors obligations under 24 CFR part 135.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
20. The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, sexual preference, national origin, or mental or physical disability during the performance of this agreement. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship, without regard to their race, color, creed, religion, sex, sexual preference, national origin or mental or physical disability. This provision will be inserted in all subcontracts for work covered by this agreement.
21. In the event of the Contractor's noncompliance with this equal opportunity clause or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further contracts in accordance with procedures authorized in Presidential Executive Order 11246, or by rule, regulations, or order of the Secretary of Labor or as provided by law.
22. The following applies to all contracts of \$10,000.00 or more: SECTION 402 VETERANS OF THE VIETNAM ERA. AFFIRMATIVE ACTION FOR DISABLED VETERANS AND VETERANS OF THE VIETNAM ERA. The Contractor will not discriminate against any employee or applicant for employment because he or she is a disabled veteran of the Vietnam era in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment and otherwise treat qualified disabled veterans and veterans of the Vietnam era without discrimination based upon their disability or veteran status in all employment practices such as the following: employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

23. The premises herein shall be occupied during the course of the construction work.
24. No officer, employee or member of the Governing Body of the City of Torrington shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
25. The Owner and/or City Torrington retains the right to reject any or all bids or any part of any bid in part or in whole if deemed to be in the best interest of the Owner and/or City Torrington.
26. Substitutions of materials from that specified are only allowed on an approved/equal basis. The Contractor must submit written documentation of the substitute item or material for approval by the Owner and Program prior to making such substitution. Any items or material substituted by the Contractor without prior written approval of the Owner and Program will at Contractor's expense be replaced if it is determined not to be equal to the item or material specified. Any surrounding, adjoining, or dependent items affected by replacement of unequal substituted material shall also be replaced, reworked, and reinstalled at no cost to the Owner.
27. Bids shall contain prices for general categories of work and/or items as specified on the attached sheets. In the event of a discrepancy between prices listed in the specifications and those on the cost summary sheet, the prices listed on the specification for that section shall prevail. In the case of a mathematical error by the Contractor, the correct sum of the individual line items in the specifications (not in the cost summary) shall be the Contractor's bid.
28. All bids shall remain in effect for thirty (30) calendar days.
29. The Owner will supply all necessary power required by the Contractor at no additional cost to complete his work. Power shall be limited to the use of existing outlets and shall not exceed the existing capacity of the system. Power required over the capacity of the existing electrical system shall be the responsibility of the Contractor. Heating during construction shall be supplied by the owner.
30. OTHER PROVISIONS - LEAD BASED PAINT
 - A. Any and all rehabilitation work under this Agreement will comply with the requirements of the Federal Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal Assistance in any form.

The construction or rehabilitation of residential structures with assistance provided under this contract is subject to the final regulations "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally owned Residential Property and Housing Receiving Federal Assistance". The regulation is at 24 CFR Part 35. It implements sections 1012 and 1013 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, Title X, of the Housing and Community Development Act of 1992. Sections 1012 and 1013 amend the Lead-Based Paint Poisoning Prevention Act of 1971.

Provided, however, that the Owner shall have sole responsibility for assuring that his property conforms to the Lead-Based Paint Removal Requirements and the Program shall not assume any liability whatsoever as a result of identifying volatile levels of Lead-Based Paint or its removal except insofar as to comply with applicable environmental regulations.

PUBLIC LAW 91-695 "LEAD-BASED PAINT POISONING PREVENTION ACT"
The Contractor shall adhere strictly to the provisions of the "Lead-Based Paint Poisoning Prevention Act". Specifically, the Contractor will not utilize lead-based paint as a finish or undercoat or any other use in or out of residential dwellings funded in whole and/or part by the Federal Government.

31. The specifications and drawings, if any, are complimentary. Work described in the specifications does not necessarily have to appear on the drawings, nor does work described on the drawings necessarily have to appear in the specifications. The Contractor is responsible for estimating all work whether described in the specifications, the drawings, or both. If there is a discrepancy between the drawings and the specifications, the specifications shall prevail. All work, whether described in the specifications, or the drawings is to be included in the bid summary sheet by appropriate line item. The contract will only be awarded to general Contractors bidding on ALL line items.

ATTACHMENT A

Notice of Cancellation

To be determined

You may cancel this transaction without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following receipt by the seller of your cancellation notice, and any security interest out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk. If you do make the goods available to the seller and the seller does not pick them up within twenty days of the date of the cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to (Contractor Name) at (Contractor Address), (Contractor City, State, Zip), not later than midnight of (Contract Cancel Date).

I hereby cancel this transaction.

Signed

Date

LEAD PAINT INFORMATION AND LEAD REPORT

LEAD HAZARDS

1. The contractor will address all lead hazards listed in the enclosed lead report.
2. If the total cost of the project exceeds \$25,000 the contractor carrying out the work must comply with the licensing requirements established pursuant to Connecticut General Statute sections 20-474 through 20-476, and the Lead Licensure and Certification Regulations sections 20-478-1 through 20-478-2. The contractor carrying out the work must be licensed by the Connecticut Department of Public Health as a Licensed Lead Abatement Contractor. Employees carrying out the work must be certified as Lead Abatement Workers. At least one employee onsite must hold certification as a Lead Abatement Supervisor.
3. If the location of the rehabilitation project is the residence of a child under the age of six, then the contractor carrying out the work must comply with the licensing and certification requirements described in paragraph A, above. The contractor must also carry out lead abatement work, as described under the Lead Poisoning Prevention and Control Regulations section 19a-111-1 through 19a-111-11. A contractor shall not begin work until after the lead abatement work plan has been approved by the local Director of Health.
4. If the total cost of the project is under \$25,000 the contractor carrying out the work must comply with the requirements of the U.S. Environmental Protection Agency's (EPA) Renovation, Repair and Painting Rule (RRP Rule), as well as with HUD's Lead-Safe Work Practices requirements. The company or firm hired to carry out the work shall hold the credential of "EPA RRP Certified Firm." An individual representing that firm, must hold the credential of "EPA certified Renovator." Workers onsite must be trained in lead-safe work practices. (Please note: Although the HUD Lead-Safe Work Practices requirements do not apply to projects that are below \$5,000, the EPA RRP Rule does apply to projects that cost less than \$5,000. Also, the EPA and HUD lead-safe work practices 'certifications' are not equivalent to the licensure and certification requirements of the Connecticut Department of Public Health.)

DISPOSAL

1. The Contractor shall perform a Toxicity Characteristic Leaching Procedure test, TCLP, as pursuant to Regulations of Connecticut State Agencies Section 22a-449(c)-101(a) (1), incorporating 40 CFR 262.24.
2. The TCLP test will determine the toxicity of the material being disposed of and classify it as either bulky waste or hazardous waste.
3. The Contractor shall assume in their bid price that the TCLP test will result in the disposal of the material as bulky waste. In the event that the TCLP test determines the material to be disposed of as hazardous waste a change order will be negotiated prior to the disposal.
4. The Contractor shall provide the Owner, Town and Consultant with copies of the TCLP test results.

CLEARANCE TESTING

1. The Contractor shall hire a Licensed Lead Abatement Consultant, who employs a Certified Lead Inspector or Certified Lead Inspector Risk Assessor to carry out a re-inspection of the work area where lead hazards have been controlled or eliminated. The re-inspection and clearance sampling shall be done only after completion of the project. If visible debris remains in the work area, the project is not complete. The licensed lead consultant and certified inspector shall issue a letter of compliance when the lead remediation or lead abatement work, and dust wipe results are found to be acceptable.
2. The Contractor shall provide the owner, and town with copies of the dust wipe clearance results and the letter of compliance.

33 French St., Torrington

A/B sides



A/D sides



C side

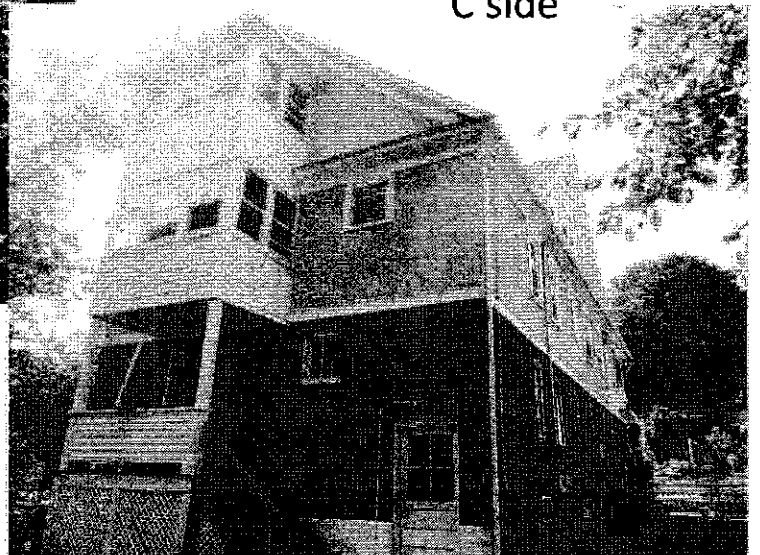


Table of Contents

I.	Development of Plan	2
	Floor Plan.....	2A,2B,2C
II.	Scope of Work: Lead Abatement - Exterior	3
III.	Scope of Work: Lead Abatement/Lead Hazard Reduction - Interior	4
IV.	Scope of Work: Non-hazardous/Code Correction	6
V.	Relocation	6
VI.	Staging of Work	6
VII.	Clearance	6
VIII.	Disclosure	6
IX.	Notification	7
X.	Explanation of Test Results	8
XI.	General Specifications	9
	Scope.....	9
	Site Examination	9
	Workmanship	9
	Safety/Protection of Work.....	10
	Definitions in Specifications	10
	Materials	10
	Changes in Work.....	11
	Permits/Codes/Licenses	11
	Coordination of Trades	11
	Assignment of Contract	11
	Communications	11
	Insurance	11
	Site Documentation.....	11
XII.	Execution	12
	Warning signs	12
	Work Area.....	12
	Worker Protection.....	12
	Containment.....	12
	Disposal of Waste	12
	Cleanup	13
	Testing/Clearance Testing/Monitoring	13
XIII.	General Methods/Definitions/Material Specifications	14
	Aluminum trim.....	14
	Carpentry.....	14
	Doors: Exterior, Garage, Interior	14
	Enclosures	14
	Install	15
	Liquid encapsulant	15
	Other	15
	Porch Flooring	15
	Radiator covers	16
	Remove, Repair, Replace.....	16
	Sheet rock.....	16
	Strip.....	16
	Trim	17
	Vinyl siding.....	17
	Windows: basement, vinyl, wood	17
	Attachment A – Risk Assessment Summary Notice	18
	Attachment B – Management Plan	19

I. Development of Plan

This plan addresses lead abatement; it does not cover any other building code issues that may exist in the house.

The property has qualified for rehabilitation funds through the Small Cities Loan Program administered for the City of Torrington by L. Wagner & Associates.

There is a child under 6 who lives in the 3F Apt. That apt, the exterior, and the Common Halls are written for abatement. The 1F and 2F apts are written for Lead Hazard Reduction.

The window of the 2F apt were replaced previously with vinyl replacement windows.

Summary of lab test results:

- Dust wipe results: The dust wipe taken on the 3F Living Room sill was above toxic limits: all window sills and floors in the apt. should be cleaned thoroughly and consistently with a high-phosphate detergent prior to window replacement.
- Soil sample results: The composite soil sample taken on the B side dripline was above allowable limits in the State of CT where a child under 6 yrs. of age resides. That area is addressed in the Scope of Work.

Because there are lead hazards in your home, I am also including a handout from the Connecticut Lead Poisoning Prevention and Control Program with temporary solutions that you can implement immediately before the outlined work begins.

Notification to the State Historical Preservation Office was done by L. Wagner and Associates; the scope of work is written assuming that the house is not historic.

Property address: 33 French St.
Torrington, CT 06790

Owner: Raymond Hall
33 French St. - 2F
Torrington, CT 06790

Project Manager: L. Wagner & Associates
Attn: Bob Caliolo
Phone: 203-573-1188

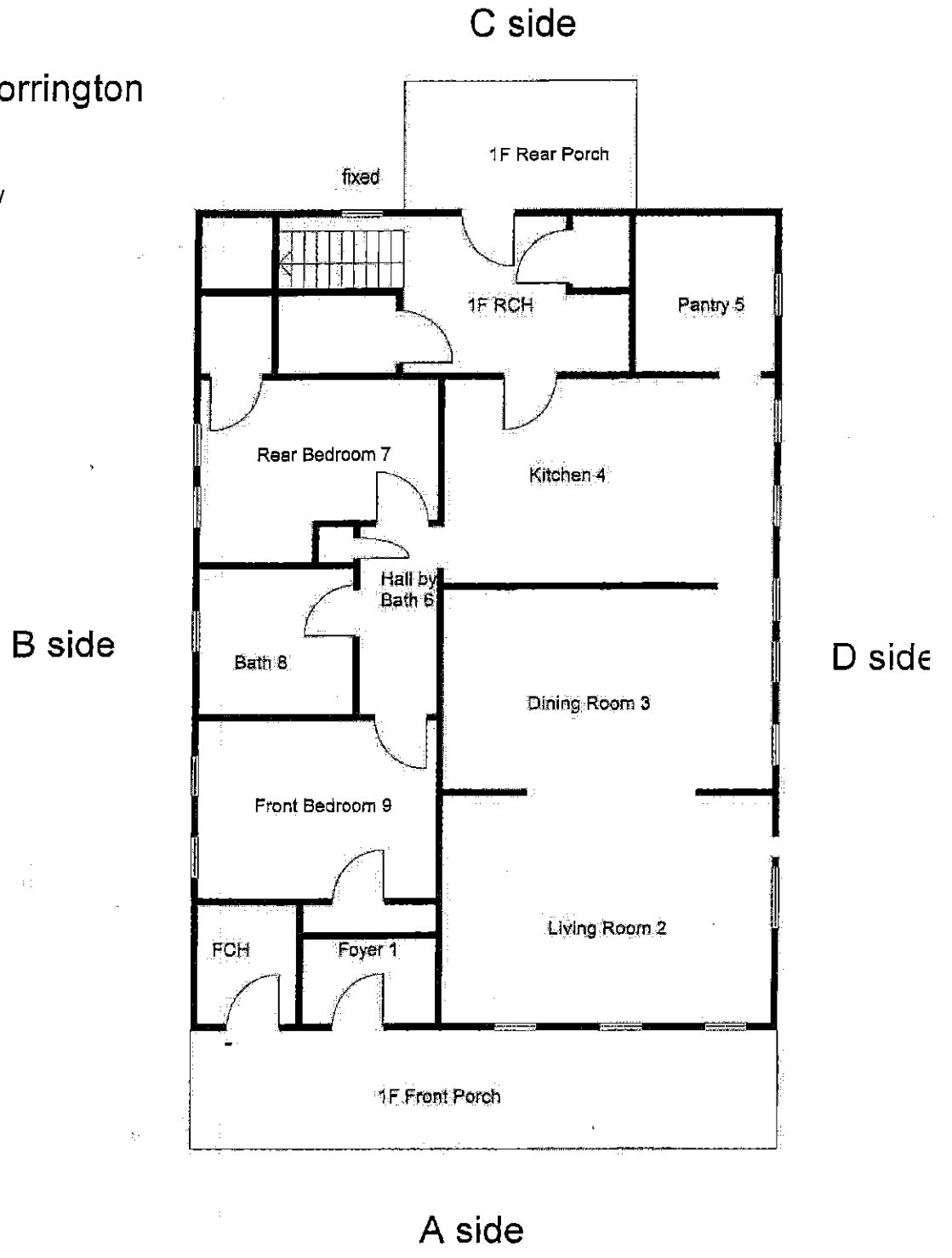
Lead Testing & Consulting Firm: SafeHomes Inc. (CC000528)

Address: PO Box 1125
Waterbury, CT 06721-1125
Phone: 203-591-8100
Fax: 203-721-6056

Lead Planner/ Project Designer Bob Kennedy 002258
Lead Inspector/Risk Assessor Bob Kennedy 002240

