INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 11:00 A.M. on Monday, July 15, 2013

TO: Town of Vernon
Town Planner's Office
55 West Main Street
Vernon, CT 06066

To be noted on the outside of the envelope:

DO NOT OPEN UNTIL 11:00 A.M. on Monday, July 15, 2013

Project # 146-27
16 Janet Lane
Vernon, CT 06066

There will be a mandatory pre-bid conference on Monday, July 8, 2013 at 10:00 A.M. at

16Janet Lane
Vernon, CT 06066

NOTE: CONTRACTOR IS TO SUBMIT THE ENTIRE BID PACKAGE AND ANY ADDENDUM ISSUED. ALL BIDS MUST BE FILLED IN COMPLETELY. IT IS SUGGESTED THAT THE CONTRACTOR RETAIN A COPY OF THE ENTIRE BID PACKAGE.

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

CONTRACTOR'S BUSINESS NAME: _____

AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY EMPLOYER
WBE/ SBE/ MBE & SECTION 3 DESIGNATED BUSINESSES
ARE ENCOURAGED TO APPLY

TOWN OF VERNON
GENERAL CONDITIONS

OWNER: Stephen Callis & Sherry Cowles
ADDRESS: 16 Janet Lane
Vernon, CT 06066

Project # 146-27

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 and provide a copy to the Owner.

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 Town of Vernon and the Owner with the original certificates of insurance for workers compensation insurance and general liability insurance with 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 and Auto Liability insurance in accordance with State law. The Contractor shall indemnify and save harmless the Owner and the Town of Vernon under these policies, which shall list the Town of Vernon, its agents and the Owner as additional insured.

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 _____ 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, other wise 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 _____ and complete the work by _____.

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.

15. 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:

16. 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 Contractors termination; then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.

17. 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.

18. The Contractor may request a maximum of _____ progress payments as work is completed in accordance with the attached specifications. No down payments or payments for materials stored on site shall be authorized. Payment applications shall be addressed to the property owner in the form of an itemized bill for the portion of work completed by the Contractor. The first payment application shall be accompanied by a copy of the Building Permit. Fully executed Lien Waiver(s) shall be provided by the Contractor upon receipt of the payment. Lien waivers from the Prime Contractor, sub-contractors and material suppliers will be required 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.

19. 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.

20. 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 t 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 Contractor=s 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.

21. 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.

22. 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.

23. 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.

24. The premises herein shall be occupied during the course of the construction work.

25. No officer, employee or member of the Governing Body of the Town of Vernon shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.

26. The Owner and/or Town 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 Town.

27. 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.

28. 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.

29. All bids shall remain in effect for forty five (45) calendar days.

30. 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.

31. 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.

B. 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.

C. 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.

32 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

«Date»

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 «Business_Name» at «Contractor_Address», «Contractor_CityStateZip», not later than midnight of «Contract_Cancel_Date».

I hereby cancel this transaction.

_____ _____

Signed Date

Vernon Housing Rehabilitation Program

Lead Inspection/Risk Assessment

16 Janet Lane, Vernon, CT

May 22, 2013

EnviroPlan LLC
27 Trotwood Dr.
West Hartford,
CT 06117

May 22, 2013

Mr. David Sgro
Housing Rehab Specialist
L. Wagner Associates
51 Lakeside Blvd. East
Waterbury, CT 06708

RE: Lead Based Paint Inspection/Risk Assessment
16 Janet Lane, Vernon, CT
EnviroPlan Project No. 2012-144

Dear Mr. Sgro:

A lead paint inspection and dust and soil hazard evaluation (risk assessment) were performed at the above-referenced facility by EnviroPlan on May 8, 2013. The inspection was conducted in accordance with the protocol outlined in the attached document: Testing Procedures and Equipment.

The property is a single family, one story, ranch-style wood frame house with a partially finished basement constructed in 1963. Walls and ceilings are sheetrock Interior door systems are wood. Exterior door systems are metal. Window systems, including sashes, are generally wood with some vinyl replacement sashes. The exterior of the house is covered with wood siding.

Toxic levels of lead paint in a defective condition were found on the exterior portions of the house listed in Attachment A.

The specific testing results and their locations are provided as Exhibit 1 in this report. The

attached list entitled, Action Items, is included as a part of this report. Only those items that are initialed apply to this property.

DUST WIPE SAMPLES

At the time of the XRF testing, dust wipe samples were collected to evaluate whether a dust lead hazard existed. Sample results were compared to the EPA and HUD standards for dust as follows:

40 micrograms of lead per square foot (ug/ft2) for floors
250 ug/ft2 for windowsills

Dust wipe samples were collected from the locations delineated on our sample log.

Lead Wipe Sampling Method:

Data Collection

A. A description of the sample location is recorded.

B. Surface type (floor, window sill, window well) is

noted.

C. Surface area measurements are recorded.

<u>Wipe Sampling Method</u>

A. The area to be wiped is identified and the corners demarcated with masking tape.

B. A disposable glove is put on and the ASTM wipe package is opened.

C. Without touching any other surface, the wipe is opened und placed flat down on the surface. Using firm, consistent pressure, a wipe is taken in a single "S" motion.

D. Next the wipe is folded in half with the contaminated side facing inward and another wipe is taken. On floors, the second pass is taken at 90 degrees to the first "S" wipe. On floors, the wipe is folded in half again, and the perimeter of the area is wiped. On window sills and wells, the second pass is taken in the same direction as the first one. On these surfaces, there is no third pass.

E. The wipe is folded again with the contaminated side inward. Without touching any other surface, the wipe is placed into a plastic centrifuge tube. The tube is sealed and labeled. The sample number indicates the date and sampler's identity.

F. The samples are submitted to a NLLAP approved laboratory. Date and time of transfer is recorded to ensure proper chain of custody. Blanks are submitted in accordance with EPA and state protocols.

All the results were below the referenced standards, and in accordance with HUD and EPA risk assessment protocols, a dust lead hazard does not exist in the house. The attached sample log which accompanies the laboratory results indicates the locations of the samples which were collected. Sample 7 was a blank disguised as a surface wipe per EPA and HUD protocols.

SOIL SAMPLES

Under HUD/EPA risk assessment protocols, composite soil samples from bare areas should be collected to ascertain if hazardous levels of soil exist on the property. Samples should be collected from the dripline, approximately 0-3 feet from the foundation and from the midyard if there is more than 9 SF of bare soil. If there is a play area or garden, samples should also be collected in these locations. Our inspector collected samples from the locations depicted on the sample log and associated diagram in accordance with the attached sampling protocols. Sample results were compared to the HUD/EPA standard for bare soil in residential sites in non-play areas which is 1200 mg/kg. Sample results were also compared to the state of Connecticut's standard for bare residential soil of 400 mg/kg which is identical to EPA's standard for children's play areas. It is Connecticut's position that any area of bare soil is a potential play area on a residential property. Both samples were below the Connecticut (and EPA play area) standard and a soil lead hazard does not exist on the property.