33 French St, Torrington
First Floor Apt.

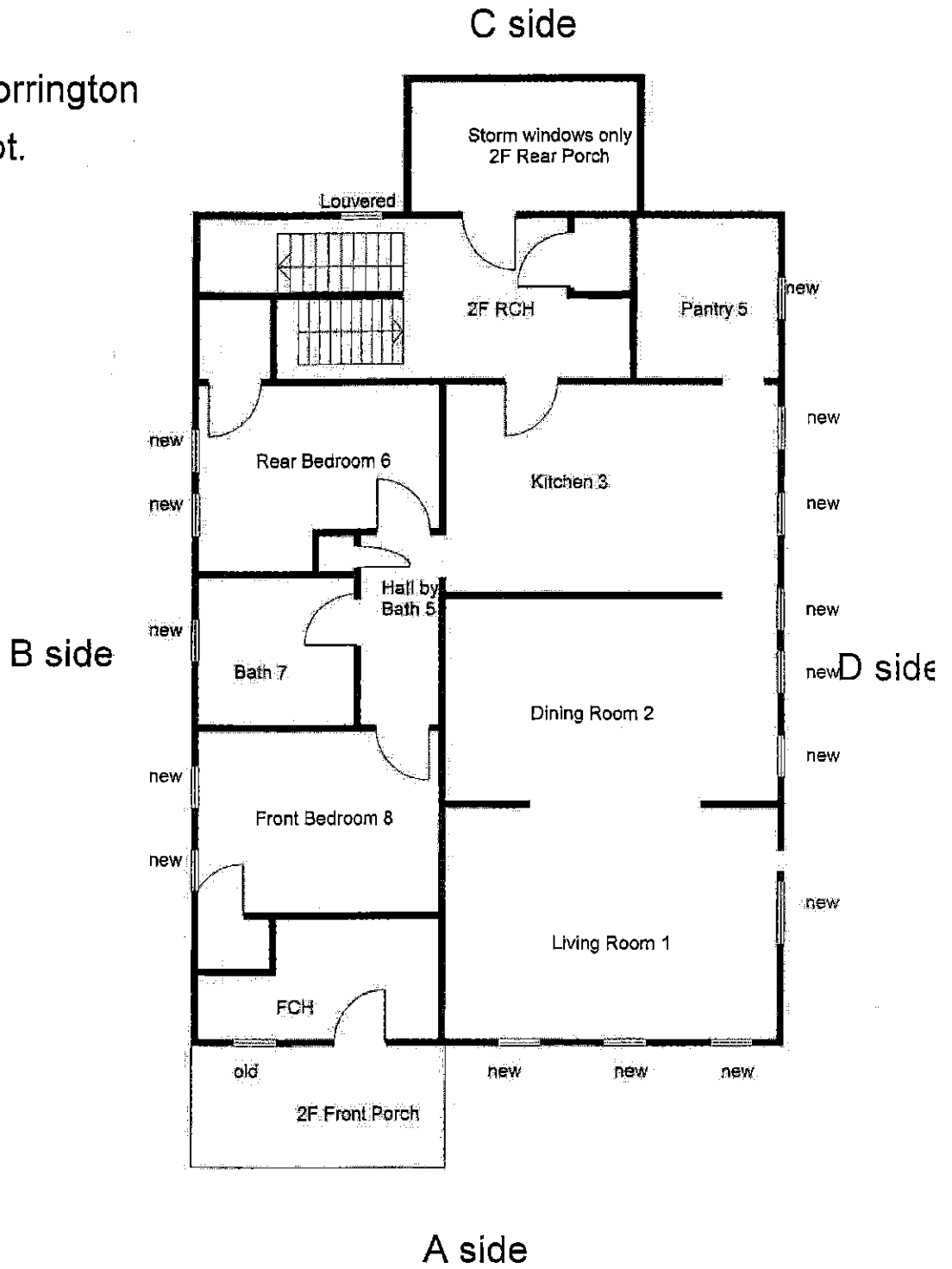
Not to scale: for room layout only



2A

33 French St, Torrington
Second Floor Apt.

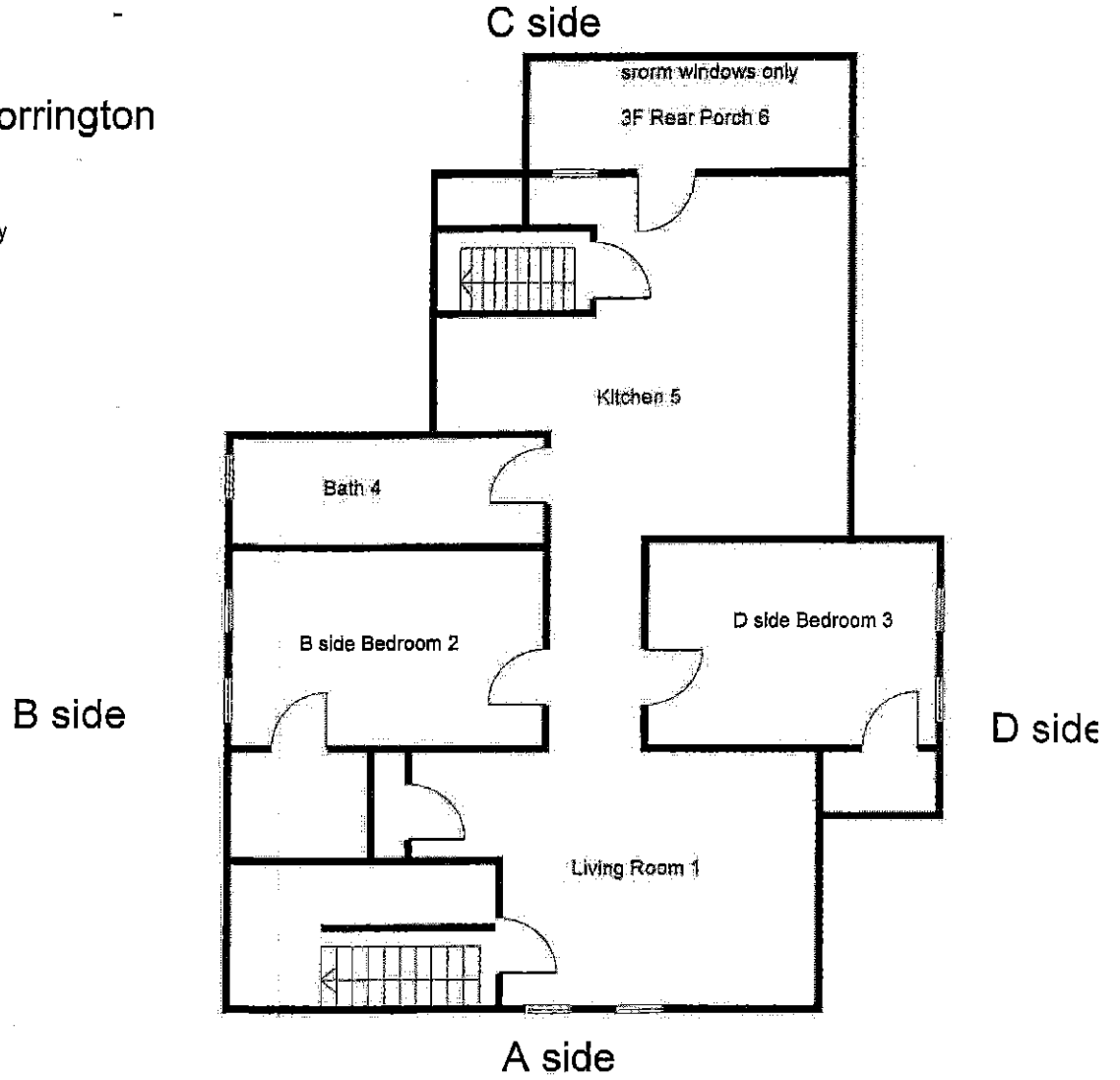
Not to scale: for room layout only



2B

33 French St, Torrington
Third Floor Apt.

Not to scale; for room layout only



20

II. Scope of Work: Lead Abatement - Exterior

(Condition is noted for each leaded surface as "T" for intact, "D" for poor or defective.)

According to Connecticut law, you must assume that "like" or similar surfaces within each room have a similar level of lead unless a formal test shows otherwise.

An asterisk (*) under "method" means that alternative(s) are noted below. *Italicized items identify items that are intact, are included on the management plan, but do not need to be addressed at this time. Italics are also used for items that are addressed in another place in the specification.*

Exterior

Leaded Surfaces

	Condition	Method	Side
Upper trim, skirtboards, fixed sashes	D/D/D	enclose/encap	all
Window sashes, trim, tracks, blindstops, parting beads, well	all D	replace/enclose	all
Cellar window frames, sashes	D/D	enclose/replace	B/D
Ext. jamb, ext. casing to basement	D/D	enclose/enclose	C-right

1. Replace the double-hung windows of the 1F and 3F apts. per L. Wagner specs. Wrap any exposed trim. (including the window of the 2F Front Common Hall). Wrap the casings of the fixed & louvered windows of the The Common Halls and liquid encapsulate those fixed sashes.
2. Replace the cellar window per L. Wagner specs and wrap any exposed trim.
3. Enclose the upper trim and skirtboard between 1F and 2F in aluminum and vinyl soffit panels. Liquid encapsulate the fixed window sashes.

1F Front Porch

Leaded Surfaces

	Condition	Method	Side
Beadboard ceiling, upper trim, rail systems, columns	all D	enclose/encapsulate	all
Ext jambs & casings. To 1FApt. And Front Common Hall	D/D	enclose	C
Crawl space window frames/sills/sashes	D/D/D	encapsulate	B/D

4. Replace the deteriorated components of the the upper trim and enclose the upper trim and beadboard ceiling in aluminum and vinyl soffit panels per L. Wagner specs.
5. Enclose the casings, and exterior jambs to the 1F Apt. and Front Common Hall in aluminum wrap (doors being replaced in L. Wagner spec)
6. Liquid encapsulate the railing systems, columns, and crawl space windows

2F Front Porch

Leaded Surfaces

	Condition	Method	Side
Beadboard ceiling, rail systems, upper trim, columns	all D	enclose/encap	all
Door, casings, threshold, ext. jamb to FCH	all D	replace/enclose	C

7. Enclose the upper trim and beadboard ceiling with aluminum wrap and vinyl soffit panels per L. Wagner specs.
8. Liquid encapsulate the columns, rail walls, railwalls and railwall caps.
9. Replace the door and threshold to the 2F Front Porch with a pre-hung, exterior door per L. Wagner specs. Wrap the exterior trim and exterior jamb.

1F Rear Porch

Leaded Surfaces

	Condition	Method	Side
Door, door header, ext. jamb, threshold	D	replace/enclose	A

10. Replace the door to the Rear Common Hall with a pre-hung, exterior door per L. Wagner specs. Wrap the door header and ext. jamb.

Garage

Leaded Surfaces

	Condition	Method	Side
Overhead doors	D	liquid encapsulate	A
Fascias, soffits,	D/D	liq. encapsulate	all
Window casings	D	liq. encapsulate	B/D

11. Fix-in-place the window sashes and liquid encapsulate the sashes, frames, window trim, and overhead doors.
12. Wrap the fascias and soffits.

Soil

Leaded Surfaces

	Condition	Method	Side
B side dripline	442 ppm	mulch	B

13. Install landscape edging, landscape fabric, and 4" of mulch along the B side dripline from the foundation to the paved driveway.

III. Scope of Work: Lead Abatement/Lead Hazard Reduction - Interior

Casing for windows and doors includes the trim at the sides and the top of the windows & doors. Windows are replaced above under exterior; individual components that will be addressed with the replacement windows are not relisted below. An asterisk (*) under "method" means that alternative(s) are noted below.

2F Rear Porch

Leaded Surfaces

	Condition	Method	Side
Door, casing, threshold, ext. jamb to RCH	all D	replace/enclose	A
Floor, ceiling molding.	D/D	enclose/encap	all/all

14. Replace the door and threshold to the Rear Common Hall with a pre-hung, exterior door per L. Wagner specs. Wrap the casings & ext. jamb on the Porch side of the door.
15. Enclose the floor in sheet vinyl and liquid encapsulate the ceiling molding.

1F Rear Common Hall

Leaded Surfaces

	Condition	Method	Side
Door, ext. jamb, threshold to 1F Rear Porch (addressed in 1F Rear Porch)			

2F Rear Common Hall

Leaded Surfaces

	Condition	Method	Side
Door, casing, threshold, ext. jamb to 2F rear Porch (addressed in 2F Rear Porch)			

First Floor Apt.

Kitchen

Leaded Surfaces

	Condition	Method	Side
Window sashes (replaced in Exterior)	D	replace	D

Bath

Leaded Surfaces

	Condition	Method	Side
Black ceramic tile	I	manage	all
Window sash (replaced in Exterior)	D	replace	B
Window trim	D	paint	B
Door/casing/jamb to Hall by Bath	D/D	trim/paint	D

16. Trim the door to the Hall by Bath so it opens and closes without rubbing. Paint the door, casing, jamb, and the window trim.

Second Floor Apt.

Kitchen 3

Leaded Surfaces

	Condition	Method	Side
Black ceramic tile	I	manage	all

Bathroom 7

Leaded Surfaces

	Condition	Method	Side
Black ceramic tile	I	manage	all
Window trim	D	paint	B
Door, casing, jamb to Hall by Bath	D/D/D	trim/paint	D

17. Trim the door the Hall by Bath so it opens and closes without rubbing. Paint the door, casing, jamb and the window trim

Third Floor Apt. (abatement)

D side Bedroom

Leaded Surfaces

Ceiling

Condition	Method	Side
<i>I</i>	<i>manage</i>	<i>all</i>

Kitchen 5

Leaded Surfaces

Door, threshold, ext. jamb/csng, kickplate to 3F Rear Porch

Condition	Method	Side
all D	replace/enclose	C
D	discard	C

Wood storm door

18. Discard the wood storm door. Replace the door and threshold to the 3F Rear Porch with a pre-hung, exterior door. Enclose the kickplate, ext. jamb, and exterior casings in aluminum.

3F Rear Porch 6

Leaded Surfaces

Door, casing, threshold, kickplate, ext. jamb (addressed in Kitchen 5) all D

Condition	Method	Side
<i>D</i>	<i>replace/enclose</i>	<i>A</i>
<i>D</i>	<i>replace</i>	<i>A</i>
<i>D</i>	<i>enclose</i>	<i>A</i>
<i>D</i>	<i>enclose</i>	

Window sash (replaced in Exterior)

Window trim (addressed in Exterior)

Floor

19. Enclose the floor in sheet vinyl.

IV. Scope of Work: Non-Hazardous/Code Correction

See the L. Wagner spec for all other non-lead work.

20. Prime and then paint any new surfaces, repaired surfaces, or stripped surfaces to match the surrounding color scheme.

V. Relocation

Residents must relocate while interior work including window and door replacement is done. They may return after interior clearance has been passed.

VI. Staging of the work

The specific dates for the work will be established after the project has gone out to bid and a licensed lead abatement contractor has been selected.

VII. Clearance

Note that the contractor is responsible for hiring an independent lead inspector/risk assessor to perform clearance. Clearance wipes must be taken on separate floors, sills, and wells in all rooms in which lead work was done, per the Connecticut standards and must meet the dust wipe standards established by HUD. The lead inspector/risk assessor must issue a letter of compliance at the end of the project and send it to the owner, contractor, health department and L. Wagner and Associates.

VIII. 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 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. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

IX. Notification

Federal Regulations contain several requirements for notification of tenants.

- Within 15 days of receiving the results of the lead inspection or risk assessment, the property owner must provide the tenants with a summary of the nature, scope and results of the evaluation. This will include:
 - 1) A Summary Risk Assessment Notice (Attachment A)
 - 2) The "Summary" report and cover page of the lead inspection for the tenant's unit and for the common areas/exterior
 - 3) A copy of the scope of work (starting on page 3) for their unit, the common halls, and the exterior.
- The owner must provide the tenants with a copy of the pamphlet "Protect Your Family from Lead in Your Home." If the pamphlet has previously been distributed (and documentation exists), it is not necessary to do it again.
- The contractor must comply with the pre-renovation education provisions of the Lead Renovation, Repair and Painting Final Rule (TSCA 406(b) using the new renovation-specific information pamphlet, entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools."
- Within 15 days of completing hazard reduction activities, the property owner must provide the tenants a summary of the nature, scope and results of the hazard reduction activities and a summary of any leaded surfaces remaining. This will include the clearance reports and the compliance letters for the common areas and the apartments.

Notices may be posted centrally or may be distributed individually to each tenant. The notice must be written in the language that the tenant's lease is in.

X. Explanation of inspection reports

The following information explains the lead inspection reports:

1. Summary Report showing information on readings at or above the action level of 1.0 mg/cm². This report shows only the leaded surfaces.
2. Detailed Report showing results of all readings. Both reports identify:
 - The readings, organized by room.
 - *Wall*: this shows the side of the room where the reading was taken. Note that the wall closest to the street side is always the "A" wall – the remaining walls are named in clockwise fashion, with B to the left side, C on the Rear side, and D on the right side. For example, if the inspection refers to a door on the "A side" of a room, it would be located on the wall of the room that is closest to the street.
 - *Structure*: This identifies the component that was tested – for example a window or door.
 - *Location*: This indicates if the reading was on the left, right or center side of the wall.
 - *Member*: This identifies what part of the components was tested. For example, the window sill or the stair tread.
 - *Paint Condition*: The condition of the paint (I for intact, F for fair, and P for poor or defective) Note that "fair" condition means that there are only very small chips and/or hairline cracks. "Poor" simply means that there are visible defects in the surface, usually more than 10% of the surface.

- *Lead (mg/cm²):* This shows the amount of lead measured in milligrams per square centimeter. Note that anything at or greater than 1.0 mg/cm² is considered a toxic level of lead.
- *Mode:* All readings were taken in "QuickMode", which means the XRF automatically tests as long as necessary to provide a 95% confidence level.

XI. General Specifications

Scope

These specifications cover the abatement of lead from painted building materials that have been determined previously to contain lead. A copy of the inspection reports are attached which identify leaded surfaces. The contractor's work shall make the house lead-safe.

Lead is a serious health hazard to both children and adults. To comply with governmental requirements and minimize employee exposure, controls are necessary wherever there is a potential for exposure to lead dust and fumes. The Contractor is responsible for all work and work areas and shall be at all times in conformance with applicable federal, state and local regulations.

Site Examination

The Contractor shall visit the site and examine all structures located thereon. The specifications shall be compared with the existing field conditions. The Contractor will examine all parts of the existing structure to which new work will be connected, attached or applied, and notify Owner of any conditions detrimental to the proper and timely completion of the work.

The Contractor shall, as a part of their bid, notify L. Wagner and Associates of any discrepancies, errors, or omissions that might have been discovered in the drawings or the specifications for the purpose of making such corrections or adjustments as may be necessary. Unless specifically noted otherwise in the bid, any additional work by other trades or by the contractor that is required in order for the Contractor to finish the job will be assumed to be included in the bid price. If it should appear that any work called for in the specifications is not in accordance with State, local, or federal laws or ordinances, the Contractor shall immediately notify Owner.

The Contractor will verify all dimensions in the field and be responsible for the accurate fitting and assembly of the work.

The Contractor shall be responsible for knowing all unusual conditions or deviations that exist at the time of his/her examination and shall notify Owner.

Workmanship

All materials shall be new, unless otherwise specified, and both workmanship and materials shall be of good quality. All work specified must be performed by skilled personnel and be in accordance with accepted trade standards. All materials shall be installed in compliance with manufacturers' specifications.

Prior to abatement, repairs shall be made to pre-existing conditions that may impede abatement, including water leaks and inadequate heat.

The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work or to make its several parts fit together properly.

In the execution of the work, the Contractor shall take all necessary precautions against damage to the existing construction, and shall keep the premises neat and clean during construction. Repairs shall be made to all surfaces damaged by the Contractor resulting from his/her work at no additional cost to the Owner.

At the completion of the work, any remaining leaded painted surfaces must be intact. There will be no chipping, peeling, cracking, flaking, chalking leaded paint and no painted surface containing lead will have any holes in it whatsoever.