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745, the "Disclosure Rule") before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency 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.

If you have any questions, please do not hesitate to contact me at 860-977-5171. Thank you.

Sincerely,

Neal B. Freuden
President
Connecticut Licensed Lead Inspector Risk Assessor 000152

STANDARD OPERATING PROCEDURES
EPA AND STATE OF CONNECTICUT LEAD-BASED PAINT INSPECTIONS

TESTING PROCEDURES AND EQUIPMENT

The instrument used to conduct the lead-based paint testing was either a Niton XL 300 X-Ray Fluorescence Analyzer or an RMD LPA 1 X-Ray Fluorescence Analyzer. The instrument was operated in accordance with state, federal and manufacturer standards on its use. Federal protocols provide, with the exception of wall surfaces, one reading with the instrument on a component as sufficient to establish the classification of that component type/substrate with respect to lead-based paint in a room or room equivalent. In the case of walls, for the inspection to be comprehensive, because of the large spaces involved and the variability in lead content in paint over such large areas, the federal government wants four readings on wall surfaces in a room. Readings should be taken on four separate walls in the room or room equivalent. Therefore, for walls, the lead inspector will take one reading on one wall in the room and then another reading on a second wall in the room, another reading on a third wall in the room and another reading on the fourth wall in the room and list them individually on the testing form.

The federal government has developed Performance Characteristic Sheets (PCS) for the Niton and RMD instruments. The instruments must have their calibration checked in accordance with the PCS on a 1.0 milligram lead standard and the result recorded in a log book kept with the instrument case. Each of EnviroPlan's instruments has one of these standards assigned to it. Some of the standards were purchased directly from the government and the others from the manufacturers of the instruments.

The Niton has federal government-determined positive and negative ranges for the assessment of lead-based paint. XRF results are classified using a threshold. For the threshold, results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold. The thresholds for the Niton on the various substrates are as follows:

Niton XL 300		
Standard Mode Reading Description	Substrate	Threshold (mg/cm²)
Results not corrected for substrate bias on any substrate.	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

The RMD also has federal government-determined positive and negative ranges for the assessment of lead-based paint. XRF results are classified using a threshold. For the threshold, results are classified as positive if they are greater than or equal to the threshold, and negative if they are less than the threshold. The thresholds for the RMD on the various substrates are as follows:

Radiation Monitoring Device LPA Analyzer 1		
30- Second Standard Mode Reading Description	Substrate	Threshold (mg/cm²)
Results corrected for substrate bias on metal substrate only.	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 0.9 1.0 1.0
Quick Mode Reading Description	Substrate	Threshold (mg/cm²)
Results not corrected for substrate bias on any substrate.	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

Prior to the start of any testing, a sketch of the building is drawn, and side designations are given to help identity exactly where readings were taken. Drawings depicting the room numbering scheme are located with each individual unit testing report. Each side of the building was labeled, A, B, C or D. The "A" side of the unit is the side of primary entrance into a dwelling, and this room is always Room 1. Areas in the units include rooms, hallways and stairs. Areas are numbered in a clockwise fashion as building construction allows. This allows the inspector to indicate which substrate surface was tested.

It is understood that the room layouts presented in the report are in conformance with the conditions that exist at the time the testing is performed. EnviroPlan avoids labeling a room solely by its current functional use (i.e., living room, bedroom, etc.) since this use can change over time. Similarly, room layouts can change dramatically as dwellings are renovated and additions are built, incorporating existing rooms, or existing interior walls are removed or eliminated altogether.

ENVIROPLAN LLC
LEAD IN SOIL COMPOSITE SAMPLING PROTOCOL

Linear Transect Method:

For use around roadways, buildings, and other structures such as painted fencing, concrete walls, etc. Each side of the building is labeled with a letter. The 'A' side of the building is the street side. The remaining sides are labeled B, C, and D, clockwise around the building. Fencing and concrete walls ate similarly labeled if there is a street side. Otherwise, along with roadways, these s ructures can be labeled using the directional points North, South, East and West.

1. Linear transects are established parallel to the building, wall, fence or roadway at 2, 6, and 12-foot intervals. Note: the 2-foot (or dripline) interval is essential for buildings since this is the area where the highest lead in soil levels are likely to be found. The 6 and 12-foot intervals provide additional information as to the extent of the contamination. This is also true for roadways, walls and fencing.

2. Three (3) to ten (10) distinct locations roughly equidistant from one another along the transect line arc selected as sample points. As a general rule, we would like to see five sampling points for each 100 feet of transect liilc, but sample points should be at least 2 feet apart, so in smaller areas (less than 10 feet), fewer samples may be collected.

3. Samples of the top one-half inch (.5") of soil should be taken using a metal spoon or stainless-steel scoop. Collect soil until a circular hole of approximately 2 inches in diameter (0.5" deep) has been created. Samples from each of the sampling points should be composited into a 24-ounce plastic bag of at least 3 mil in weight. The bags should be either zip-locked or foldable with puncture proof tabs.

4. After each composite sample is collected, the sampling spoon or scoop should be thoroughly cleaned with a disposable wipe to prevent cross contamination of other composite samples to be collected in other areas on the site.

Grid Method:

In other areas, such as play areas and other open spaces, an X shaped axis should be developed with directional reference points of North, South, East and West. At least five, but not more than ten sampling points should be designated along each axis. The sampling points should be equidistant from one another and should be at least one foot distant from each other.

The sampling and compositing procedures outlined in the linear transect method should be followed for each axis.

For all soil sampling, a property sketch should be drawn. It is recommended that you use the space provided on the back of the lead in soil sample log.

ATTACHMENT A

LIST OF BUILDING COMPONENTS WHERE
LEAD-BASED PAINT OR LEAD COATING WAS FOUND
AT 16 JANET LANE, VERNON, CT

Location	Component	Defective?
EXTERIOR		
Side A	Wood Shutters	Yes
Side B	Upper Trim	Yes
Side C	Upper Trim	No
Side D	Upper Trim	No

EXHIBIT 1

LEAD INSPECTION COVER SHEET

Inspector's Information

Inspector's Name: Neal B. Freuden
XRF Model: RMD
Date of Inspection: 5/8/13

License Number: 000152
Serial Number: 2756
Project Number: 2012-144

Property Information

Building Address: 16 Janet Lane, Vernon, CT
(Street)
(City) (State)

Age of Property: 1963

Describe Structure: Single family ranch house with partially finished basement. 1 out building - shed - constructed post 1978 Unfinished Attic.