Safety/Protection of Work

The Contractor shall adequately protect the work, adjacent property and the public and shall be responsible for any damage or injury due to his act or neglect.

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, medical surveillance of workers, personal protection for all workers (or anyone who is permitted on site), work protection procedures, and any other safety procedures as required by federal, state and local laws and regulations.

When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

Definitions in Specifications

The term "Install" means to remove the existing and install new unless otherwise noted.

Where repair of existing surface is called for, the feature (floor, wall, ceiling, door, window, or trim, etc.) excluding ornamentation shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made "as new" and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work (or other work as specified in Scope of Work) in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Materials

Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary to complete the work. Existing materials and equipment, when determined to be serviceable and adequate as to size and capacity and in good condition, shall be reused only if specified in scope of work.

All building products and manufactured equipment shall be installed in accordance with the manufacturer's instructions.

Containment materials shall include:

1. Polyethylene (plastic) sheeting of six (6) mill thickness will be used, in sizes to minimize the frequency of joints.
2. Polyethylene bags for disposal will be six (6) mill thickness and of sufficient size for the application. Poly wrap of six (6) mill thickness may also be used.
3. Duct tape will be used that is capable of sealing joints in adjacent plastic sheets and for attachment of plastic sheet to finished or unfinished surfaces of dissimilar materials and capable of adhering under both dry and wet conditions.

The Contractor may use alternate methods, materials, and procedures to those specified at no extra cost to the Owner, if given written approval by Owner.

The Contractor shall be responsible for the storage and safety of his own materials. The Owner assumes no liability whatever for any materials damaged or stolen on the premises where such has not been brought in the building. Any damage to, or loss by theft or vandalism of any material, appurtenance or appliance, after such

has been brought into the building, applied, connected or installed shall be the sole responsibility of the Contractor until the project is completed and accepted by the Owner.

Changes in Work

The Contractor shall report any unusual conditions or faulty material or construction revealed during the work to Owner. The Contractor shall not proceed with work until so directed by Owner.

All changes from the original contract shall be in writing and approved by the owner(s), contractor, and L. Wagner and Associates. Change Orders shall include description of work to be added or deleted, cost for same, and reason for change.

Permits/Codes/Licenses

All Contractors under this agreement shall be fully licensed and certified as lead abatement contractors in accordance with Connecticut's regulations and shall be EPA Certified Renovators or trained by a Certified Renovator. All workers must be classroom trained to comply with HUD rules. All firms must be EPA Certified Firms.

Permits: All permits, unless otherwise specified, must be paid for and obtained by the Contractor. A copy of each must be on file with Owner before any work can begin or any moneys can be disbursed. This includes building, plumbing, electrical, heating, or any other permits necessary to complete a job. The contractor is responsible for identifying and obtaining all needed permits.

The Contractor shall perform all work in conformance with applicable federal, state, and local codes and ordinances whether or not covered by the Drawings or Specifications for the work.

Coordination of Trades

The Contractor shall be responsible for the coordination of all trades and the satisfactory performance of the completed work.

Assignment of Contract

The Contractor shall not assign this contract.

Communications

The Contractor shall submit all communications regarding the work to the Owner.

Insurance

The Contractor shall carry Workman's Compensation, Lead Abatement Liability Insurance, and Manufacturers and Contractor's Liability Insurance.

Site Documentation

All documentation as required by local, state and federal regulations must be maintained on site and available for review.

XII. Execution

Warning Signs:

Prior to commencement of work, contractor will place warning signs to comply with State Standards at all entrances and exits of the work area.

Keep anyone other than workers out of the work area:

Contractor will be responsible for notification. Residents must be notified 5 days in advance of when the work is to begin, in the language that they are accustomed to. The work area must be thoroughly blocked off to ensure that they cannot enter by accident. Exterior areas will be blocked off using orange construction fences during exterior abatement.

No person will enter or remain in a work area at any time during this project except for the lead abatement contractor and workers, enforcement officials and their designees, lead inspectors, and the property owner or the owner's designee. People other than those listed above may enter the work area only after the lead inspector determines that the lead abatement project has been completed.

Worker Protection

Each worker and authorized visitor without exception will put on required NIOSH approved clean protective clothing before entering the work area. Each time a worker or authorized visitor leaves the work area, they will leave protective clothing in the changing area.

NIOSH approved respirators as required by Connecticut laws will be provided to workers by contractor.

Workers will not eat, drink, smoke or chew gum while in the work area.

Containment (Materials will all conform to specifications listed above under materials)

Floor will be covered with 2 sheets of polyethylene, sealed completely with duct tape. Unmovable objects will be covered with one sheet of polyethylene.

Air heating and conditioning systems will be turned off and air intake and exhaust systems will be sealed with polyethylene and duct tape.

Entrances to the work area will be sealed by using 2 layers of polyethylene, with each layer attached to the top of the entrance and opposite side using duct tape.

Provide a changing area at the entrance/exit of the work area to ensure that any dust from the work area does not escape to the living areas or public areas.

Exterior work areas will have polyethylene extending three (3) feet per story being abated with a minimum of five (5) feet and a maximum of twenty (20) feet. For liquid waste, extend the end of the polyethylene a sufficient distance to contain the runoff and raise the outside edge of the sheets to trap liquid waste. Erect vertical shrouds if necessary to prevent any dust release to the neighboring areas.

Disposal of Lead-containing Materials

Demolition of all parts to be removed shall be done in a safe, orderly fashion, taking care to avoid damage to parts which are to be left in place. Materials that are specified to be reused, such as doors, trim or lumber, shall be in conformance with the Connecticut Building Code. The Contractor is responsible for disposal of lead abatement waste and non-toxic waste in compliance with local, state and federal regulations. Contractor must choose one of the following methods:

1. If total project waste passes the TCLP test, the waste may be discarded as regular waste. A copy of the TCLP results must be sent to all concerned parties, including the owner, LAMPP and the local Health Department.
2. If total project waste is greater than 10 cubic yards and it fails the TCLP, the contractor must dispose of the waste through a hazardous waste disposal company. Toxic lead waste materials will be packaged in impermeable dust tight containers (i.e. 6 mil plastic bags, sealed poly wrap, or sealed fiber pack drums). All containers will be labeled with appropriate hazard warnings. The landfill accepting the wastes will be notified before shipping for scheduling to ensure that adequate personnel and apparatus are available at the time of disposal. Lead materials will be delivered in separate shipments (not transported with any other materials). A waste manifest will be used which lists the landfill, the generator and the hauler of the waste, the quantity, source, and type of lead waste to be disposed of and any other information or requirements deemed necessary. A copy will be sent to all concerned parties, including LAMPP and officials of municipalities in which lead originates and is disposed.
3. If total project waste is less than 10 cubic yards, the property owner may assume responsibility for the waste in writing as per the "Household Hazardous Waste" exemption outlined in the DEP's "Guidance for Management and Disposal of Lead Contaminated Materials Generated in the Lead Abatement, Renovation, and Demolition Industries.", documenting that the waste came from his/her property, that it contains only architectural waste (including lead waste) from his/her property, that they have a secure place in which to store the waste before disposal, and that they have a viable means to dispose of the waste in the near future.
4. If total project waste is less than 10 cubic yards and the property owner does not assume responsibility for the waste, the contractor must either perform & pass the TCLP or discard all lead waste (including any components that have been assumed to be leaded) as hazardous waste.

Cleanup

Preliminary Cleanup will be done by wet sweeping the containment area and carefully removing polyethylene by folding the plastic upon itself to trap all dust. After the polyethylene covering is removed, the work area will be HEPA vacuumed and then washed with detergent and rinsed with clear water.

Final Clean-up. To give airborne lead time to settle, the final cleanup should be scheduled to start no sooner than 24 hours after active abatement has ceased. The entire area should be HEPA vacuumed again, washed with detergent, rinsed with clear water and HEPA vacuumed once again.

Testing/Clearance Testing/Monitoring

The contractor is responsible for hiring a certified lead inspector/risk assessor to perform final clearance sampling as required. The contractor will not receive payment for this contract until the premises have passed a final clearance testing.

After final cleaning as described above, a final visual inspection by the lead inspector shall be performed. If the inspection reveals no visible dust and all surfaces in the abatement area have dried, dust wipe sampling analysis must be done. Selection of location and of samples will be responsibility of the lead inspector, but will include samples for each room in which abatement occurred. If the premises do not pass the visual inspection or the dust wipe sampling, clean-up procedures must be repeated at the Contractor's expense until all areas pass. (This expense will also include the costs of additional dust wipe sampling.)

Every building component upon which removal of lead has been performed will be tested in clearance testing using XRF, AAS, GFAAS, or ICP-AES technologies to determine that the level of a level of lead is less than toxic. If any component does not pass, the abatement must be repeated at the Contractor's expense until all areas pass. (This expense will also include the costs of additional testing.)

XIII. General Methods of Work and Definitions/General Material Specifications

Aluminum Trim

Use aluminum coil stock 0.019" thick. Coil should be applied smoothly, following manufacturer's instructions. Caulk all seams and edges.

Carpentry

- All sheet rock and wood must be installed using screws of sufficient length to extend about 3/4" into a solid surface.
- Replace any rotten or deteriorated wood identified while wet scraping and preparing the exterior trim, porches, window casings or any other component that is currently wood. All replacement wood must match the existing in style.
- All exterior wood that will rest on soil or a potentially wet surface must meet building code and shall be at least number 2 grade, pressure treated, Southern yellow pine with at least a 40 year warranty against rot unless otherwise noted. Other wood must be at least paint grade pine (#2) unless otherwise noted.

Doors, Exterior

Unless otherwise noted, new exterior doors must be 1 3/4" thick 24 gauge thermally broken galvanized and bonderized steel insulated core doors, with an adjustable sill, magnetic weather stripping, and 1 1/2 pair 3 1/2 x 3 1/2 loose pin butt hinges, use Thermo-Tru Steel Foam Core Insulated Exterior Doors or approved equal. Install single cylinder deadbolt plus passage set as manufactured by Schlage or equivalent. Provide owner with 2 keys for each lock. Door shall be accurately cut and fitted to frames and must operate freely without binding. Insulate between door jambs and rough opening with spun fiberglass prior to trimming the interior of the door.

Doors, Garage

Furnish and install new overhead garage doors and any and all tracks, rails, springs, hardware, etc. to make operational. Hardware should include an outside handle and keyed lock for each door installed. The doors must be three-layer pressure bonded construction (steel + insulation + steel) construction if the garage is attached to the house; the door can be a one-layer door (steel) if the garage is detached. Owner to choose any standard color available from Manufacturer. Manufacturer's warranty must be minimum of 20 years.

Manufacturer to be Clopay or equal and meet Clopay's Premium Series specifications or equal. No automatic openers are to be included. If, however, the existing Overhead door units being replaced have automatic openers, contractor to reuse and make operable or replace with new unit(s). Submittal of Manufacturer's catalog cuts with all pertinent information, including warranty information, to be submitted to Waterbury Healthy Homes, Department of Public Health & Owner for approval prior to placing order.

Doors, Interior

Unless otherwise noted, install 1 3/8" hollow core luan door manufactured by Brosco or equivalent. Shim doors plumb, level and square. New doors shall be installed in pine jambs with 1 pair of 3" loose pin butt hinges. Fasten doors to rough framing through shims with 10-penny finish nails. Trim out both sides of new doors with finger jointed casings to match existing. Glue miters before fastening trim to jamb and wall. Fasten trim to walls with 6-penny finish nails and to jambs with 4-penny nails. Set heads of nails below surface of wood and fill with putty. Install passage set as manufactured by Schlage, Kwikset, Harlock or approved equal. If a hollow core door doesn't meet building and/or CT Fire Safety Code, install a door to meet code.

Enclosure

All surfaces to be enclosed should be stabilized by washing with detergent. All seams must be caulked in order to seal in lead dust. "LEAD" must be written every 2' on the surface to be enclosed.

Install

"Install" means to purchase, deliver, install per manufacturer's specifications, test, and warrant.

Liquid encapsulant

- Liquid encapsulants can be used successfully only on non-friction surfaces. The encapsulants can be used on flooring surfaces that will be covered with carpet or rubberized flooring materials as long as manufacturers' instructions are followed and full cure time is achieved before installing carpeting. Surfaces with dry rot or severe deterioration of the substrate are not suitable for encapsulation. See individual Connecticut approved product data sheets for specific prohibitions and recommendations.
Note: Color by owner.
- *Preparation:* Any chips or cracks should be wet scraped or HEPA sanded to achieve a sound substrate and patched. **Note: Feathersand rough edges where old paint has been scraped or chipped so that final appearance is aesthetically and professionally pleasing.** Wash the surface with detergent to remove any oil or other dirt. Then test the substrate using the patch test of the liquid encapsulant on a sample surface that will be encapsulated. These tests should be performed by the property owner, a certified lead inspector, or an abatement contractor who will be performing the work.
- *Patch test:* Apply a patch that is roughly 6 inches by 6 inches of the encapsulant on *each type* of component to be painted with an encapsulant. If the paint is different from room to room, apply a patch on each different type of paint. Let it cure following manufacturer's instructions. At the end of that time, cut an "X" in the center of the patch. Each cut line should be about 2 inches long and should go through the coating, the paint underneath it all the way down to the wood. Smooth a 3" length of 3M600 tape over the center of the "X" and rub the tape firmly with the eraser end of a pencil. After 90 seconds, remove the tape by pulling straight down with a quick smooth motion. The patch fails if more than 1/16" is removed on either side of the cuts or if encapsulant more than 1/8" away from the cuts is removed.
- Once it has been determined that the encapsulant will work, apply following the manufacturer's instructions. Liquid encapsulant used on exterior areas must be approved for exterior use in Connecticut. Any of the approved liquid encapsulants may be used on the interior, as long as manufacturer's instructions are followed. Note that only LeadLock and Fiberlock's L-B-C Type III are approved for use on working radiators under 212°; full cure must be achieved before radiator is turned on.
- Top coats may be applied over the encapsulants. Follow manufacturer's instructions before top-coating. (For example, LeadLock must be fully cured for 3-4 weeks before topcoating; Fiberlock's L-B-C Type III must cure 12 hours before topcoating with a 100% acrylic paint.)
- Acceptable liquid encapsulation must include underlying surfaces including but not limited to surfaces under gutters, leaders and shutters (unless the underlying surfaces are enclosed with caulk/sealant)

Other

- Prep, prime and then paint with 2 coats of paint any new or stripped component, except pressure treated wood. Pressure treated wood will be left bare. Paint should be manufactured by Benjamin Moore, or equal. Color by owner.
- All leaded surfaces that are not being replaced or encapsulated must be maintained in an intact condition. This may require patching, wet scraping, priming and painting.

Porch Flooring

- Exterior: Tongue and groove flooring is to be 5/4" fir or 3/4" mahogany. When plywood is specified, materials to be 1/2" pressure treated. Include edge moldings to cover any exposed leaded materials. Caulk all seams. Prime and paint using sand or other non-slip additive.
- Interior: If plywood is specified, material to be 1/4" luan

Radiator Covers

Radiator covers must be removable (for example by unscrewing a bracket) in case repairs are necessary. Radiators must be restored to a sound substrate using a high heat paint before the cover is installed. The cover must be a professionally manufactured radiator cover or be made using metal grille mounted in a pine frame. Note that heat must be able to rise through the top as well. Plywood is not acceptable for use in radiator covers.

Remove/Waste Handling

“Remove” means to remove and discard existing component unless otherwise noted. All removed materials must be separated as lead waste or non-lead waste. All leaded materials should be segregated by type to allow for TCLP testing and minimization of hazardous waste. All leaded components must be packaged in 6 mil poly sealed with duct tape or in 6 mil poly bags to be transported to appropriate waste receptacles.

Repair

Where repair is called for, the feature shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made “as new” and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Replace

“Replace” means to remove existing (as outlined above) and install new materials in the same style and material content. The finished work shall match adjacent work in design and dimension. Replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Sheet Rock

- When sheetrocking walls or ceilings over existing plaster, furnish and install 3/8” sheet rock unless otherwise noted or required by code. (Note that in some cases, 1/2” sheet rock or moisture resistant greenboard is called for.) If sheetrocking directly over framing, use 5/8” sheetrock.
- Furnish and install corner bead where appropriate.
- Remove various loose areas from walls/ceilings and shim where necessary to achieve a uniform surface. Where casings/baseboards are flush with the wall, sheet rock can be applied directly over it, and then new casings/baseboards can be installed on top of the new sheet rock. However, if new prehung doors are being installed, care must be taken to ensure that door jambs will be large enough to cover the new casings added on top of the new sheet rock.
- Sheet rock to be secured with screws of sufficient length to extend about 1” into a solid surface.
- Furnish materials and apply at least three (3) coats of joint compound and one (1) tape to all fasteners and sheet rock seams including wall and ceiling corners. Sand surfaces smoothly to receive paint.
- Install new baseboards on each newly sheetrocked wall or vinyl cove in kitchens, pantry, and bath. Baseboards must all match within a room.

Strip

“Strip” means to remove lead paint and achieve a surface that is not leaded. Surface areas must be tested by an independent certified lead inspector with an XRF Spectrum Analyzer after stripping to ensure that surface is not leaded. With all three methods, a patch test should be done, and then tested with an XRF to ensure that the lead has not leached into the wood and that this method will be effective.

Methods include:

- Heat gun use is limited to 700 degrees.

- Chemical stripper: Chemical stripper recommended is IPC Safe-T-Strip or its equivalent in quality and performance. All applications will be performed according to the manufacturer's specifications, including neutralizing and rinsing surfaces as required.
- Wet scrape or wet plane: Leaded paint is scraped off down to bare substrate using the appropriate sharp tool after misting area with water.

Trim

Window trim includes the casings, headers, stops, sill, and apron – all trim around the window. Casings and jambs include the trim at the sides and the top of the windows and doors unless otherwise noted. Upper and/or lower trim include soffits, fascia, rakes, decorative trim, and any other trim on the house.

Vinyl Siding

- Siding shall be of first quality manufactured by Vipco, Certainteed, or equivalent. Color by owner. Provide owner with 50 year warranty.
- Apply Amocor XP38 fanfold insulation board or equivalent, following manufacturer's instructions, to enclose lead paint.
- The lead-based painted components of attic vents should be removed and replaced, since the new attic vent will not act as a dust barrier.
- Install vinyl siding and aluminum or vinyl wrapped trim following manufacturer specifications.

Windows, basement replacement windows

Remove and discard as lead waste any leaded basement windows. Furnish and install new vinyl replacement basement windows manufactured by Harvey, Mercury-Excellum or equivalent. Windows shall be installed in accordance with the manufacturer's recommendations.

Windows, vinyl replacement

Furnish and install new rigid vinyl replacement windows with 5/8" Low E double-pane insulating glass and non-corroding half-height lockable fiberglass screens in aluminum frames. Windows must be energy star qualified and must carry the Energy Star Label on the product. Windows must have tilt in sashes, welded frames, cam& sash locks, and must comply with Emergency Escape requirement of the building code for all bedrooms. Windows shall be manufactured by Harvey (Classic Series), Mercury-Excellum, NorthEast (DH 100) or equivalent. Discard old weights and completely insulate weight cavities before installing new windows. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (inside & out) prior to completion of finish work.

Windows, wood replacement (Historic)

Furnish and install new wooden sashes. Cut aluminum coil stock or vinyl to fit the window well. Screw in and caulk edges to seal. Install jamb liners. (Contractor must measure the bevel of the sill if it is different from 14 degrees. The bevel must be custom specified to manufacturer.) Sashes shall have insulated double-glazing with non-corroding fiberglass screens in aluminum frames. Grid pattern must match prior windows being replaced. Windows shall be manufactured by Harvey, Weathershield, Mercury Excellum or equivalent. Submit for approval prior to ordering. Remove old weights and add insulation to weight cavities prior to window installation. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls prior to completion of finish work. Windows must have tilt in sashes, Low E glazing, and must comply with Emergency Escape requirement of the building code for all bedrooms. Windows must be energy star qualified and must carry the Energy Star Label on the product.

Attachment A
Summary Risk Assessment Notice

Address of Property that this summary notice applies to:

33 French St., Torrington

Lead-based paint risk assessment description for common areas and exterior

Date of risk assessment: 9/28/15

Summary of risk assessment results (check all that apply):

- No lead-based paint hazards were found.
- Lead-based paint hazards were found.
- The findings of the risk assessment are provided in the attached scope of work.

Lead-based paint risk assessment description for interior apartment:

Date of risk assessment: 9/28/15

Summary of risk assessment results (check all that apply):

- No lead-based paint hazards were found.
- Lead-based paint hazards were found.
- The findings of the risk assessment are provided in the attached scope of work.

Contact person:

Owner: Raymond Hall
33 French St.
Torrington, CT 06790
860-380-7707

Person who prepared this summary notice:

Bob Kennedy, SafeHomes Inc.

Signature _____

Attachment B
Management Plan
 Intact, Encapsulated, and Enclosed Surfaces

The owner will be responsible for monitoring surfaces with lead based paint to ensure surfaces do not become defective. All renovation and maintenance work must be done using lead safe work practices.

The owner must also include in their monitoring any lead based paint surfaces that are enclosed to ensure that the enclosure has not become defective and exposed the lead based painted surfaces. Monitoring will be done formally on a quarterly basis. Surfaces painted with a liquid encapsulant will be monitored on a monthly basis for the first 6 months, and annually thereafter.

Actions must be implemented as follows:

- If any leaded surfaces become defective or the enclosure over a leaded surface has exposed the old leaded surface, the owner must make the surface lead safe by painting or re-enclosing the leaded surfaces to seal them.
- All actions must be done using lead-safe work practices.
- Any doors/trim identified as leaded that start to rub must be trimmed so they open and close without rubbing.
- Any exterior leaded surfaces that were enclosed in wood or pressure treated wood must be kept painted/sealed to prevent the surfaces from deteriorating. Note that exterior grade plywood will delaminate if it is not kept painted.

Note that the lead test was done based on testing the materials on the surface. The XRF penetrates only about 3/8"; therefore there may be additional leaded surfaces below the existing walls or trim that were not accessible for testing. Any additional painted surfaces that are uncovered in the future should be assumed to be leaded (or tested for lead) and lead safe work practices should be used.

The owner will ensure that anyone who is called in to do maintenance (i.e. plumbers, electricians, and so on) on any enclosed leaded surface will be notified that they are working on a leaded surface. This notification will be in writing.

Leaded Surfaces	Condition	Method	Side
Exterior			
Leaded Surfaces	Condition	Method	Side
Window trim, tracks, blindstops, parting beads, well	all D	replace/enclose	all
Cellar window frames, sashes	D/D	enclose/replace	B/D
Ext. jamb, ext. casing to basement	D/D	enclose/enclose	C-right
1F Front Porch			
Leaded Surfaces	Condition	Method	Side
Beadboard ceiling, upper trim, rail systems, columns	all D	enclose/encapsulate	all
Ext jambs & casings. To 1FApt. And Front Common Hall	D/D	enclose	C
Crawl space window frames/sills/sashes	D/D/D	encapsulate	B/D
2F Front Porch			
Leaded Surfaces	Condition	Method	Side
Beadboard ceiling, rail systems, upper trim, columns	all D	enclose/encap	all
casings, ext. jamb to FCH	all D	enclose	C

1F Rear Porch

Leaded Surfaces
door header, ext. jamb,

Condition	Method	Side
D	enclose	A

Garage

Leaded Surfaces
Overhead doors
Fascias, soffits,
Window casings

Condition	Method	Side
D	liquid encapsulate	A
D/D	liq. encapsulate	all
D	liq. encapsulate	B/D

Soil

Leaded Surfaces
B side dripline

Condition	Method	Side
442 ppm	mulch	B

Interior

2F Rear Porch

Leaded Surfaces
casing, ext. jamb to RCH
Floor, ceiling molding.

Condition	Method	Side
all D	replace/enclose	A
D/D	enclose/encap	all/all

1F Rear Common Hall

Leaded Surfaces
ext. jamb, 1F Rear Porch (addressed in 1F Rear Porch)

Condition	Method	Side
-----------	--------	------

2F Rear Common Hall

Leaded Surfaces
casing, ext. jamb to 2F rear Porch (addressed in 2F Rear Porch)

Condition	Method	Side
-----------	--------	------

First Floor Apt.

Kitchen

Leaded Surfaces

Condition	Method	Side
-----------	--------	------

Bath

Leaded Surfaces
Black ceramic tile
Window sash (replaced in Exterior)
Window trim
Door/casing/jamb to Hall by Bath

Condition	Method	Side
I	manage	all
D	replace	B
D	paint	B
D/D	trim/paint	D

Second Floor Apt.

Kitchen 3

Leaded Surfaces
Black ceramic tile

Condition	Method	Side
I	manage	all

Bathroom 7

Leaded Surfaces
Black ceramic tile
Window trim
Door, casing, jamb to Hall by Bath

Condition	Method	Side
I	manage	all
D	paint	B
D/D/D	trim/paint	D

Third Floor Apt. (abatement)

D side Bedroom

Leaded Surfaces

Ceiling

Condition	Method	Side
<i>I</i>	<i>manage</i>	<i>all</i>

Kitchen 5

Leaded Surfaces

ext. jamb/csng, kickplate to 3F Rear Porch

Condition	Method	Side
all D	enclose	C

3F Rear Porch 6

Leaded Surfaces

casing, kickplate, ext. jamb (addressed in Kitchen 5)

Window trim (addressed in Exterior)

Floor

Condition	Method	Side
all D	replace/enclose	A
D	enclose	A
D	enclose	



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

LEAD INSPECTION AND TESTING SUMMARY FORM

The Department of Public Health *Lead Inspection and Testing Summary Form* must be completed and sent within two working days following completion of the inspection to the property owner, local director of health, and the Commissioner of the Department of Public Health in accordance with Section 19a-111-3(d) of the Regulations of Connecticut State Agencies (RCSA) concerning Lead Poisoning Prevention and Control.

PROPERTY INSPECTED/TESTED

(Check): Residence Family Day Care Home - Name: _____

(Check One): Comprehensive Lead Inspection Limited Testing
(includes representative painted/coated surfaces, dust, soil, water) (less than a comprehensive lead inspection)

Street Address: 33 FRENCH ST Apt.# THREE FAMILY Floor: 3F/ALL

City/Town: TORRINGTON Zip Code: 06790 Telephone: _____

If Apartment, Number of Units: 3 Year Property Built: 1925

PROPERTY OWNER

Name: RAYMOND HALL

Street Address: 33 FRENCH ST City: TORRINGTON

State: CT Zip Code: 06790 Telephone: 860-380-7707

INSPECTING ENTITY

A. If Consultant Contractor:

Name: SafeHomes, Inc.

Street Address: P.O. Box 1125

City: Waterbury, State: CT Zip Code: 06721-1125

Consultant License Number: 000528

Inspector's Name: Robert Kennedy Telephone: 203-591-8100

Inspector's Certification Number: 002240

B. If Code Enforcement Agency:

Department Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Inspector's Name: _____ Telephone: _____

Date of Inspector's Initial Training: ____/____/____ Date of Latest Refresher Training: ____/____/____

INSPECTION INFORMATION

Date(s) of Inspection: 9/28/15 & 1/1

For each day that the inspection was conducted consent was given by an adult occupant of the dwelling unit to enter and inspect all areas of the dwelling that are under the control of that individual or to which that individual has legitimate access. Yes No

Name of person 18 years of age or older who granted consent: Raymond Hall Age: 78 Date: 9-28-15
 Name of person 18 years of age or older who granted consent: _____ Age: _____ Date: _____

A. Were Lead-Based Surfaces Identified? (Check One) Yes No

If yes, place an X in the tables below. (Information in tables may not represent all identified lead-based components and surfaces found during inspection.)

EXTERIOR Lead-Based Surfaces	Foundation	Siding &/or Trim	Stairs &/or Stair Components	Porch &/or Porch Components	Doors &/or Trim	Windows &/or Trim	Garage &/or Garage Components
Deteriorated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INTERIOR Lead-Based Surfaces	Floors	Baseboards	Walls	Ceilings	Stairs &/or Stair Components	Doors &/or Trim	Windows &/or Trim	Closet/ Cabinet Components
Deteriorated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intact	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(X = positive location)

B. Indicate Peak Values of Sampled Media:

- (Check All That Apply)
 Was dust tested for lead? Yes No
 Was soil tested for lead? Yes No
 No bare soil Ground frozen
 Was drinking water tested for lead? Yes No

Lead Hazard Locations	Floors	Window Sills	Window Wells	Soil	Water	Paint (XRF)	Paint Chip
	11.3	28.0	X	11.2 ppb	X	9.9	X

← If yes was checked for any of the questions to the left complete the table above.

C. Were any rooms, areas or components inaccessible during inspection? (Check One) Yes No

If yes, list the inaccessible locations: CLOSET BASEBOARDS - 3F

Per section 19a-111-4(a) and 19a-111-2(e) of the Lead Poisoning Prevention and Control Regulations:

A lead abatement plan is required for this property: Yes No

A lead management plan is required for this property: Yes No

Inspector's Signature: [Signature] Date: 9/30/15

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 or referenced 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.

Email To: DPH.LeadReports@ct.gov

OR

Mail To: State of Connecticut - Department of Public Health
 Environmental Health Section
 P.O. Box 340308, MS# 51LED
 Hartford, CT 06134-030



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: SAFE HOMES (677)
Address: 493 Willow St.
WATERBURY, CT 06710

Order #: 145129

Attn:
Project:
Location: 33-35 French
Number:

Matrix: Wipe
Received: 10/01/15
Analyzed: 10/01/15
Reported: 10/01/15

PO Number:

Sample ID	Cust. Sample ID	Location	Sample Date	Area	Total	Conc.	RL*
Parameter		Method					
145129-001	1	1F Liv Rm Floor	09/28/15				
Lead		EPA 7000B / 3050B		1.00 ft2	11.3 µg/wipe	11.3 µg/ft2	10.0 µg/ft2
145129-002	2	1F Liv Rm Sill	09/28/15				
Lead		EPA 7000B / 3050B		0.460 ft2	16.5 µg/wipe	35.8 µg/ft2	21.7 µg/ft2
145129-003	3	2F Liv Rm Floor	09/28/15				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
145129-004	4	2F Liv Rm Sill	09/28/15				
Lead		EPA 7000B / 3050B		0.460 ft2	38.6 µg/wipe	83.9 µg/ft2	21.7 µg/ft2
145129-005	5	3F Liv Rm Floor	09/28/15				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
145129-006	6	3F Liv Rm Sill	09/28/15				
Lead		EPA 7000B / 3050B		0.320 ft2	233 µg/wipe	728 µg/ft2	31.3 µg/ft2
145129-007	7	Blank	09/28/15				
Lead		EPA 7000B / 3050B			<10.0 µg/wipe		10.0 µg/wipe

Analyst: OHE
145129-10/01/15 02:22 PM

Marti Baird

Reviewed By: **Marti Baird**
Analyst

Minimum Total Reporting Limit: 10.0 µg/wipe. EPA Clearance Std: 40 µg/ft² for floors, 250 µg/ft² for interior window sills, and 400 µg/ft² for window troughs. All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results reported relate only to the samples submitted.



Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer: SAFE HOMES (677)
Address: 493 Willow St.
WATERBURY, CT 06710

Order #: 145128

Matrix: Soil
Received: 10/01/15
Analyzed: 10/02/15
Reported: 10/02/15

Attn:

Project:

Location: 33-35 French St
Number:

PO Number:

Sample ID	Cust. Sample ID	Location	Sample Date	Weight			
Parameter		Method		Total µg	% / Wt.	Conc.	RL*
145128-001	1	B-Side Dripline	09/28/15	542 mg			
Lead		EPA 7000B / 3050B		240 µg	0.0442 %	442 mg/kg	18.5 mg/kg

Analyst: OHE
145128-10/02/15 12:49 PM

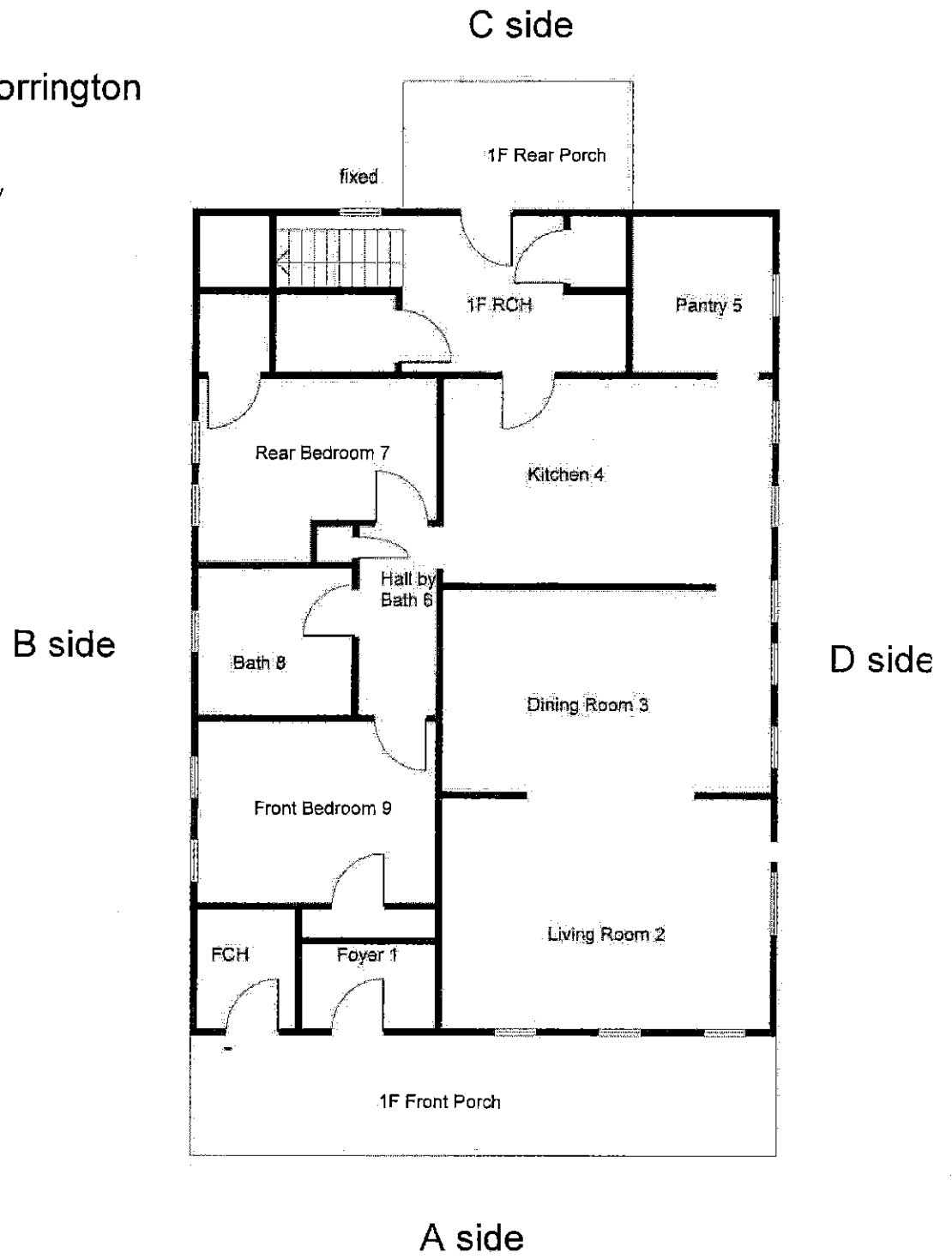
Marti H. Baird

Reviewed By: Marti Baird
Analyst

Minimum reporting limit: 10.0 µg. EPA Soil Std for bare residential soil: 400 mg/kg by wt in play areas; 1200 mg/kg by wt in bare soil in the remainder of the yard based on an avg of all other samples collected. EPA does not distinguish between lead-contaminated soil and soil-lead hazards. Concentration and *Reporting Limit (RL) based on weights provided by client. All internal QC parameters were met. Unusual sample conditions, if any, are described. Values are reported to three significant figures. PPM = mg/kg | PPB = µg/kg. The test results reported relate only to the samples submitted.