Are there lead hazards present? ☐ Yes ☐ No
Were lead dust wipes taken? ☐ Yes ☐ No
Were soil samples collected? ☐ Yes ☐ No
Were drinking water samples collected? ☐ Yes ☐ No

Single Family Dwelling ☑

Is there an EBL child present?
☐ Yes ☑ No ☐ Unknown

Is there a child under six years of age in the dwelling?
☐ Yes ☑ No ☐ Unknown

Multiple Family Dwelling ☐

Number of units in building:
Number of units tested:
Is there an EBL child present in the building?
☐ Yes ☐ No ☐ Unknown
If EBL child, which unit(s)?
Is there a child under six years of age in the building?
☐ Yes ☐ No ☐ Unknown
If child under six, which unit(s)?

XRF Calibration Check

Calibration Paint Film Used: ☐ NIST 1.02 mg/cm² ☐ Manufacturer's Standard 1.0 mg/cm²

Calibration Check Limits Used: ☑ RMD (0.7 to 1.3 mg/cm² inclusive)
☐ SCITEC MAP 4 (0.6 to 1.2 mg/cm² inclusive)

	Hour	First Reading	Second Reading	Third Reading	Average
First Check	11:15am	0.8	0.8	0.8	
Second Check	12:32pm	0.8	0.7	0.8	
Third Check					
Fourth Check					

Project Name: Vernon LBP

Project Number: 2012-144

Address: 16 Janet Lane, Vernon CT

Apt. #/Bldg #:

Floor: 1

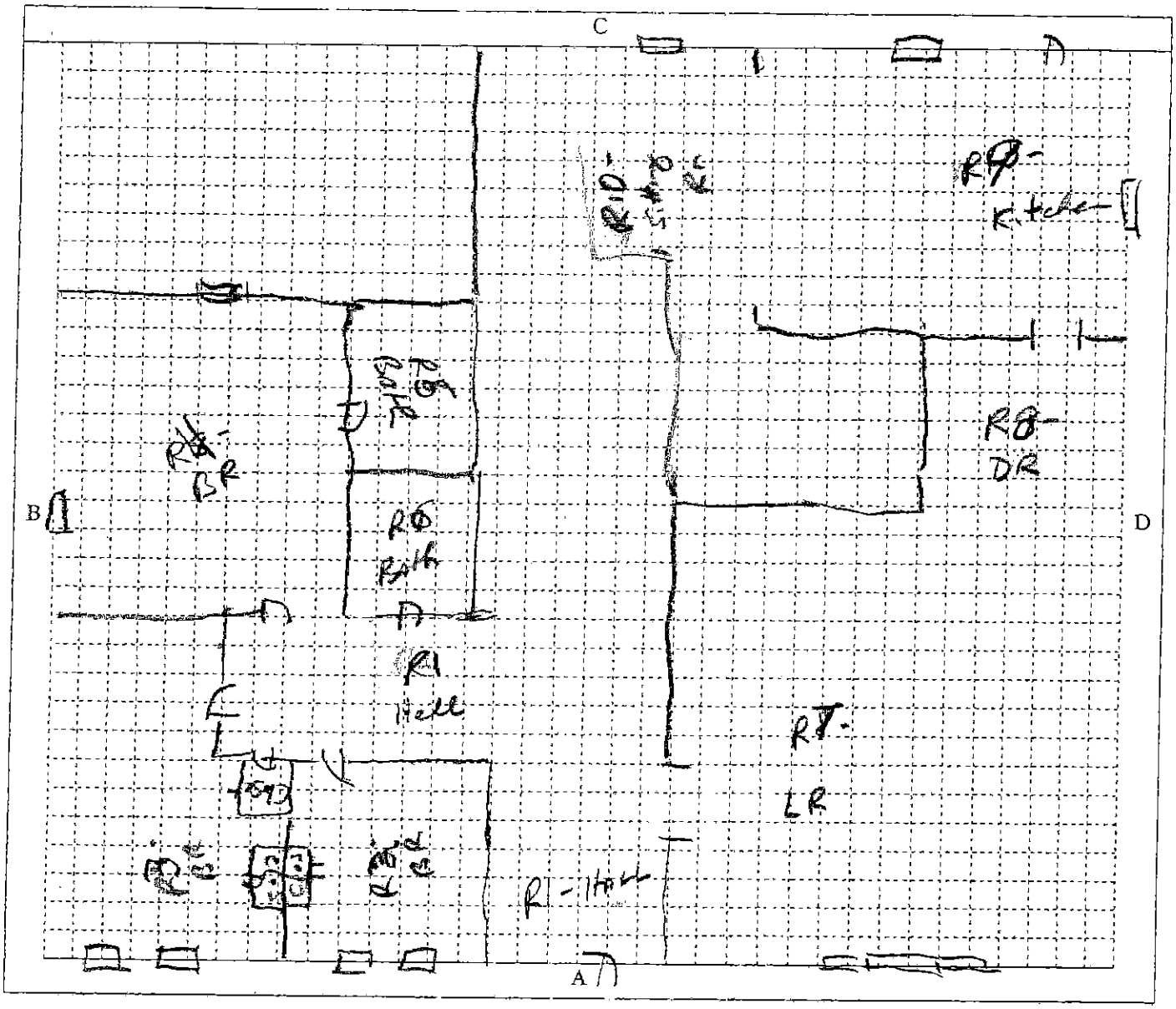
Room:

Page ____ of ____

Number of Doors:

No. of Windows:

Diagram of:



(#) Room Number Door Window

Page ____ of ____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: 1 Room: Apt. #:

Project Name: Vernon LBP Page ___ of ___

R1- Hall Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	0.0							
D	Baseboards	0.0							
A	Wall	0.3							
B	Wall	0.3							
C	Wall	0.3							
D	Wall	0.4							
	Chair rail								
	Ceiling	0.5							
	Crown Molding								
A	Door	0.4							
	Casing	0.2							
	Jamb	0.2							
D	Door	0.2							
	Casing	0.4							
	Jamb	0.1							
	Window Trim								
	Sill								
	Sash								
	Well								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf	NC							
	Shelf Supports	NC							
	Radiator								
	Wall Molding								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible; N/C: Not Coated; COV: Covered; VR = Vinyl Replacement

Notes:

f Basement

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: Room: Apt. #:

Project Name: Vernon LBP Page ___ of ___

R2-BR Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.2							
	Baseboards	-0.3							
A	Wall	-0.4							
B	Wall	-0.6							
C	Wall	-0.3							
D	Wall	-0.5							
	~~Chair rail~~								
	Ceiling	-0.4							
	~~Crown Molding~~								
C	Door								
	Casing	-0.2							
	Jamb	-0.3							
	Door	-0.3							
	Casing								
	Jamb								
A1	Window Trim	-0.4							
	Sill	-0.3							
	Sash	-0.3							
	Well	COV							
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf	-0.5							
	Shelf Supports	0.1							
	Radiator	0.2							
	~~Wall Molding~~								

Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
NA: Not Accessible; N/C: Not Coated; COV: Covered, VR - Vinyl Replacement

Notes:

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

R3 - BR Project Number: 2012 - 144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.3							
	Baseboards	-0.4							
A	Wall	-0.4							
B	Wall	-0.4							
C	Wall	-0.5							
D	Wall	-0.3							
	Chair rail								
	Ceiling	-0.4							
	Crown Molding								
D1	Door	-0.3							
	Casing	-0.4							
	Jamb	-0.1							
D2 closet	Door	-0.1							
	Casing	-0.1							
	Jamb	-0.0							
A	Window Trim	-0.3							
	Sill	-0.2							
	Sash	-0.1							
	Well	COV							
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf	-0.3							
	Shelf Supports	-0.2							
	Radiator	0.2							
	Wall Molding								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible; N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

R4-BR Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Deteriorate	Chewable	Friction	Impact	Comments
	Floor	-0.3							
	Baseboards	-0.1							
A	Wall	-0.1							
B	Wall	-0.2							
C	Wall	-0.0							
D	Wall	-0.1							
	~~Chair rail~~								
	Ceiling	-0.6							
	~~Crown Molding~~								
A	Door	-0.2							
	Casing	-0.2							
	Jamb	-0.0							
D	Door	-0.2							
	Casing	-0.1							
	Jamb	-0.0							
	Window Trim	-0.2							
C	Sill	-0.1							
	Sash	-0.2							
	Well	COV							
	Cabinet Base								
	~~Door Exterior~~								
	~~Door Interior~~								
	~~Walls~~								
	~~Shelves~~								
	~~Shelf Supports~~								
	Closet Shelf	-0.2							
	Shelf Supports	-0.1							
	Radiator	0.2							
	~~Wall Molding~~								

Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible; N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

RS- BATH Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Detective	Chewable	Friction	Impact	Comments
	Floor								
	Baseboards								
A	Wall	-0.2							
B	Wall	-0.1							
C	Wall	-0.3							
D	Wall	COV							
	~~Chair rail~~								
	Ceiling	-0.5							file
	~~Crown Molding~~								
D	Door	-0.2							
	Casing	-0.2							
	Jamb	-0.3							
	Door								
	~~Casing~~								
	~~Jamb~~								
C	Window Trim	-0.2							
	Sill	-0.2							
	Sash	-0.1							
	Well	COV							
Post 1978	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	~~Closet Shelf~~								
	~~Shelf Supports~~								
	Radiator	0.1							
	~~Wall Molding~~								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible; N/C: Not Coated; COV: Covered, VR - Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: Room: Apt. #:

Project Name: Vernon LBP Page ___ of ___

R6- Bath Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	HGNC							
	Baseboards	-0.2							
A	Wall	-0.4							
B	Wall	-0.4							
C	Wall	-0.3							
D	Wall	-0.5							
	~~Chair rail~~								
	Ceiling	-0.5							
	~~Crown Molding~~								
A	Door	-0.3							
	Casing	-0.2							
	Jamb	-0.2							
	Door								
	~~Casing~~								
	~~Jamb~~								
	~~Window Trim~~								
	Sill								
	~~Sash~~								
	~~Well~~								
	Cabinet Base								
POS	Door Exterior								
978	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf								
	~~Shelf Supports~~								
	Radiator								
	~~Wall Molding~~								

bstrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
A: Not Accessible, N/C: Not Coated; COV: Covered, VR: Vinyl Replacement
es:

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ____ of ____

Project Number: 2012-144

R7-LR (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.3							
	Baseboards	-0.2							
A	Wall	-0.4							
B	Wall	-0.3							
C	Wall	-0.4							
D	Wall	-0.4							
	~~Chair rail~~								
	Ceiling	-0.5							
	~~Crown Molding~~								
	Door								
	~~Casing~~								
	~~Jamb~~								
	Door								
	~~Casing~~								
	~~Jamb~~								
A	Window Trim	-0.3							
	Sill	-0.2							
	Sash	VR							
	Well	COV							
	Cabinet Base								
	Door Exterior								
	Door Interior								
	~~Walls~~								
	~~Shelves~~								
	Shelf Supports								
	Closet Shelf								
	~~Shelf Supports~~								
	Radiator	0.1							
	~~Wall Molding~~								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ____ of ____

Project Number: 2012-144

R8-DR (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.2							
	Baseboards	-0.3							
A	Wall	-0.2							
B	Wall	-0.1							
C	Wall	-0.2							
D	Wall	-0.3							
	Chair rail								
	Ceiling	-0.4							
	Crown Molding								
	Door								
	Casing	-0.4							
	Jamb	-0.3							
	Door								
	Casing								
	Jamb								
	Window Trim								
	Sill								
	Sash								
	Well								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf								
	Shelf Supports								
	Radiator								
	Wall Molding								

bstrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
, Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement
ss: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

Project Number: 2012-144

R9-Kit (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	NC							
	Baseboards	-0.2							Tile
A	Wall	-0.3							
B	Wall	-0.2							
C	Wall	-0.4							
D	Wall	-0.2							
	~~Chair rail~~								
	Ceiling	-0.5							
	~~Crown Molding~~								
C	Door	-0.7							
	Casing	-0.2							
	Jamb	-0.3							
	Door								
	~~Casing~~								
	~~Jamb~~								
D	Window Trim	-0.3							
	Sill	-0.2							
	Sash	VR							
	Well	COV							
	Cabinet Base	-0.2							
	Door Exterior	-0.2							
	Door Interior	-0.1							
	Walls	NC							
	Shelves	-0.1							
	Shelf Supports	NC							
	Closet Shelf								
	~~Shelf Supports~~								
	Radiator	0.1							
	Wall ~~Molding~~								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

Project Number: 2012-144

R10-Sitting Rm (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	-0.3							
	Baseboards	-0.2							
A	Wall	-0.4							
B	Wall	-0.3							
C	Wall	-0.3							
D	Wall	-0.4							
	~~Chair rail~~								
	Ceiling	-0.4							
	~~Crown Molding~~								
	Door								
	~~Casing~~								
	~~Jamb~~								
	Door								
	~~Casing~~								
	Jamb								
	Window Trim	-0.2							
C	Sill	-0.3							
	Sash	-0.2							
	Well	COV							
	Cabinet Base								
	~~Door Exterior~~								
	~~Door Interior~~								
	~~Walls~~								
	~~Shelves~~								
	~~Shelf Supports~~								
	Closet Shelf	NC							Wire - post 1978
	Shelf Supports	NC							Wire - post 1978
	Radiator	0.2							
	~~Wall Molding~~								

Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

A. Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

Project Name: Vernon LBP

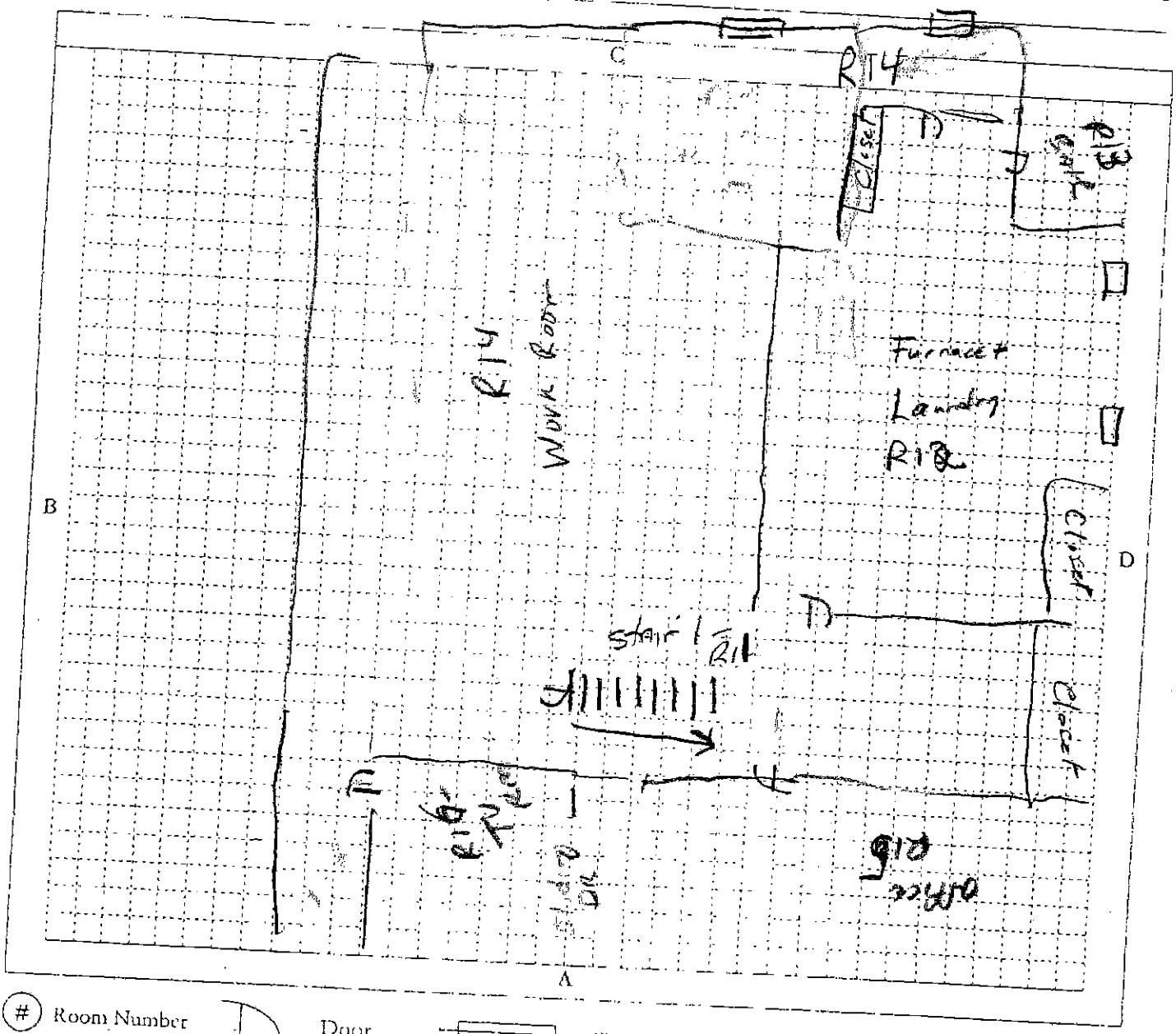
Address: 16 Janet Lane, Vernon, CT

Project Number: 2012-144

Floor: Room: Apt. #/Bldg #:

Number of Doors: Page ____ of ____

Diagram of: Basement No. of Windows:



(#) Room Number Door Window

Page ____ of ____

LEAD INSPECTION – COMMON AREA

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: ____

Project Name: Vernon LBP

R11- Stairs

Page _____ of _____

Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
A	Wall	-0.5							
B	Wall								
C	Wall	-0.4							
D	Wall	-0.4							
	Floor								
	Tread	Cov							
	Riser	0.0							Carpet
	Stringer	-0.2							
	Baseboard	-0.2							
	Lower Railing								
	Balusters								
	Railing Cap								
	Newel Post								
	Hand Rail	-0.4							
B	Door	-0.4							
	Casing	-0.2							
	Jamb	-0.2							
	Door								
	Casing								
	Jamb								
	Window Trim								
	Sill								
	Sash								
	Well								
	Radiator								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible; N/C: Not Coated, COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room _____ Apt. #: _____

Project Name: Vernon LBP

Page ____ of ____

R12 - Furnace/Laundry

Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Deteriorate	Chewable	Friction	Impact	Comments
	Floor	NC		C					
	Baseboards								
A	Wall	NC		C					
B	Wall	↓		C					
C	Wall			C					
D	Wall			C					
	Chair rail								
	Ceiling	NC							
	Crown Molding								
A	Door	NC		W					
	Casing	↓		↓					
	Jamb								
to work RE B	Door								
	Casing								
	Jamb								
C1	Window Trim	NC		C					
	Sill	NC		C					
	Sash	0.1		M					
	Well								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf	NC							
	Shelf Supports	NC							
	Radiator								
	Wall Molding								

Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

Project Number: 2012-144

R13-Roll (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	NC							
	Baseboards	-0.2							fite
A	Wall	-0.3							
B	Wall	-0.2							
C	Wall	-0.3							
D	Wall	-0.3							
	~~Chair rail~~								
	Ceiling	-0.4							
	~~Crown Molding~~								
A	Door	-0.4							
	Casing	-0.2							
	Jamb	-0.3							
	~~Door~~								
	~~Casing~~								
	~~Jamb~~								
	~~Window Trim~~								
	~~Sill~~								
	~~Sash~~								
	~~Well~~								
	Cabinet Base	-0.7							
D	~~Door Exterior~~								
	~~Door Interior~~								
	~~Wall~~								
	Shelves	-0.6							
	~~Shelf Supports~~								
	Closet Shelf								
	~~Shelf Supports~~								
	~~Radiator~~								
	~~Wall Molding~~								

Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible, N/C: Not Coated; COV = Covered, VR = Vinyl Replacement
Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ____ of ____

Project Number: 2012-144

R14 - Wash Rm (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	NC		C					
	~~Baseboards~~								
A	Wall								
B	Wall								
C	Wall								
D	Wall								
	~~Chair rail~~								
	Ceiling	NC							
	~~Crown Molding~~								
	Door								
	Casing								
	Jamb								
D	Door	-0.3							
	Casing	NC							
	Jamb								
B	Window Trim	NC		C					
	Sill	NC		C					
	Sash	-0.1							
	Well								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf								
	Shelf Supports								
	Radiator								
	~~Wall Molding~~								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – INTERIOR ROOM

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room: _____ Apt. #: _____

Project Name: Vernon LBP Page ___ of ___

Project Number: 2012-144

R15 - Pre (If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Floor	COV							
	Baseboards	-0.1							CARPET
A	Wall	-0.3							
B	Wall	-0.3							
C	Wall	-0.2							
D	Wall	-0.2							
	Chair rail								
	Ceiling	-0.7							
	Crown Molding								
C	Door	-0.4							
	Casing	-0.3							
	Jamb	-0.2							
	Door								
	Casing								
	Jamb								
	Window Trim								
	Sill								
	Sash								
	Well								
	Cabinet Base								
	Door Exterior								
	Door Interior								
	Walls								
	Shelves								
	Shelf Supports								
	Closet Shelf								
	Shelf Supports								
	Radiator								
	Wall Molding								

Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B

N/A: Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: _____

LEAD INSPECTION – COMMON AREA

Address: 16 Janet Lane, Vernon, CT

Floor: _____ Room _____ Apt. #: ____

Project Name: Vernon LEP

Page ____ of ____

R16 - TO Rm

Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
A	Wall	-0.2							
B	Wall	-0.2							
C	Wall	-0.3							
D	Wall	-0.1							
	Floor	COV							
	Tread								Carpet
	Riser								
	Stringer								
	Baseboard								
	Lower Railing								
	Balusters								
	Railing Cap								
	Newel Post								
	Hand Rail								
B	Door	-0.4							
	Casing	-0.3							
	Jamb	-0.2							
	Door								
	Casing								
	Jamb								
	Window Tim								
	Sill								
	Sash								
	Well								
	Radiator								

To R14

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A Not Accessible, N/C Not Coated, COV Covered, VR = Vinyl Replacement

Notes: _____

XRF FIELD DATA SHEET – EXTERIOR OF SIDE A

Address: 16 Janet Lane, Vernon, CT Page ____ of ____

Project Name: Vernon LBP Project Number: 2012-144

If Positive - Check All That Apply)

Side	Surface	XRF Readings	POS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation	NC							
	~~Skirt Board~~								
	~~Corner Boards~~								
	Siding	0.3							
	Upper Trim	0.2							
A1	Door								
	Casing								
	Jamb								
	Threshold								
	Kick Board								
	Storm Door								
A3	Window Sill	0.4							
	Trim	0.4							
	Sash	VR							
	~~Blind Stops~~								
	Storm Window								
	~~Basement Sash~~								
	~~Prime~~								
	~~Bulkhead~~								
	Downspouts								
	Porch Floor	NC							
	Ceiling Joist	0.3							
	Lower Trim	0.3							
	~~Lower Railing~~								
	~~Balusters~~								
	~~Railing Cap~~								
	Ceiling								
	~~Lattice~~								
	~~Lattice Frame~~								
	Support Columns	0.1							
	~~Column Base~~								
	~~Brackets~~								
	~~Hand Rails~~								
	~~Treads~~								
	~~Risers~~								
	~~Stringers~~								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible, N/C: Not Coated; COV: Covered, VR = Vinyl Replacement

Notes: A2 ~~Win Sash~~ - 0.3

A2 ~~Gray Door~~: NC Vinyl

CASING 0.1

Jamb 0.1

A3 Shutters 1.6; Pos. : Defective

XRF FIELD DATA SHEET – EXTERIOR OF SIDE B

Address: 16 Janet Lane, Vernon, CT

Project Name: Vernon LBP

Page ___ of ___

Project Number: 2012-144

If Positive - Check All That Apply)

Side	Surface	XRF Readings	PLPs	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation	NC							
	Skirt Board								
	Corner Boards								
	Siding	0.2							
	Upper Turn	N/A	✓		✓				Assume positive
	Door								
	Casing								
	Jamb								
	Threshold								
	Kick Board								
	Storm Door								
	Window Sill	-0.2							
	Turn	-0.2							
	Sash	-0.3							
	Blind Stops								
	Storm Window	-0.0							
B2	Basement Sash	0.3							
	Frame	0.3							
	Bulkhead								
	Downspouts								
	Porch Floor								
	Ceiling Joist								
	Lower Turn								
	Lower Railing								
	Balusters								
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets								
	Hand Rails								
	Treads								
	Risers								
	Stringers								

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible, N/C: Not Coated, COV: Covered, VR: Vinyl Replacement

Notes:

XRF FIELD DATA SHEET – EXTERIOR OF SIDE C

Address: 16 Trout Lane, Vernon, CT Page ___ of ___

Project Name: Vernon LRP Project Number: 2012-144

(If Positive - Check All That Apply)

Side	Surface	XRF Readings	PCPS	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation	NC							
	Skirt Board								
	Corner Boards								
	Siding	-0.2							
	Upper Trim	NA							Assume positive
C	Door	-0.2							
	Casing	-0.2							
	Jamb	-0.1							
	Threshold	NC							
	Kick Board								
	Storm Door	-0.0							
	Window Sill	0.2							
	Trim	0.1							
	Sash	0.0							
	Blind Stops								
	Storm Window	-0.0							
	Basement Sash								
	Frame								
	Bulkhead	-0.2							
	Downspouts								
	Porch Floor	NC							
	Ceiling Joist								
	Lower Trim								
	Lower Railing								
	Balusters								
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets								
	Handrails								
	Treads	NC							
	Risers	NC							
	Stringers	NC							