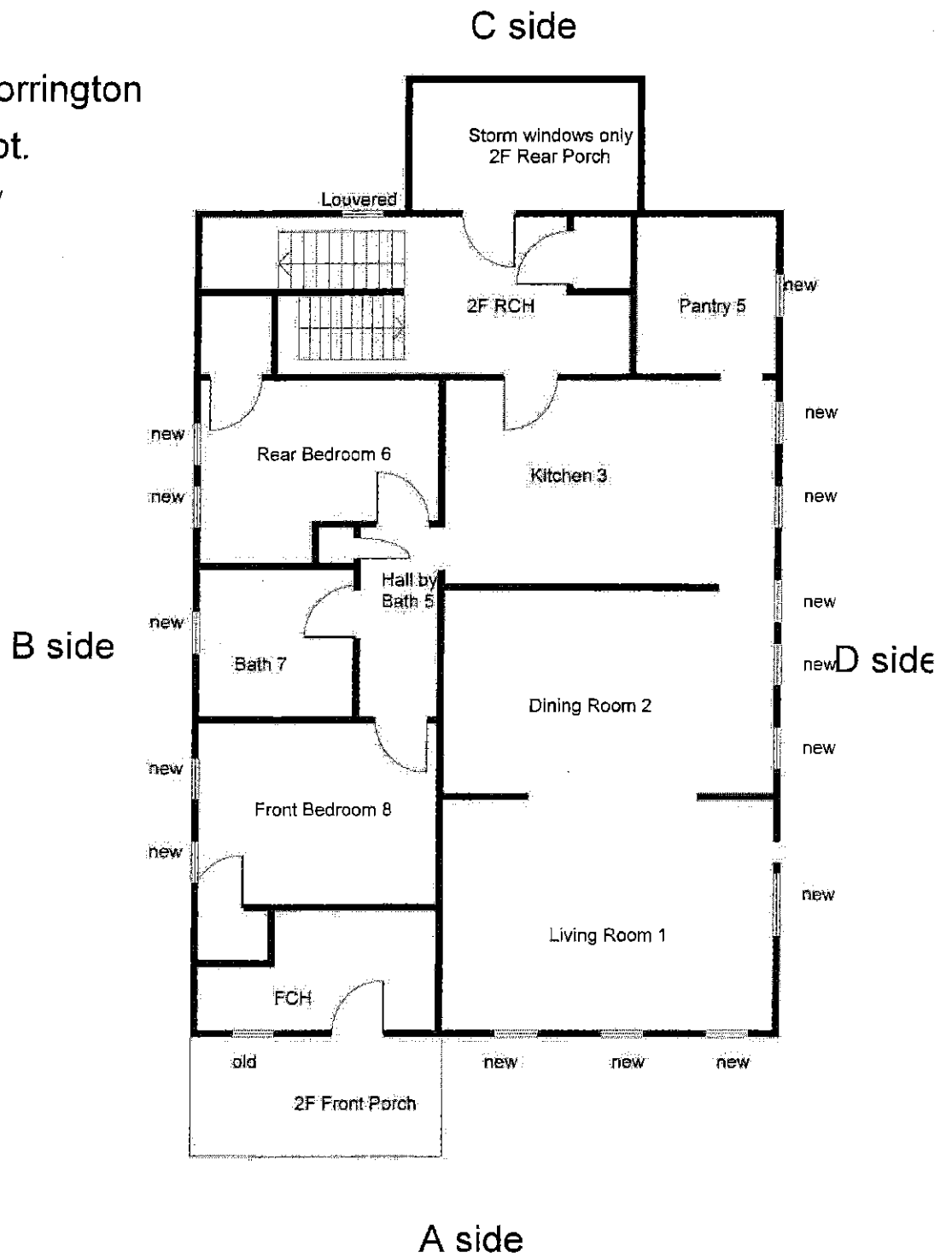
33 French St, Torrington
First Floor Apt.

Not to scale: for room layout only



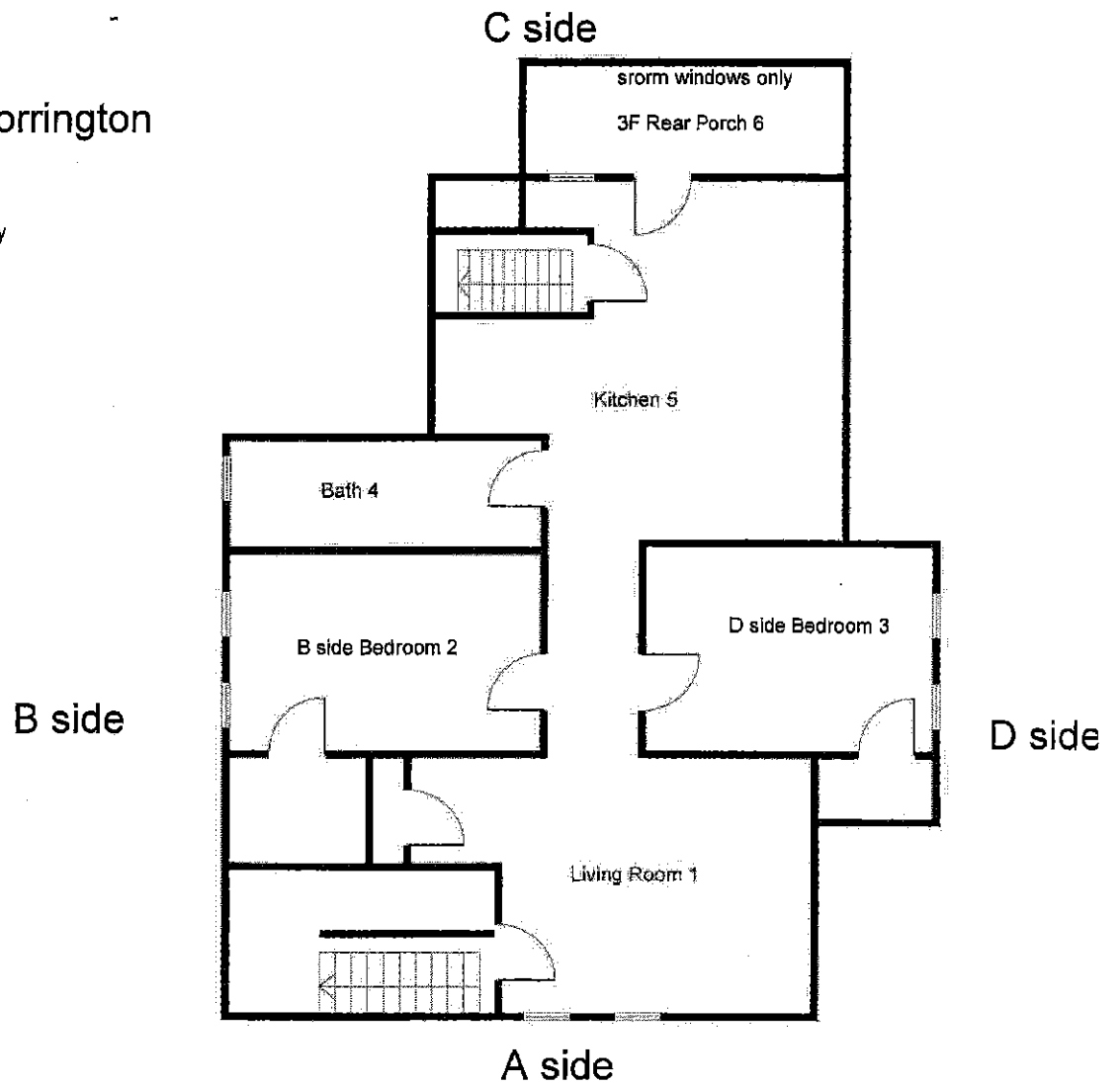
33 French St, Torrington Second Floor Apt.

Not to scale: for room layout only



33 French St, Torrington
Third Floor Apt.

Not to scale: for room layout only



LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 09/28/15 12:15

INSPECTION FOR: Raymond Hall
33 French St. -2F
Torrington, CT 06790

PERFORMED AT: Exterior & Common Halls
33 French St.
Torrington, CT 06790

INSPECTION DATE: 09/28/15

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: IR002240

SIGNED: 

Date: 9-30-15

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 0672101125

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 Exterior & Common Halls
 Report Date: 9/30/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 12:15
 Total Readings: 136 Actionable: 41
 Job Started: 09/28/15 12:15
 Job Finished: 09/28/15 13:31

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Exterior									
087	B	CelWinFrame	Rgt		D			3.0	QM
088	B	CelWinSash	Rgt		D			2.5	QM
089	C	Window	Rgt	Lft casing	D			>9.9	QM
093	C	Ext Jamb	Rgt		D			3.9	QM
094	C	ExtCsng	Rgt		D			>9.9	QM
Exterior Room 002 1F FrtPorch									
074	A	Ceiling	Ctr		D	Beadboard		1.4	QM
076	A	UpperTrim	Ctr		D			2.3	QM
078	B	Railing	Ctr	Balusters	D			9.5	QM
084	B	CelWinFrame	Ctr		D			4.5	QM
under porch									
085	B	CelWinSill	Ctr		D			4.8	QM
086	B	CelWinSash	Ctr		D			2.6	QM
081	C	Window	Ctr	Lft casing	D			>9.9	QM
083	C	Door	Lft	Lft casing	D			4.1	QM
082	C	Door	Ctr	Lft casing	D			3.6	QM
080	D	Railing	Ctr	Railing	D			1.0	QM
Exterior Room 003 2F FrtPorch									
115	A	ColumnBase	Lft		D			>9.9	QM
111	A	Ceiling	Ctr		D	Beadboard		1.2	QM
118	C	Window	Lft	Sash	D			5.4	QM
117	C	Window	Lft	Sill	D			>9.9	QM
116	C	Window	Lft	Lft casing	D			>9.9	QM
119	C	Door	Rgt	Lft casing	D			>9.9	QM
112	D	UpperTrim	Ctr		D			2.6	QM
113	D	Railwall	Ctr		D	Beadboard		1.3	QM
114	D	RailwallCap	Ctr		D			>9.9	QM
Exterior Room 004 1F RearPrch									
061	A	Door	Ctr	Header	D			2.5	QM
Exterior Room 005 Garage									
136	A	OverheadDoor	Lft		D			1.0	QM
134	B	Soffit			D			3.4	QM
135	B	Window	Ctr	Lft casing	D			4.2	QM
Interior Room 001 1F FCH									
099	A	Ext Jamb	Rgt		D			>9.9	QM

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm ²)	Mode
					Cond	Substrate			
108	A	Ext Door	Lft			D		5.1	QM
109	A	Ext Jamb	Lft			D		8.5	QM
110	A	Threshold	Lft			D		6.7	QM

Comment:

95-100 are on door system to 1F Front Porch, 105-109 are on door system to 2F Front Porch. All woodwork on 1F & 2F is unpainted.

Interior Room 003 1F RCH

016	C	Ext Door	Ctr			D		2.8	QM
017	C	Ext Jamb	Ctr			D		3.8	QM

Comment:

Linoleum on treads, and landings.

Interior Room 004 2F RCH

046	C	Ext Door	Ctr			D		3.7	QM
047	C	Ext Jamb	Ctr			D		4.7	QM
048	C	Threshold	Ctr			D		1.3	QM
049	C	ExtCsng	Ctr			D		5.6	QM

Comment:

Linoleum on treads

Interior Room 006 2FRearPorch

058	A	Floor				D		2.0	QM
060	A	Door	Ctr	Rgt casing		D		5.6	QM
059	A	CeilMolding	Ctr			D		7.0	QM

Calibration Readings

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date:	09/28/15	Exterior & Common Halls
Report Date:	9/30/2015	33 French St.
Abatement Level:	1.0	Torrington, CT 06790
Report No.	S#01109 - 09/28/15 12:15	
Total Readings:	136	
Job Started:	09/28/15 12:15	
Job Finished:	09/28/15 13:31	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Exterior Room 001 Exterior									
087	B	CelWinFrame	Rgt		D			3.0	QM
088	B	CelWinSash	Rgt		D			2.5	QM
090	C	Foundation	Rgt		D	Concrete		0.3	QM
091	C	Foundation	Rgt		D	Concrete		>9.9	QM
089	C	Window	Rgt	Lft casing	D			>9.9	QM
092	C	Door	Rgt	U Ctr	D			0.0	QM
093	C	Ext Jamb	Rgt		D			3.9	QM
094	C	ExtCsng	Rgt		D			>9.9	QM
Exterior Room 002 1F FrtPorch									
079	A	Railing	Ctr	Railing	D			-0.1	QM
074	A	Ceiling	Ctr		D	Beadboard		1.4	QM
075	A	ColumnBase	Ctr		D			0.1	QM
076	A	UpperTrim	Ctr		D			2.3	QM
078	B	Railing	Ctr	Balusters	D			9.5	QM
077	B	Railing	Ctr	Railing	D			0.0	QM
084	B	CelWinFrame	Ctr		D			4.5	QM
under porch									
085	B	CelWinSill	Ctr		D			4.8	QM
086	B	CelWinSash	Ctr		D			2.6	QM
081	C	Window	Ctr	Lft casing	D			>9.9	QM
083	C	Door	Lft	Lft casing	D			4.1	QM
082	C	Door	Ctr	Lft casing	D			3.6	QM
080	D	Railing	Ctr	Railing	D			1.0	QM
Exterior Room 003 2F FrtPorch									
115	A	ColumnBase	Lft		D			>9.9	QM
111	A	Ceiling	Ctr		D	Beadboard		1.2	QM
120	A	Floor	Ctr		D			0.0	QM
124	A	Floor	Ctr		D			0.0	QM
121	B	Floor	Ctr		D			0.4	QM
125	B	Floor	Ctr		D			0.0	QM
118	C	Window	Lft	Sash	D			5.4	QM
117	C	Window	Lft	Sill	D			>9.9	QM
116	C	Window	Lft	Lft casing	D			>9.9	QM
119	C	Door	Rgt	Lft casing	D			>9.9	QM
122	C	Floor	Ctr		D			0.1	QM
112	D	UpperTrim	Ctr		D			2.6	QM
113	D	Railwall	Ctr		D	Beadboard		1.3	QM
114	D	RailwallCap	Ctr		D			>9.9	QM
123	D	Floor	Ctr		D			0.3	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint		Color	Lead (mg/cm ²)	Mode
					Cond	Substrate			
Exterior Room 004 1F RearPrch									
061	A	Door	Ctr	Header		D		2.5	QM
062	A	Floor	Ctr			D		-0.1	QM
069	B	Stairs	Ctr	Treads		D		0.0	QM
070	B	Stairs	Ctr	Treads		D		0.0	QM
071	B	Stairs	Ctr	Treads		D		0.0	QM
072	B	Stairs	Ctr	Risers		D		0.1	QM
063	B	Floor	Ctr			D		0.1	QM
073	B	Top Riser	Ctr			D		0.3	QM
068	C	Stairs	Rgt	Stringer		D		0.0	QM
064	C	Floor	Ctr			D		0.0	QM
066	C	LatticeFrame	Ctr			D		0.0	QM
067	C	Lattice	Ctr			D		-0.1	QM
065	D	Floor	Ctr			D		0.0	QM

Exterior Room 005 Garage

130	A	Wall	L Rgt			I	ConcrBlock	0.0	QM
136	A	OverheadDoor	Lft			D		1.0	QM
131	A	OvrHdDrJamb	Rgt			D		0.5	QM
132	A	OvrHdDrCsng	Rgt			D		0.0	QM
133	A	OvrHdDrCsng	Rgt			D		-0.1	QM
134	B	Soffit				D		3.4	QM
135	B	Window	Ctr	Lft casing		D		4.2	QM

Interior Room 001 1F FCH

101	A	Wall	U Rgt			D		0.0	QM
096	A	Door	Rgt	Rgt jamb		D		0.2	QM
095	A	Door	Rgt	Rgt casing		D		0.0	QM
097	A	Door	Rgt	U Ctr		D		0.0	QM
106	A	Door	Lft	Rgt jamb		D		0.1	QM
105	A	Door	Lft	Rgt casing		D		0.0	QM
107	A	Door	Lft	U Ctr		D		0.1	QM
098	A	Ext Door	Rgt			D		0.1	QM
099	A	Ext Jamb	Rgt			D		>9.9	QM
100	A	Threshold	Rgt			D		0.0	QM
108	A	Ext Door	Lft			D		5.1	QM
109	A	Ext Jamb	Lft			D		8.5	QM
110	A	Threshold	Lft			D		6.7	QM
102	B	Wall	L Lft			D		0.0	QM
103	C	Wall	U Lft			D		0.0	QM
104	D	Wall	U Lft			D		0.0	QM

at 2F level

Comment:

95-100 are on door system to 1F Front Porch, 105-109 are on door system to 2F Front Porch. All woodwork on 1F & 2F is unpainted.

Interior Room 003 1F RCH

005	A	Wall	U Rgt			D		0.0	QM
-----	---	------	-------	--	--	---	--	-----	----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
006	A	Baseboard	Rgt		D			0.0	QM
004	A	Ceiling			D			0.0	QM
023	A	Stairs	Ctr	Wall	D			0.0	QM
024	A	Stairs	Ctr	Baseboard	D			0.0	QM
030	B	Stairs	Ctr	Wall	D			-0.1	QM
022	B	Stairs	Ctr	Risers	D			0.1	QM
007	C	Wall	U Lft		D			0.0	QM
027	C	Window	Lft	Rgt casing	D			0.0	QM
025	C	Window	Lft	Sash	D			0.1	QM
026	C	Window	Lft	Sill	D			0.0	QM
015	C	Door	Ctr	Rgt jamb	D			0.2	QM
013	C	Door	Ctr	Rgt casing	D			0.0	QM
014	C	Door	Ctr	U Ctr	D			0.1	QM
029	C	StairLedge	Lft		D			-0.1	QM
016	C	Ext Door	Ctr		D			2.8	QM
017	C	Ext Jamb	Ctr		D			3.8	QM
018	C	Threshold	Ctr		D			0.1	QM
019	C	Threshold	Ctr		D			0.0	QM
020	C	Threshold	Ctr		D			0.2	QM
021	C	Kickplate	Ctr		D	Concrete		0.3	QM
028	C	StairCeiling	Ctr		D			0.0	QM
008	D	Wall	U Lft		D			-0.1	QM
011	D	Door	Lft	Rgt jamb	D			0.0	QM
010	D	Door	Lft	Rgt casing	D			0.0	QM
009	D	Door	Lft	U Ctr	D			-0.1	QM
031	D	Stairs	Rgt	Risers	D			0.0	QM
012	D	Closet	Lft	Wall	D			0.0	QM

Comment:

Linoleum on treads, and landings.