* Substrate Type: Metal = M, Wood = W, Plaster = P, Stucco = S, Concrete = C, Brick = B
N/A: Not Accessible, N/C: Not Coated, COV = Covered, Vin = Vinyl Replacement

Notes:

XRF FIELD DATA SHEET – EXTERIOR OF SIDE D

Address: 16 Janet Lane, Vernon, CT Page ___ of ___

Project Name: Vernon LRP Project Number: 2012-144

If Positive - Check All That Apply)

Side	Surface	XRF Readings	PCPs	Substrate	Defective	Chewable	Friction	Impact	Comments
	Foundation	NC							
	~~Skirt Board~~								
	~~Corner Boards~~								
	Siding	-0.2							
	Upper Trim	NA							Assume positive
	Door	0.7							
	Casing	0.3							
	Jamb	0.3							
	~~Threshold~~								
	~~Kick Board~~								
	~~Storm Door~~								
	Window Sill	-0.1							
	Trim	-0.2							
	Sash	-0.2							
	~~Blind Stops~~								
	Storm Window	-0.0							
	~~Basement Sash~~								
	~~Frame~~								
	~~Bulkhead~~								
	Downspouts	-0.0							
	Porch Floor								
	Ceiling Joist								
	Lower Trim								
	Lower Railing								
	Balusters								
	Railing Cap								
	Ceiling								
	Lattice								
	Lattice Frame								
	Support Columns								
	Column Base								
	Brackets								
	Hand Rails								
	Treads								
	Risers								
	Stringers								

C

to garage

* Substrate Type: Metal = M, Wood = W, Plaster = P, Sheetrock = S, Concrete = C, Brick = B
N/A: Not Accessible, N/C: Not Coated, COV: Covered, VR: Vinyl Replacement

Notes:

ACTION ITEMS

ACTION ITEMS

RESIDENCE

Property Location: 16 Janet Lane, Vernon

Project #: 2012-144

Only items that are initialed in the space provided apply to the property.

__ 1. No toxic levels of lead were found in the paint in the areas tested, and no further action is required.

MG 2. Toxic levels of lead in a defective* condition were found on this property, but a child under the age of six does not currently reside here. No further action required. However, repair of the paint is advisable

MG 3. Intact paint with toxic levels of lead was found here, but a child under the age of six does not currently reside here. No further action is required. If this paint must be disturbed, wear proper personal protection and contain dust and debris.

__ 4. Defective* toxic paint was found here, and a child under the age of six lives here. State regulations require abatement of toxic, defective* paint.

__ 5. Since a child resides here and lead abatement is required, the State of Connecticut lead paint regulations require interior dust, drinking water and exterior bare soil be assessed. If hazardous levels of lead are also found in any of these media, they should also be remediated.

__ 6. During the initial lead evaluation, dust samples were collected and found to contain lead in excess of the State standards. They should be remediated since a child resides here.

__ 7. During the initial lead evaluation, bare soil samples were collected and found to contain lead in excess of the State standard. The bare soil must be remediated since a child resides here.

__ 8. During the initial lead evaluation, drinking water samples were collected and found to contain lead in excess of the federal standard. Appropriate remedial action should be taken.

__ 9. The property owner must prepare a written abatement plan and submit it to the local director of health within 20 working days of the initial identification of the lead hazard. The plan outlines the proposed method of abatement and the procedures to be used to prevent contamination of the surrounding environment. The abatement must be initiated by the owner within 90 working days of receipt of the inspection report.

__ 10. Since the property is at least 50 years old, the owner must, within five working days after receiving the report, send it and a good quality photograph of the property to the Connecticut Historical Commission. The CHC will determine within 10 working days whether the property has historic status and may recommend special lead abatement techniques.

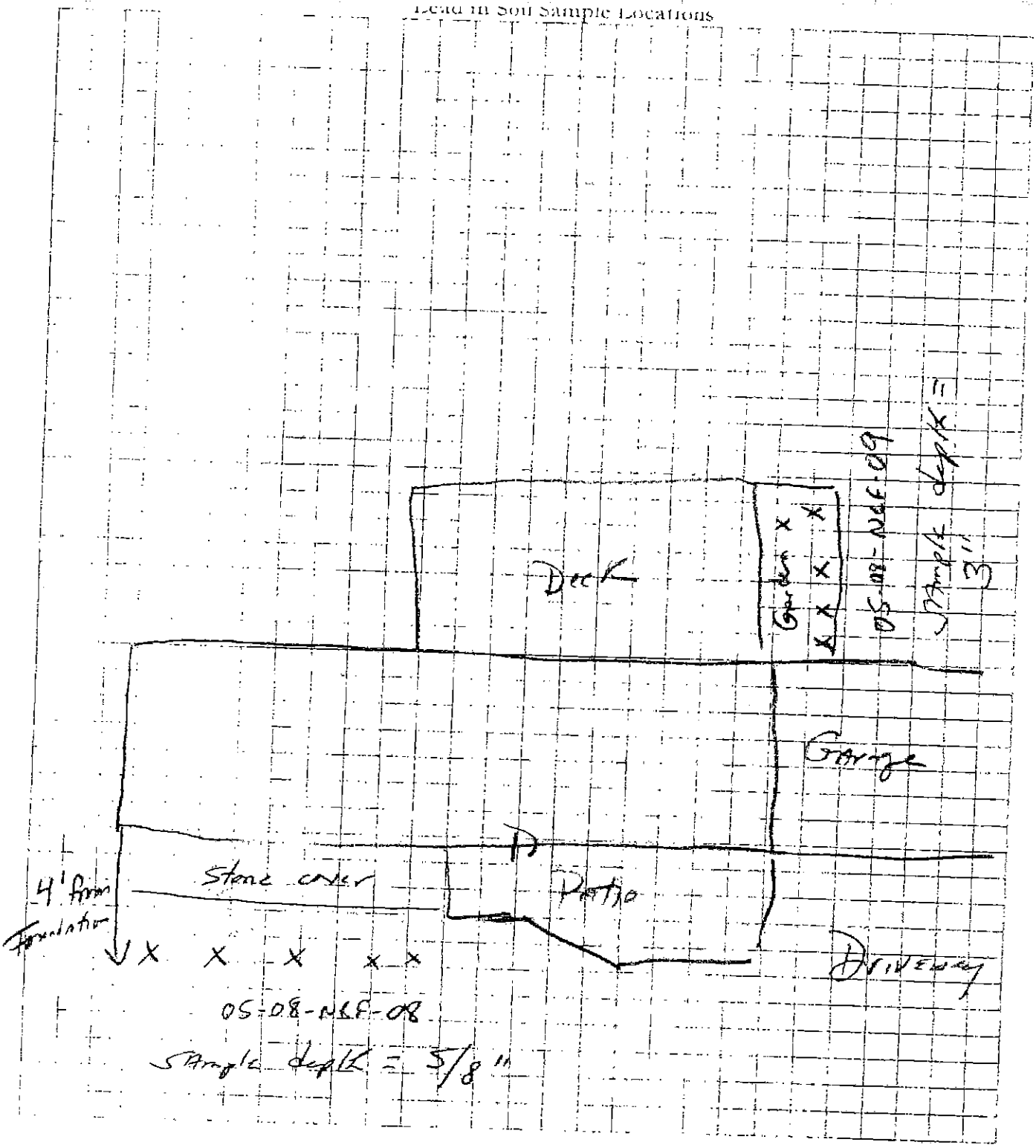
__ 11. The property owner must also summarize the testing results to the residents and alert them to precautions they should take to avoid exposure. EnviroPlan can assist you in this activity if you wiah.