Interior Room 004 2F RCH

034	A	Wall	L Lft		D			0.0	QM
033	A	Wall	U Lft		D			0.2	QM
032	A	Ceiling			D			0.0	QM
035	B	Wall	L Lft		D			0.0	QM
050	B	Door	Rgt	Rgt casing	D			0.0	QM
doorway to stairs to 3F Apt.									
036	C	Wall	U Lft		D			-0.1	QM
043	C	Door	Ctr	Rgt jamb	D			0.1	QM
042	C	Door	Ctr	Rgt casing	D			-0.1	QM
044	C	Door	Ctr	U Ctr	D			0.0	QM
045	C	EndOfDoor	Ctr		D			0.1	QM
046	C	Ext Door	Ctr		D			3.7	QM
047	C	Ext Jamb	Ctr		D			4.7	QM
048	C	Threshold	Ctr		D			1.3	QM
049	C	ExtCsng	Ctr		D			5.6	QM
037	D	Wall	L Ctr		D			-0.1	QM
040	D	Door	Lft	Rgt jamb	D			-0.1	QM
038	D	Door	Lft	Rgt casing	D			0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
039	D	Door	Lft	U Ctr	D			-0.1	QM
041	D	Closet	Lft	Wall	D			-0.1	QM
Comment: Linoleum on treads									
Interior Room 005 3F RCH									
051	A	Stairs	Ctr	Wall	D			-0.1	QM
054	B	Stairs	Rgt	Risers	D			0.2	QM
055	B	StairCeiling	Rgt		D			0.0	QM
057	C	Window	Lft	Lft casing	D			-0.1	QM
jalousy window only									
052	C	Stairs	Ctr	Wall	D			-0.1	QM
053	C	Stairs	Ctr	Baseboard	D			0.0	QM
056	D	Door	Rgt	Rgt casing	D			0.0	QM
Comment: Linoleum on treads									
Interior Room 006 2FRearPorch									
058	A	Floor			D			2.0	QM
060	A	Door	Ctr	Rgt casing	D			5.6	QM
059	A	Ceilmolding	Ctr		D			7.0	QM
Calibration Readings									
001								1.0	TC
002								0.8	TC
003								0.8	TC
126								0.8	TC
127								0.9	TC
128								0.8	TC
129								0.8	TC

---- End of Readings ----

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 09/28/15 09:53

INSPECTION FOR: Raymond Hall
33 French St.
Torrington, CT 06790

PERFORMED AT: First Floor Apt.
33 French St.
Torrington, CT 06790

INSPECTION DATE: 09/28/15

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: IR002240

SIGNED: 

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 06721-1125

Date: 9-30-15

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 First Floor Apt.
 Report Date: 10/2/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 09:53
 Total Readings: 137 Actionable: 18
 Job Started: 09/28/15 09:53
 Job Finished: 09/28/15 10:32

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 001 Foyer									
017	A	Ext Jamb	Ctr		D			>9.9	QM
Interior Room 002 Living Rm									
047	A	ExtSash	Ctr		D			>9.9	QM
Interior Room 003 Dining Rm									
037	D	Window	Ctr	Well	D			>9.9	QM
038	D	ExtSash	Ctr		D			>9.9	QM
039	D	ExtTrack	Ctr		D			>9.9	QM
040	D	Blindstop	Ctr		D			>9.9	QM
Interior Room 004 Kitchen									
059	D	Window	Rgt	Sash	D			7.7	QM
060	D	ExtSash	Rgt		D			8.2	QM
Comment: Linoleum on floor.									
Interior Room 005 Pantry									
076	D	Window	Ctr	Well	D			8.2	QM
075	D	ExtSash	Ctr		D			3.8	QM
Comment: Linoleum on floor.									
Interior Room 008 Bathroom									
106	A	Chair rail	Ctr		I	CeramcTile Black		>9.9	QM
115	B	Baseboard	Ctr		I	CeramcTile Black		>9.9	QM
114	B	Window	Ctr	Sash	D			1.5	QM
113	B	Window	Ctr	Sill	D			3.8	QM
112	B	Window	Ctr	Lft casing	D			6.0	QM
118	D	Door	Ctr	Rgt jamb	D			1.2	QM
117	D	Door	Ctr	Rgt casing	D			5.9	QM
119	D	Door	Ctr	U Ctr	D			3.3	QM
Comment: Linoleum on floor.									

----- End of Readings -----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 First Floor Apt.
 Report Date: 10/2/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 09:53
 Total Readings: 137
 Job Started: 09/28/15 09:53
 Job Finished: 09/28/15 10:32

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 001 Foyer									
005	A	Wall	U Lft		D			0.2	QM
006	A	Baseboard	Lft		D			0.0	QM
007	A	Floor			I	CeramicTile		-0.1	QM
004	A	Ceiling			D			0.0	QM
015	A	Door	Ctr	Rgt jamb	D			0.0	QM
013	A	Door	Ctr	Rgt casing	D			-0.1	QM
014	A	Door	Ctr	U Ctr	D			0.0	QM
016	A	Ext Door	Ctr		D			0.2	QM
017	A	Ext Jamb	Ctr		D			>9.9	QM
018	A	Threshold	Ctr		D			-0.1	QM
008	B	Wall	U Ctr		D			0.0	QM
009	C	Wall	L Ctr		D			-0.1	QM
019	D	Wall	U Ctr		D			0.2	QM
012	D	Door	Ctr	Rgt jamb	D			0.0	QM
010	D	Door	Ctr	Rgt casing	D			-0.1	QM
011	D	Door	Ctr	U Ctr	D			0.0	QM
Interior Room 002 Living Rm									
021	A	Wall	U Rgt		D			0.0	QM
023	A	Baseboard	Rgt		D			0.0	QM
022	A	Floor			D			0.0	QM
020	A	Ceiling			D			0.1	QM
028	A	Window	Ctr	Sash	D			0.0	QM
027	A	Window	Ctr	Sill	D			0.0	QM
029	A	Window	Ctr	Lft casing	D			-0.1	QM
047	A	ExtSash	Ctr		D			>9.9	QM
024	B	Wall	L Lft		D			-0.1	QM
025	C	Column	Lft	L column	D			0.0	QM
026	D	Wall	U Rgt		D			0.0	QM
Interior Room 003 Dining Rm									
030	A	Ceiling			D			0.0	QM
044	B	Wall	U Rgt		D			0.0	QM
046	B	Door	Rgt	Rgt jamb	D			0.0	QM
045	B	Door	Rgt	U Ctr	D			0.0	QM
031	C	Wall	U Ctr		D			-0.1	QM
032	C	Floor			D			0.1	QM
043	C	Door	Rgt	Rgt jamb	D			0.0	QM
042	C	Door	Rgt	Rgt casing	D			-0.1	QM
033	D	Wall	U Lft		D			-0.1	QM
035	D	Window	Ctr	Sash	D			0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
041	D	Window	Ctr	Sash	D			0.0	QM
037	D	Window	Ctr	Well	D			>9.9	QM
034	D	Window	Ctr	Sill	D			-0.1	QM
036	D	Window	Ctr	Lft casing	D			0.0	QM
038	D	ExtSash	Ctr		D			>9.9	QM
039	D	ExtTrack	Ctr		D			>9.9	QM
040	D	Blindstop	Ctr		D			>9.9	QM

Interior Room 004 Kitchen

048	A	Ceiling			D			0.2	QM
050	B	Wall	L Lft		D			-0.1	QM
049	B	Wall	U Lft		D			0.0	QM
051	C	Wall	U Lft		D			0.0	QM
054	C	Door	Lft	Rgt jamb	D			0.0	QM
052	C	Door	Lft	Rgt casing	D			0.0	QM
053	C	Door	Lft	U Ctr	D			0.0	QM
056	D	Wall	L Rgt		D			0.0	QM
055	D	Baseboard	Rgt		D			0.0	QM
059	D	Window	Rgt	Sash	D			7.7	QM
057	D	Window	Rgt	Sill	D			0.0	QM
058	D	Window	Rgt	Lft casing	D			-0.1	QM
060	D	ExtSash	Rgt		D			8.2	QM
061	D	CabntFrame	Rgt		D			-0.1	QM
062	D	CabntDoor	Rgt		D			0.0	QM

Comment:

Linoleum on floor.

Interior Room 005 Pantry

064	A	Wall	U Ctr		D			0.6	QM
063	A	Ceiling			D			0.6	QM
077	A	Door	Ctr	Rgt casing	D			-0.1	QM
065	B	Wall	U Ctr		D			0.3	QM
066	C	CabntFrame	Ctr		D			0.0	QM
067	C	CabntDoor	Ctr		D			-0.1	QM
068	C	CabntWall	Ctr		D			0.0	QM
069	C	CabntShelf	Ctr		D			0.0	QM
070	C	CabntDoor	Ctr		D			-0.1	QM
071	C	CabntDrawer	Ctr		D			0.0	QM
078	D	Baseboard	Ctr		D			0.1	QM
074	D	Window	Ctr	Sash	D			0.0	QM
076	D	Window	Ctr	Well	D			8.2	QM
073	D	Window	Ctr	Sill	D			0.0	QM
072	D	Window	Ctr	Lft casing	D			0.0	QM
075	D	ExtSash	Ctr		D			3.8	QM

Comment:

Linoleum on floor.

Interior Room 006 HallByBath

083	A	Wall	U Ctr		D			0.0	QM
-----	---	------	-------	--	---	--	--	-----	----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
079	A	Ceiling			D			0.0	QM
080	B	Wall	U Ctr		D			0.0	QM
090	B	Baseboard	Rgt		D			-0.1	QM
086	B	Door	Rgt	Rgt jamb	D			0.1	QM
084	B	Door	Rgt	Rgt casing	D			0.0	QM
085	B	Door	Rgt	U Ctr	D			-0.1	QM
087	B	Closet	Rgt	Wall	D			0.1	QM
088	B	Closet	Rgt	Shelf Sup.	D			0.1	QM
089	B	Closet	Rgt	Shelf	D			0.3	QM
081	C	Wall	U Ctr		D			-0.1	QM
082	D	Wall	U Lft		D			-0.1	QM

Comment:

Carpet on floor.

Interior Room 007 RearBedRm

092	A	Wall	U Ctr		D			0.1	QM
093	A	Baseboard	Ctr		D			0.1	QM
094	A	Floor			D			0.0	QM
091	A	Ceiling			D			-0.1	QM
102	A	Door	Lft	Rgt jamb	D			0.0	QM
101	A	Door	Lft	Rgt casing	D			0.0	QM
103	A	Door	Lft	U Ctr	D			0.0	QM
095	B	Wall	U Ctr		D			0.0	QM
099	B	Window	Rgt	Sash	D			0.0	QM
098	B	Window	Rgt	Sill	D			0.0	QM
097	B	Window	Rgt	Lft casing	D			-0.1	QM
100	B	Radiator	Ctr		D			0.5	QM
096	C	Wall	U Ctr		D			-0.1	QM

Comment:

Closet inaccessible due to owner's possessions.

Interior Room 008 Bathroom

105	A	Wall	U Ctr		D			0.0	QM
106	A	Chair rail	Ctr		I	CeramicTile Black		>9.9	QM
107	A	Chair rail	Ctr		I	CeramicTile Green		-0.1	QM
108	A	Chair rail	Ctr		I	CeramicTile Yellow		-0.1	QM
109	A	Chair rail	Ctr		I	CeramicTile White		-0.1	QM
104	A	Ceiling			D			0.1	QM
110	B	Wall	U Lft		D			0.0	QM
115	B	Baseboard	Ctr		I	CeramicTile Black		>9.9	QM
114	B	Window	Ctr	Sash	D			1.5	QM
113	B	Window	Ctr	Sill	D			3.8	QM
112	B	Window	Ctr	Lft casing	D			6.0	QM
111	C	Wall	U Lft		D			0.2	QM
116	D	Wall	U Lft		I			0.0	QM
118	D	Door	Ctr	Rgt jamb	D			1.2	QM
117	D	Door	Ctr	Rgt casing	D			5.9	QM
119	D	Door	Ctr	U Ctr	D			3.3	QM
120	D	Ext Door	Ctr		D			0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Comment:									
Linoleum on floor.									
Interior Room 009 FrontBedRm									
123	A	Wall	U	Lft	D			-0.1	QM
122	A	Floor			D			0.0	QM
121	A	Ceiling			D			0.0	QM
126	A	Door	Lft	Rgt jamb	D			-0.1	QM
124	A	Door	Lft	Rgt casing	D			-0.1	QM
125	A	Door	Lft	U Ctr	D			-0.1	QM
127	A	Closet	Lft	Wall	D			-0.1	QM
128	A	Closet	Lft	Shelf Sup.	D			0.0	QM
129	A	Closet	Lft	Shelf	D			0.1	QM
130	B	Wall	L	Ctr	D			0.1	QM
134	B	Baseboard		Ctr	D			0.0	QM
133	B	Window	Lft	Sash	D			0.0	QM
132	B	Window	Lft	Sill	D			0.0	QM
131	B	Window	Lft	Lft casing	D			0.0	QM
135	C	Wall	U	Lft	D			0.0	QM
136	C	Radiator		Lft	D			0.1	QM
137	D	Wall	U	Ctr	D			0.0	QM

Calibration Readings

001	0.8	TC
002	0.9	TC
003	0.9	TC

---- End of Readings ----

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 09/28/15 10:33

INSPECTION FOR: Raymond Hall
33 French St.
Torrington, CT 06790

PERFORMED AT: Second Floor Apt.
33 French St.
Torrington, CT 06790

INSPECTION DATE: 09/28/15

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: IR002240

SIGNED: 

Date: 9-30-15

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 06721-1125

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 Second Floor Apt.
 Report Date: 10/2/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 10:33
 Total Readings: 112 Actionable: 10
 Job Started: 09/28/15 10:33
 Job Finished: 09/28/15 11:21

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 003 Kitchen									
031	B	Chair rail	Lft		D	CeramcTile	Black	>9.9	QM
037	D	Baseboard	Ctr		D	CeramcTile	Black	>9.9	QM
Comment: Upper walls paneled.									
Interior Room 007 Bathroom									
084	A	Chair rail	Ctr		I	CeramcTile	Black	>9.9	QM
101	B	Baseboard	Ctr		I	CeramcTile	Black	>9.9	QM
094	B	Window	Ctr	Sill	D			4.6	QM
093	B	Window	Ctr	Lft casing	D			4.0	QM
097	D	Door	Ctr	Rgt jamb	D			2.3	QM
096	D	Door	Ctr	Rgt casing	D			5.7	QM
098	D	Door	Ctr	U Ctr	D			2.7	QM
099	D	EndOfDoor	Ctr		D			3.2	QM
----- End of Readings -----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 Second Floor Apt.
 Report Date: 10/2/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 10:33
 Total Readings: 112
 Job Started: 09/28/15 10:33
 Job Finished: 09/28/15 11:21

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 001 Living Rm									
005	A	Wall	U Rgt		D			0.2	QM
008	A	Floor			D			-0.2	QM
004	A	Ceiling			D			0.0	QM
015	A	Window	Ctr	Sill	D			0.0	QM
014	A	Window	Ctr	Lft casing	D			0.0	QM
016	A	Radiator	Ctr		D			0.6	QM
006	B	Wall	L Lft		D			0.0	QM
007	B	Baseboard	Lft		D			0.1	QM
011	B	Door	Lft	Rgt jamb	D			0.0	QM
009	B	Door	Lft	Rgt casing	D			0.0	QM
010	B	Door	Lft	U Ctr	D			0.0	QM
012	B	Column	Lft	L column	D			0.0	QM
013	D	Wall	U Ctr		D			0.4	QM
Interior Room 002 Dining Rm									
017	A	Ceiling			D			-0.1	QM
018	B	Wall	L Lft		D			0.0	QM
025	B	Door	Ctr	Rgt jamb	D			0.1	QM
024	B	Door	Ctr	Rgt casing	D			-0.1	QM
026	B	Door	Ctr	U Ctr	D			0.1	QM
019	C	Wall	L Ctr		D			0.0	QM
027	C	Baseboard	Ctr		D			0.0	QM
028	C	Floor			D			0.0	QM
020	D	Wall	U Lft		D			0.0	QM
022	D	Window	Lft	Sill	D			-0.1	QM
021	D	Window	Lft	Lft casing	D			0.0	QM
023	D	Radiator	Ctr		D			0.1	QM
Interior Room 003 Kitchen									
030	A	Wall	U Lft		D			-0.1	QM
029	A	Ceiling			D			0.0	QM
032	B	Wall	L Ctr		D	CeramcTile White		0.0	QM
031	B	Chair rail	Lft		D	CeramcTile Black		>9.9	QM
033	C	Wall	U Ctr		D			0.0	QM
039	C	Door	Lft	Rgt jamb	D			0.0	QM
038	C	Door	Lft	Rgt casing	D			0.0	QM
040	C	Door	Lft	U Ctr	D			-0.1	QM
034	D	Wall	U Lft		D			0.2	QM
037	D	Baseboard	Ctr		D	CeramcTile Black		>9.9	QM
036	D	Window	Lft	Sill	D			0.0	QM
035	D	Window	Lft	Lft casing	D			-0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Comment:									
Upper walls paneled.									
Interior Room 004 Pantry									
042	A	Wall	U Rgt		D			-0.1	QM
043	A	Baseboard	Rgt		D			0.0	QM
044	A	Floor			D			0.0	QM
041	A	Ceiling			D			0.1	QM
057	A	Door	Lft	Rgt jamb	D			0.0	QM
056	A	Door	Lft	Rgt casing	D			-0.1	QM
058	A	Door	Lft	U Ctr	D			-0.1	QM
045	B	Wall	U Ctr		D			-0.1	QM
046	C	Wall	U Ctr		D			0.0	QM
050	C	CabntFrame	Ctr		D			0.0	QM
051	C	CabCounter	Ctr		D			-0.1	QM
052	C	CabntShelf	Ctr		D			0.0	QM
053	C	CabntWall	Ctr		D			0.1	QM
054	C	CabntDoor	Ctr		D			0.0	QM
055	C	CabntDoor	Ctr		D			0.0	QM
047	D	Wall	L Ctr		D			0.0	QM
049	D	Window	Ctr	Sill	D			0.0	QM
048	D	Window	Ctr	Lft casing	D			0.1	QM
Interior Room 005 HallByBath									
064	A	Wall	U Ctr		D			0.2	QM
059	A	Ceiling			D			-0.1	QM
060	B	Wall	L Ctr		D			0.2	QM
067	B	Door	Rgt	Rgt jamb	D			0.1	QM
065	B	Door	Rgt	Rgt casing	D			-0.1	QM
066	B	Door	Rgt	U Ctr	D			0.1	QM
068	B	Closet	Rgt	Wall	D			0.0	QM
061	C	Wall	U Ctr		D			0.2	QM
062	D	Wall	U Lft		D			0.0	QM
063	D	Baseboard	Ctr		D			0.0	QM
Interior Room 006 RearBedRm									
070	A	Wall	U Ctr		D			0.0	QM
069	A	Ceiling			D			0.0	QM
071	B	Wall	L Ctr		D			0.0	QM
076	B	Window	Rgt	Sill	D			0.0	QM
075	B	Window	Rgt	Lft casing	D			0.0	QM
072	C	Wall	U Ctr		D			0.0	QM
074	C	Baseboard	Rgt		D			-0.1	QM
077	C	Door	Lft	Lft casing	D			0.0	QM
078	C	Door	Lft	Lft jamb	D			-0.1	QM
079	C	Door	Lft	U Ctr	D			0.0	QM
080	C	Closet	Lft	Wall	D			-0.1	QM
081	C	Closet	Lft	Shelf Sup.	D			0.0	QM
073	D	Wall	L Ctr		D			0.2	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 007 Bathroom									
087	A	Wall	L Ctr		I	CeramcTile	White	0.0	QM
083	A	Wall	U Ctr		D			-0.1	QM
084	A	Chair rail	Ctr		I	CeramcTile	Black	>9.9	QM
085	A	Chair rail	Ctr		I	CeramcTile	Green	0.0	QM
086	A	Chair rail	Ctr		I	CeramcTile	Yellow	-0.2	QM
091	A	Floor			I	CeramcTile		0.1	QM
082	A	Ceiling			D			-0.1	QM
088	B	Wall	U Lft		I			0.1	QM
101	B	Baseboard	Ctr		I	CeramcTile	Black	>9.9	QM
094	B	Window	Ctr	Sill	D			4.6	QM
093	B	Window	Ctr	Lft casing	D			4.0	QM
095	B	Radiator	Rgt		D			0.4	QM
089	C	Wall	U Lft		I			0.0	QM
092	C	Floor			I	CeramcTile		0.0	QM
090	D	Wall	U Lft		I			-0.1	QM
097	D	Door	Ctr	Rgt jamb	D			2.3	QM
096	D	Door	Ctr	Rgt casing	D			5.7	QM
098	D	Door	Ctr	U Ctr	D			2.7	QM
099	D	EndOfDoor	Ctr		D			3.2	QM
100	D	Ext Door	Ctr		D			-0.1	QM
Interior Room 008 FrontBedRm									
103	A	Wall	U Lft		D			0.0	QM
102	A	Ceiling			D			0.0	QM
110	A	Door	Rgt	Rgt jamb	D			0.0	QM
108	A	Door	Rgt	Rgt casing	D			-0.1	QM
109	A	Door	Rgt	U Ctr	D			0.2	QM
111	A	Closet	Rgt	Wall	D			-0.1	QM
104	B	Wall	L Lft		D			0.0	QM
105	B	Baseboard	Lft		D			-0.1	QM
107	B	Window	Lft	Sill	D			0.0	QM
106	B	Window	Lft	Lft casing	D			-0.1	QM
112	D	Wall	L Ctr		D			0.2	QM
Calibration Readings									
001								0.8	TC
002								0.8	TC
003								0.9	TC

---- End of Readings ----

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 09/28/15 11:25

INSPECTION FOR: Raymond Hall
33 French St.
Torrington, CT 06790

PERFORMED AT: Third Floor Apt.
33 French St.
Torrington, CT 06790

INSPECTION DATE: 09/28/15

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: IR002240

SIGNED: 

Date: 9-30-15

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 067210-1125

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 Third Floor Apt.
 Report Date: 9/30/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 11:25
 Total Readings: 113 Actionable: 18
 Job Started: 09/28/15 11:25
 Job Finished: 09/28/15 12:09

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 001 Living Rm									
010	A	Window	Rgt	Well	D			3.5	QM
011	A	ExtSash	Rgt		D			6.7	QM
012	A	ExtTrack	Rgt		D			6.8	QM
Interior Room 003 Dside BedRm									
047	A	Ceiling			I			1.4	QM
055	D	Window	Lft	Well	D			4.9	QM
056	D	ExtSash	Lft		D			7.2	QM
057	D	ExtTrack	Lft		D			7.6	QM
Interior Room 005 Kitchen									
096	C	Window	Lft	Well	D			>9.9	QM
097	C	ExtSash	Lft		D			3.9	QM
103	C	Threshold	Ctr		I			2.8	QM
104	C	Ext Door	Ctr		I			2.8	QM
105	C	Ext Jamb	Ctr		I			3.7	QM
106	C	ExtCsng	Ctr		I			7.1	QM
107	C	Kickplate	Ctr		I			1.6	QM
108	C	Storm Door	Ctr		D	Wood		4.8	QM
Interior Room 006 3FRearPorch									
112	A	Window	Rgt	Rgt casing	D			5.2	QM
111	A	Window	Rgt	Sill	D			5.8	QM
110	C	Floor			D			1.4	QM

Comment:

storm windows only. Walls and ceilings enclosed in vinyl soffit panels.

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Inspection Date: 09/28/15 Third Floor Apt.
 Report Date: 9/30/2015 33 French St.
 Abatement Level: 1.0 Torrington, CT 06790
 Report No. S#01109 - 09/28/15 11:25
 Total Readings: 113
 Job Started: 09/28/15 11:25
 Job Finished: 09/28/15 12:09

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
Interior Room 001 Living Rm									
005	A	Wall	U	Lft	D			-0.1	QM
006	A	Floor			D			0.0	QM
004	A	Ceiling			I			0.0	QM
009	A	Window	Rgt	Sash	D			0.0	QM
010	A	Window	Rgt	Well	D			3.5	QM
008	A	Window	Rgt	Sill	D			0.0	QM
007	A	Window	Rgt	Lft casing	D			0.1	QM
011	A	ExtSash	Rgt		D			6.7	QM
012	A	ExtTrack	Rgt		D			6.8	QM
013	B	Wall	L	Lft	I			-0.1	QM
024	B	Baseboard		Lft	I			0.0	QM
016	B	Door		Lft Rgt jamb	D			0.0	QM
014	B	Door		Lft Rgt casing	D			0.0	QM
015	B	Door		Lft U Ctr	D			0.2	QM
021	B	Door		Ctr Rgt jamb	I			0.1	QM
019	B	Door		Ctr Rgt casing	I			0.0	QM
020	B	Door		Ctr U Ctr	I			-0.1	QM
029	B	Door		Rgt Rgt jamb	I			0.1	QM
027	B	Door		Rgt Rgt casing	I			0.0	QM
028	B	Door		Rgt U Ctr	I			0.0	QM
017	B	Closet		Lft Wall	I			-0.1	QM
018	B	Closet		Lft Shelf Sup.	I			0.0	QM
022	B	EaveDoor		Ctr	I			-0.1	QM
023	B	EaveCsng		Ctr	I			0.1	QM
026	C	Wall	L	Rgt	I			0.0	QM
025	D	Wall	L	Ctr	I			-0.1	QM
030	D	Door		Lft U Ctr	I			0.0	QM
Interior Room 002 Bside BedRm									
033	A	Wall	U	Lft	I			0.0	QM
034	A	Baseboard		Lft	I			0.0	QM
046	A	Floor			I			-0.1	QM
031	A	Ceiling			I			-0.1	QM
037	A	Door		Ctr Rgt jamb	I			0.0	QM
035	A	Door		Ctr Rgt casing	I			-0.1	QM
036	A	Door		Ctr U Ctr	I			0.0	QM
038	A	Closet		Ctr Wall	I			0.2	QM
044	B	Wall	L	Ctr	I			-0.1	QM
041	B	Window		Lft Sash	I			0.0	QM
040	B	Window		Lft Sill	I			0.0	QM
039	B	Window		Lft Lft casing	I			-0.2	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
042	C	Wall	U	Rgt	I			0.1	QM
043	C	Wall	U	Rgt	I			0.0	QM
032	D	Wall	U	Rgt	I			0.1	QM
045	D	Baseboard		Rgt	I			0.3	QM
Interior Room 003 Dside BedRm									
059	A	Wall	L	Ctr	I			0.1	QM
048	A	Floor			I			-0.1	QM
047	A	Ceiling			I			1.4	QM
062	A	Door	Lft	Rgt jamb	I			0.0	QM
060	A	Door	Lft	Rgt casing	I			0.0	QM
061	A	Door	Lft	U Ctr	I			0.0	QM
063	A	Closet	Lft	Wall	I			0.0	QM
064	A	Closet	Lft	Shelf Sup.	I			-0.1	QM
066	B	Wall	L	Ctr	I			0.6	QM
050	B	Baseboard		Ctr	I			0.0	QM
052	C	Wall	L	Ctr	I			0.4	QM
051	C	Wall	U	Ctr	I			0.5	QM
049	D	Wall	U	Lft	I			0.3	QM
065	D	Wall	U	Rgt	I			0.2	QM
058	D	Window	Lft	Sash	I			0.0	QM
055	D	Window	Lft	Well	D			4.9	QM
054	D	Window	Lft	Sill	I			0.0	QM
053	D	Window	Lft	Lft casing	I			0.0	QM
056	D	ExtSash	Lft		D			7.2	QM
057	D	ExtTrack	Lft		D			7.6	QM
Interior Room 004 Bathroom									
068	A	Wall	U	Ctr	I			-0.1	QM
067	A	Ceiling			I			-0.1	QM
072	B	Wall	L	Rgt	I			0.0	QM
079	B	Wall	L	Rgt	I			-0.1	QM
075	B	Window	Ctr	Sash	I			0.0	QM
074	B	Window	Ctr	Sill	I			0.0	QM
073	B	Window	Ctr	Lft casing	I			0.0	QM
069	C	Wall	U	Ctr	I			-0.1	QM
070	D	Wall	L	Lft	I			-0.1	QM
071	D	Baseboard		Lft	I			0.0	QM
077	D	Door	Ctr	Rgt jamb	I			0.1	QM
076	D	Door	Ctr	Rgt casing	I			0.0	QM
078	D	Door	Ctr	U Ctr	I			0.0	QM
Interior Room 005 Kitchen									
098	A	Wall	U	Lft	I			0.0	QM
099	A	Baseboard		Lft	I			0.0	QM
080	A	Ceiling			I			0.0	QM
113	A	IronBdCsng		Rgt	I			0.0	QM
081	B	Wall	U	Lft	I			-0.1	QM
082	B	Wall	U	Rgt	I			0.0	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Raymond Hall

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm ²)	Mode
092	B	Door	Rgt	Rgt jamb	I			0.1	QM
090	B	Door	Rgt	Rgt casing	I			-0.1	QM
091	B	Door	Rgt	U Ctr	I			-0.1	QM
083	C	Wall	U Lft		I			0.0	QM
095	C	Window	Lft	Sash	I			0.2	QM
096	C	Window	Lft	Well	D			>9.9	QM
094	C	Window	Lft	Sill	I			0.3	QM
093	C	Window	Lft	Lft casing	I			-0.1	QM
102	C	Door	Ctr	Rgt jamb	I			0.0	QM
101	C	Door	Ctr	Rgt casing	I			0.2	QM
100	C	Door	Ctr	U Ctr	I			0.1	QM
097	C	ExtSash	Lft		D			3.9	QM
103	C	Threshold	Ctr		I			2.8	QM
104	C	Ext Door	Ctr		I			2.8	QM
105	C	Ext Jamb	Ctr		I			3.7	QM
106	C	ExtCsng	Ctr		I			7.1	QM
107	C	Kickplate	Ctr		I			1.6	QM
108	C	Storm Door	Ctr		D	Wood		4.8	QM
084	D	Wall	U Lft		I			-0.1	QM
085	D	Wall	U Rgt		I			-0.1	QM
086	D	CabntFrame	Ctr		I			0.1	QM
087	D	CabntDoor	Ctr		I			0.4	QM
088	D	CabntWall	Ctr		I			0.0	QM
089	D	CabntShelf	Ctr		I			0.5	QM

Interior Room 006 3FRearPorch

109	A	Floor			D			0.1	QM
112	A	Window	Rgt	Rgt casing	D			5.2	QM
111	A	Window	Rgt	Sill	D			5.8	QM
110	C	Floor			D			1.4	QM

Comment:

storm windows only. Walls and ceilings enclosed in vinyl soffit panels.

Calibration Readings

001								0.9	TC
002								0.9	TC
003								0.9	TC

---- End of Readings ----

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

General Construction Notes

1. The Contractor shall perform the work to accommodate to the greatest extent reasonable the normal use of the premises by the Owner during the construction period.
2. It is the Owners intention to proceed with the dwelling occupied during the entire construction project. Coordinate with the Owner in all construction operations to minimize conflict, and to facilitate the Owner usage of the dwelling, parking, and access to the building. Working hours are Monday – Saturday 7:30 AM – 5:00 PM unless otherwise agreed to by the Owner.
3. The Contractor shall maintain containment within the work area when performing lead based paint reduction activities as required, until such time as clearance is received.
4. The Contractor shall coordinate any and all short-term interruptions or shutdowns with the Owner prior to commencing.
5. The Contractor shall take every precaution to ensure the safety of the occupant(s) during all phases of construction. The Contractor shall to the greatest extent reasonable maintain a least one exit for access. Coordinate restrictions and closures with Owner.
6. The Contractor shall be responsible for protecting the dwelling and contents from weather and or physical damage during construction.
7. The Contractor shall be responsible for any damage caused to the building and or contents caused by lack of said protection to the dwelling or contents until completion of the contract at no additional cost to the Owner.
8. The Contactor will be responsible for the movement of the owner's furnishings as required to facilitate the proposed work The Owner is responsible for the movement and safe keeping of valuable personal items and kick-knacks.
9. The Contractor shall assume full responsibility for the protection and safekeeping of his materials and products under this Contract stored on the site. The Contractor shall move any stored products under the Contractor's control which interfere with operations of the Owner.
10. Plants, shrubs, and lawn areas are to be protected from damage and debris. Repair and/ or replacement of all damage to existing landscaping shall be done at no additional cost to the Owner.

Project Meetings

1. The selected Contractor shall attend a contract signing and pre-construction meeting as scheduled by the Owner and Project Manager.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

2. The selected Contractor shall attend periodic job meetings during the course of construction, on site, as required.

Product and Execution

1. Workers shall be experienced and skillful in performing the work assigned to them.
2. Contractor shall verify critical dimensions, operations and functions in the field before ordering or fabricating items which must fit adjoining construction. The Contractor shall verify all existing conditions and dimensions prior to the work. Any and all discrepancies shall be reported to the Owner and Project Manager prior to ordering any materials or performing the work.
3. The Contractor shall follow manufacturer's instructions for assembly, installation and product adjustment. In the event of conflicting specifications the specifications of the manufacturer shall prevail.
4. The Contractor shall notify the Owner and Project Manager, within 24 hours of discovery, in the event unforeseen circumstances. If the work is deemed additional or extra by the Project Manager then a change order will be negotiated, executed and authorized by the Contractor, Owner and Project Manager prior to the commencement of the work. Any work performed prior to the execution of a change order may not be considered for payment.
5. The specifications do not attempt to detail every task and procedure required to perform the work in full. The Contractor shall perform the work as required to complete the work in a professional manner using customary trade practices and standard work practices.

Removal of Debris and Site Maintenance

1. The contractor shall include in their bid the cost of trash containers and the removal and lawful disposal of said debris off site as required.
2. The Contractor shall coordinate with the Owner for the placement of trash containers if necessary prior to the start of demolition.
3. The Contractor shall be responsible for the daily clean up and maintenance of the site. All debris, construction materials, scrap, rubbish etc. shall be placed in a trash container or dumpster on a daily basis. Sidewalks, driveways and pedestrian ways shall be clean and free of debris at the end of each day.
4. The Owner shall not place anything in the dumpster without prior approval from the Contractor.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

Material Delivery, Storage and Handling

1. The Contractor shall determine and comply with manufacturer's recommendation on product handling, storage installation and protection.
2. Products shall be delivered to the job site in their manufacturers' original containers, with labels intact and legible. Do not deliver materials to job site until they can be properly protected.
3. Maintain packaged materials with seals unbroken and labels intact until time of use.
4. The Owner and or Project Manager may reject materials and products which do not bear identification satisfactory to the Owner or Project Manager

Submittal

The following list of submittals is for the convenience of all parties concerned it is not necessarily a complete list of all submittals required.

1. Submit the following before the start of work:
 - a. Copy of building permit.
 - b. Material submittals.
2. Submittals before Certificate of Completion and final payment.
 - a. Acceptance of work from local Building Official.
 - b. All warranty and guarantee information.
 - c. Signed and notarized lien waivers from first tier subcontractors and suppliers.
 - d. TCLP and lead clearance test results if required.

Warranties and Guarantees

1. The Contractor shall issue the Owner a written Notice of Guarantee after the date of receipt of Certificate of Completion. Submit to the Owner on letterhead in the following form:
Name of Project and date
I/We, (FIRM NAME), hereby warrant, and guarantee workmanship on labor for the renovations performed at _____, CT as per contract signed on _____ for a period of ONE (1) YEAR from the date of the Certificate of Completion.

Signed
Dated

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

WINDOWS

GENERAL: Work in this section shall be governed by the Contract Documents. Contractor shall provide all materials, labor, equipment and services necessary, to perform and complete the work specified herein and or as required by job conditions.

INTENT

The intent of the proposed work is to remove and dispose of the existing windows throughout the house and basement (excluding existing vinyl replacement windows and fixed glass windows) and install new vinyl replacement windows.

MANUFACTURERS

1. Harvey Building Product. Waltham, MA 1-800-598-5400 www.harveyind.com or approved equal.
2. Mercury Excelum, East Windsor, CT 1-800-292-1802 www.mercuryexcelum.com or approved equal.

QUALITY ASSURANCE

1. Manufacturer Qualifications: Minimum ten (10) years producing vinyl (PVC) windows.
2. Source Limitations: Obtain window units from one manufacturer through a single source.
3. Provide window units independently tested and found to be in compliance with ANSI/AAMA/NWDA 101/I.S.2-97 and current A440-05 performance standards listed above.
4. Code Compliance: Provide windows that are labeled in compliance with the jurisdiction having authority over the project.
5. Energy Star Rated- windows shall carry Energy Star Rating.

VINYL REPLACEMENT WINDOW FEATURES

1. Provide and install replacement windows as specified below.
2. Replacement windows shall match original size and configuration unless otherwise specified.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

3. Window frames shall be nominal 0.070 inch (1.8mm) thick polyvinyl chloride (PVC) with miter cut and fusion welded corners. Contoured sash design shall be a nominal 0.070 inch (1.7mm) thickness with fusion welded corners. Color: White.
4. Glazing: Low E, 5/8 inch (22mm) nominal thickness, insulated glass units are silicone glazed with an exterior glazing bead.
5. Specified fenestration with the following characteristics:
 - a. U-Factor: Less than or equal to 0.30
 - b. Solar Heat Gain Coefficient: Less than or equal to 0.50
6. Sash Balances: Block and tackle, complying with AAMA-902. Balance cords shall be anchored to locking terminal housings when the sash is tilted in.
7. Weather Stripping: In compliance with AAMA 701.2.
8. Screens: Half screen, with extruded aluminum frame and 18 x 16 charcoal finished fiberglass mesh screening.
9. No window grills are to be included in the window configuration.

INSTALLATION

1. Remove existing draperies and reinstall upon window installation as required.
2. Provide and install windows in accordance with manufacturer's installation instructions.
3. Install windows plumb, level and square so as to operate freely and latch securely.
4. Install spun fiberglass insulation within window header and under sill prior to installing window. Insulate between wooden window jambs and vinyl replacement window using spun fiberglass insulation.
5. Re-install stops and fasten with appropriately sized finish nails. Set heads below surface and fill with wood filler. Caulk around remaining window stops and along sill using Phenoseal silicone caulk or approved equal.
6. Wrap exterior window casings and blind stops with white coil stock aluminum.
7. Contractor is to reframe one opening in each bedroom to meet egress code (if applicable). It is recommended that the sill of the window be lowered to meet code, but header width adjustment may be necessary to accommodate opening reconfiguration. Contractor is responsible to adjust interior and exterior finishes as to match original. Verify egress window location with owner before adjustment. Contractor is to verify egress requirements with the Towns Building Official before submitting the bid.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

BASEMENT WINDOWS

1. Provide and install hopper type replacement windows in existing openings throughout basement.
2. Replacement windows shall have white solid vinyl frames, equal to Mercury Excelum or Harvey.
3. Windows are to be equipped with double-pane insulating glass.
4. Install windows to manufacturer's specs.
5. Cover exterior blind stops, sills and casings with pre-finished aluminum coil stock, if applicable. Fasten coil stock with pre-finished aluminum nails.

Cost: \$ _____

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

DOORS

GENERAL

1. Work in this section shall be governed by the Contract Documents. Contractor shall provide all materials, labor, equipment and services necessary, to perform and complete the work specified herein and or as required by job conditions.

INTENT

1. The intent of the proposed work is to remove and dispose of the existing doors and install new doors as specified below.

Door Schedule

<i>Location</i>	<i>Type</i>	<i>Size</i>	<i>Swing</i>	<i>Lockset</i>	<i>Hardware</i>
A - Side House 2 - Entry Doors	Fiberglass entry 2 - lite 4 - panel	Match Original	VIF	Schlage Plymouth Keyed Entry F-51- PLY-505 & deadbolt	As supplied by manufacturer
C - Side House 3 - 3 - Entry Doors	Fiberglass entry 2 - lite 4 - panel	Match Original	VIF	Schlage Plymouth Keyed Entry F-51- PLY-505 & deadbolt	As supplied by manufacturer
C - Side Basement Entry Door	Fiberglass entry 2 - lite 4 - panel	Match Original	VIF	Schlage Plymouth Keyed Entry F-51- PLY-505 & deadbolt	As supplied by manufacturer
A - Side House 2 -Entry Storm Doors	2/3 height self-storing	Match Original	VIF	Push button	As supplied by manufacturer
C - Side House First Floor Entry Storm Door	2/3 height self-storing	Match Original	VIF	Push button	As supplied by manufacturer

DOOR MANUFACTURERS

1. Masonite International Door Company, One Tampa City Center, 201 N. Franklin Street, Tampa, FL, Tel: 1-800-895-2723, www.masonite.com or approved equal.
2. JELD-WEN Door Systems PO Box 1329 Klamatha Falls, OR 97601, Tel: 1-800-535-3936, www.jeld-wen.com or approved equal.
3. Therma-Tru, 1750 Indian Wood Circle, Maumee, Ohio 43537. Tel: 800-843-7628. <http://www.thermatru.com/customer-support/contact-us/form.aspx>

Note: Therma-Tru model TS296 pre hung entry door to be used as base model for price comparison concerning other approved equal doors.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

FEATURES (EXTERIOR DOORS)

1. Panel - 1 3/4" thick, fiberglass
2. Jambs - Wood
3. Hinges - 1 1/2 pair 3" x 3" loose pin but hinges.
4. Sill - Adjustable.
5. Borings - As noted

PRE HUNG DOOR INSTALLATION

1. Remove and dispose of existing doors.
2. Doors shall be installed in accordance to manufacturer's installation instructions. Install doors plumb and square so as to fit tightly, operate freely and latch securely. Including all required hardware as provided by manufacturer.
3. Install spun fiberglass insulation between door jambs and framing, including header and two side jambs.
4. Paint all door surfaces and jambs in accordance with the enclosed painting specification.
5. Provide and install new interior door casings matching original style and finish.
6. Provide and install new locksets as listed in the door schedule.

STORM DOORS MANUFACTURER

1. Gerkin Storm Door Model 902, as manufactured by Gerkin Doors & Windows, Sioux City, IA, 1-800-475-5061 with Dakota painted pull handle. Color - White
2. Tuff Core Series Model 133, as manufactured by Mercury Excellum Inc., 215 South Main Street, East Windsor, CT 06086 1-860-292-1800. Color - White

STORM DOOR INSTALLATION

1. Remove and dispose of existing doors.
2. Door shall be measured to fit existing opening. Swing to match existing. Door shall be installed plumb and square so as to fit tightly, operate freely and latch securely.
3. New door shall be equipped with external expander with soffit vinyl sweep at bottom. All hardware such as push button latch, pneumatic door closer and hurricane chain are required. Glazings to be in accordance with State and Local regulations.

Cost: \$ _____

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

CARPENTRY

GENERAL: This specification includes all labor, materials, taxes and permits required to perform the carpentry work described below. All work must conform to applicable building codes. Coordinate with the work of other trades specified elsewhere.

INTENT

The intent of the proposed work is to:

1. Install guard rails on both sides of the interior house to basement stairs, and on open side of exterior to basement stairs. Install a graspable hand rail on one side of both sets of stairs.
2. Wrap all house fascias and wood trim with coil stock aluminum. Install vinyl soffit material on all house soffits. Install beaded vinyl material on first and second floor front porch ceilings.
3. Install wrought iron railings on both sides of front house entry stairs.
4. Rear entry landing and stairs: Install new vinyl lattice under rear entry porch and replace all of the trim with composite material. Install new fir nosing on the rear entry deck, above the top stair riser. Install cement pre cast stairs, replacing the original wood stairs.

BASEMENT

1. Provide and install new Brosco B75 handrails on one side of the each set of basement stairs. New rail shall be fastened to framing members using brass plated handrail brackets. Railing to be between 34-38" measured from the stair nosing, continuous, and returned at the top and bottom
2. Provide and install guardrail consisting of #2 pine, or comparable material on both sides of the interior house to basement stairs, and on open side of exterior to basement stairs. Guard rail to be a minimum of 36" height, measured from the stair nosing, and gapping to be less than 4" diameter. Paint guard rail with one coat of primer and one coat of semi-gloss paint.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

EXTERIOR HOUSE TRIM

1. Install .019" aluminum coil stock over the following items including but not limited to, all exterior door and window casings, rakes, fascias, returns, trims, posts, and headers. Coil stock shall be formed and fashioned to follow existing design and contour of material being covered. Where any piece of coil stock is wider than 8" create a false bend to minimize cupping.
2. Install white triple 4 soffit materials on all eaves, soffits and porch ceilings. Soffit panels on eaves shall be triple 4" center vented; all other soffit panels shall be triple 4" solid soffit material. Remove or cut vents into original soffits before installing center vent soffit material.

WROUGHT IRON RAILINGS

1. Provide and install wrought iron railing on both sides of the front house entry stairs. Rail style: 1 ¼" square stock end posts, 1 ⅜" Belgium style top rail, ½" x ½" square stock balusters spaced 4" on center. Core drill posts into stairs and landing and fasten with hydraulic cement.

REAR HOUSE ENTRY PORCH

1. Install new vinyl lattice under rear entry porch and replace all of the trim with composite material.
2. Install new fir nosing on the rear entry deck, above the top stair riser. Prep and solid stain the entire deck.
3. Remove and dispose of existing rear entry wood stairs. Provide and install code compliant pre-cast concrete stairs. Install 8" diameter concrete piers, 42" deep, on four outside corners of pre cast units. Provide and install wrought iron railing on open side of stairs. Rail style: 1 ¼" square stock end posts, 1 ⅜" Belgium style top rail, ½" x ½" square stock balusters spaced 4" on center. Core drill posts into stairs and landing and fasten with hydraulic cement.

Cost: \$ _____

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

ELECTRICAL

GENERAL

1. Work in this section shall be governed by the Contract Documents. Contractor shall provide all material, labor, equipment, permits, taxes and fees necessary, as required to perform and complete the work specified herein and or as required by job conditions.
2. All materials shall be UL listed. All new fixtures shall be Energy Star rated.
3. Any cutting and patching necessary to complete the work described below will be the responsibility of the Contractor.
4. The use of surface mounted wire mold is prohibited unless specifically noted.

The intent of the proposed work is to:

1. Install wireless interconnected smoke detectors in each bedroom. Install wireless interconnected smoke & C.O detectors at each level of house.
2. Convert outlets to GFI as listed below
3. Install thermostatically controlled electric baseboard heat in third floor apartment.
4. Replace three electrical service panels with new 32 breaker panels in the basement.
5. Remove and eliminate circuitry for electrical box located in the second floor kitchen.
6. Re-secure existing overhead light fixture box in the first floor living room.
7. Install a new 220 dryer outlet in the second floor pantry.

SMOKE & C.O. DETECTORS

1. Provide and install First Alert brand (or equal) wireless, battery powered, interconnected, smoke detectors in each bedroom. Provide and install First Alert brand (or equal) wireless, battery powered, interconnected, smoke/CO detectors on each level of house.

GFCI OUTLETS

1. Convert existing outlets to GFCI: 2 - Second floor kitchen backsplash, 1 - Basement electrical panel.

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

ELECTRIC BASEBOARD HEAT

1. Install Navajo White, electric baseboard heat equal to Q-mark 2500 Series in each room of the third floor apartment. Baseboards to be 120V, 1,500W hardwired. Install wall mounted thermostat equal to Q-Mark M601W, in each room. The contractor is responsible to perform a heat loss calculation and install proper amount of electric baseboard based on the heat loss calculation results.
2. Provide and install all necessary circuitry and breaker of the proper amperage as per manufacturer's installation instructions.

ELECTRICAL SERVICE PANELS

1. Remove and dispose of the existing service panels in the basement.
2. Provide and install new panels with 32 breaker capacity (each panel) indoor rated load center as manufactured by Cutler-Hammer, General Electric, Murry, Siemens, Square D or approved equal.
3. Label circuits clearly and permanently.

KITCHEN AND PANTRY

1. Remove and eliminate circuitry for electrical box located in the second floor kitchen that was removed from demolished wall, verify location at the pre bid.
2. Install a new 220 outlet (including all related circuitry) for a clothes dryer in the kitchen pantry.

GENERAL

1. Re-secure existing overhead light fixture box in the first floor living room.

Cost: \$ _____

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

GAS-FIRED STEAM BOILER

GENERAL: This specification includes all labor, materials, taxes, and permits required to supply and install a new gas-fired hot water boiler, and perform other related work as described below.

GAS-FIRED STEAM BOILER

1. Remove and dispose of both existing oil-fired steam boilers including piping, gauges, valves, fittings and controls which would interfere with the installation of the new unit.
2. Provide and install an energy star rated, gas-fired steam boilers.
3. Vent unit per manufacturer's specifications. Patch chimney flu upon removal of old boilers.
4. Systems are to be installed with all required/necessary controls, filters, valves, switches, wiring, piping, etc. Replace all existing thermostats and install 5-1-1 day programmable digital thermostat with battery backup. Such as Honeywell RTH6450D or approved equal. New boiler is to be sized to maintain a 70 degree temperature inside during a 0 degree temperature outside.
5. Provide and install unit matching number of zones of existing system. Contractor can utilize either zone valves or circulators, with low water cut off valve. Include all necessary wiring for selected installation method.
6. Remove and dispose of existing expansion tank. Provide and install new expansion tank, such as Extrol.
7. Boiler is to be installed in accordance with manufacturer's instructions and all local and state regulations. When installation is complete, system is to be test-fired in the presence of the owner.
8. Locate and orient the furnace so as to facilitate maintenance, cleaning, adjustment, etc.

OIL TANK REMOVAL (TWO TANKS)

1. Disconnect and dispose of existing oil fill and vent lines, patch holes to match original finish. Disconnect existing supply lines from tank to burner. Pump out and dispose of any oil from within both tanks. Contractor shall cut open, clean, remove and lawfully dispose of any oil sludge from within tank.

Cost: \$ _____

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

PAINTING

GENERAL: This specification includes all labor, material, insurance, taxes, permits and fees required to perform the work described below. Coordinate with the work of other trades specified elsewhere. The Contractor shall adhere strictly to the provisions of the ALead-Based Paint Poisoning Prevention Act. Specifically, the Contractor will not utilize lead-based paint as a finish or undercoat or any other use in or out of residential dwellings and shall comply with all provisions of Public Law 91-695 (42 U.S.C. 4831) ALead Based Paint Poisoning Act.

INTENT

The intent of the proposed work is to:

1. Address all lead hazards listed in the enclosed lead report.
2. Paint all newly installed components (that require painting) listed in the enclosed specification unless listed otherwise.

GENERAL PAINTING REQUIREMENTS

1. All new materials to be painted shall be primed with materials as recommended by the manufacturer of the finish paint.
2. On all surfaces to be painted, any necessary sanding, scraping, cleaning, priming, puttying or other surface preparation is required.
3. All painting must be performed in accordance with manufacturer's instructions. All painting is to be performed in two (2) coats.
4. Contractor shall use Benjamin Moore, California Paint or Sherwin Williams paint or approved equal.
5. Colors to be selected by Owner from manufacturer's standard color chart. Paint sheen (gloss, semi-gloss, eggshell, flat, etc.) to be owner's choice.
6. All items not requiring painting are to be completely protected from over-spray, drips, or any other damage during the course of this work.
7. Upon completion, all work must be free from runs, drips, sags, variations in color or gloss or any other defect.

Cost: \$ _____

**Raymond Hall
33 French Street
Torrington CT 06790
Project # 143-402**

COST SUMMARY

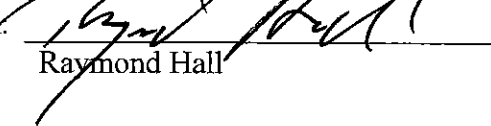
WINDOWS	\$ _____
DOORS	\$ _____
CARPENTRY	\$ _____
ELECTRICAL	\$ _____
HEATING	\$ _____
PAINING (INCLUDING LEAD PAINT HAZARD REDUCTION)	\$ _____
TOTAL	\$ _____

PROPERTY OWNER VERIFICATION

I, the undersigned Owner(s) acknowledge that I have fully read and understand the attached project specifications. I understand this to be the scope of work and the extent of the renovations to be performed at the property location shown below.

33 French Street
Torrington CT 06790
Project #: 143-402

I understand that any revisions to these specifications changing the scope of work can be made only for unforeseen circumstances. This is for my protection and for providing a clear understanding to the contractor who will provide a quote for the proposed work.

DATE: 10.22.15 OWNER: 
Raymond Hall

Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer, that it –

(a) Is, Is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) Is, Is not a women-owned business. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) Is, Is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are:

(Check the block applicable to you)

- Black Americans Asian Pacific Americans Hispanic Americans
- Asian Indian Americans Native Americans Hasidic Jewish Americans

I, the undersigned Contractor agree to provide all labor, material, permits, taxes, insurance, equipment and related fees, necessary to complete the work as specified above for the property located at:

*33 French Street
Torrington CT 06790
Project #: 143-402*

All work will be performed in accordance to applicable Building and Fire Code(s).

Company Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

FEIN or SSAN#: _____ Contractor License # _____ Exp. Date: _____

Date: _____ Print Name: _____

Signature: _____

Total Bid Amount: \$ _____

Amount Written: _____

(This information must be submitted in order to have your bid considered responsive)