__ 12. Since a child resides here, and there are intact, toxic surfaces, these should be entered in the lead management plan. The plan must be developed within 60 days of receipt of this report. A management plan describes how toxic surfaces not defective will be monitored so they will be abated if they become defective.* The lead management plan should be shared with the residents.

**Defective means peeling, flaking, chalking, scaling, or chipping. It also applies to plaster and other substrates that are crumbling.*

LOT DIAGRAM

Lead in Soil Sample Locations



A

16 Janet Lane

LABORATORY RESULTS

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (856) 303-2500 / (856) 786-5974
http://www.emsl.com cinnaminsonleadlab@emsl.com

EMSL Order: 201304473
CustomerID: ENVP25
CustomerPO:
ProjectID:

Attn: Neal Freuden
EnviroPlan, LLC
27 Trotwood Drive
West Hartford, CT 06117

Phone: (860) 977-5171
Fax:
Received: 05/09/13 9:30 AM
Collected: 5/8/2013

Project: 2012-144/ Vernon LBP/ 16 Janet Lane, Vernon

Test Report: Lead in Dust by Flame AAS (SW 846 3050B*/7000B)

Client Sample Description	Lab ID	Collected	Analyzed	Area Sampled	Lead Concentration
05-08-NBF-01	0001	5/8/2013	5/13/2013	132.25 in²	13 µg/ft²
Site: R4-BR/Floor					
05-08-NBF-02	0002	5/8/2013	5/13/2013	70.875 in²	<20 µg/ft²
Site: R4-BR/C-WS					
05-08-NBF-03	0003	5/8/2013	5/13/2013	64 in²	<23 µg/ft²
Site: R6-Bath/ Floor					
05-08-NBF-04	0004	5/8/2013	5/13/2013	27 in²	<53 µg/ft²
Site: R7-LR/ WS					
05-08-NBF-05	0005	5/8/2013	5/13/2013	81 in²	<18 µg/ft²
Site: R9-Kit/Floor					
05-08-NBF-06	0006	5/8/2013	5/13/2013	144 in²	<10 µg/ft²
Site: R1-Hall/ Floor					
05-08-NBF-07	0007	5/8/2013	5/13/2013	144 in²	<10 µg/ft²
Site: R8-DR/ Floor					

Julie Smith - Laboratory Director
NJ-NELAP Accredited:03036
or other approved signatory

Reporting limit is 10 ug/wipe. ug/wipe = ug/ft2 x area sampled in ft2. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. Samples received in good condition unless otherwise noted. QC data associated with this sample set is within acceptable limits, unless otherwise noted. The lab is not responsible for data reported in µg/ft² which is dependant on the area provided by non-lab personnel. The test results contained within this report meet the requirements of NELAC unless otherwise noted. * slight modifications to methods applied. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 05/14/2013 13:45:25

EnviroPlan LLC
27 Trotwood Dr.
West Hartford, CT 06117

20130 4473

SAMPLE LOG FOR LEAD WIPES

Project Name: Vernon LBP
Building: 16 Jacot Lane, Vernon

Sheet No. 1 of 1

Project Number: 2012-144

Sample ID Number	Sample Location/Building	Surface Component	Sq. Ft.	Result (ug/ft)	Lab Number
05-08-NBF-01	R4- BR	Floor	11.5" x 11.5"		64473 1
05-08-NBF-02	R4- BR	C-WS	2.25" x 31.5"		2
05-08-NBF-03	R6- Bath	Floor	8" x 8"		3
05-08-NBF-04	R7- LR	WS	1.5" x 18"		4
05-08-NBF-05	R9- Kit.	Floor	9" x 9"		5
05-08-NBF-06	R1-Hall	Floor	1SF		6
05-08-NBF-07	R8- DR	Floor	1SF		7

Analysis Method: EPA-SW-846-3050(MOD)
Wipe Media ☑ ASTM ☐ Non-ASTM

Turnaround Time 96 hour

Based on the turnaround time indicated above, analyses are due to EnviroPlan on or before this date. Please e-mail results to freudenfr@comcast.net. Please call Sheet [illegible] if analyses will be late. 5/15/13

Special Instructions:

Samples Collected By: N. Freeden Date 5/8/13 Time
Samples Rec'd/Sent By: N. Freeden Date 5/8/13 Time
Samples Received By: [illegible] Date 5/9/13 Time 9:30 AM

Shipped To: ☑ EMSL (State) NJ ☐ Other

Method of Shipment: ☑ Fed Ex ☐ UPS Overnight ☐ [illegible] ☐ [illegible]

RECEIVED
CONTAINING

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (856) 303-2500 / (856) 786-5974
http://www.emsl.com cinnaminsonleadlab@emsl.com

EMSL Order: 201304469
CustomerID: ENVP25
CustomerPO:
ProjectID:

Attn: Neal Freuden
EnviroPlan, LLC
27 Trotwood Drive
West Hartford, CT 06117

Phone: (860) 977-5171
Fax:
Received: 05/09/13 9:30 AM
Collected: 5/8/2013

Project: 2012-144 / Vernon LBP/ 16 Janet Lane, Vernon, CT

Test Report: Lead in Soils by Flame AAS (SW 846 3050B*/7000B)

Client Sample Description	Lab ID	Collected	Analyzed	Lead Concentration
05-08-NBF-08	0001	5/8/2013	5/13/2013	<40 mg/Kg
Site: A side-left-4ft from foundation				
05-08-NBF-09	0002	5/8/2013	5/13/2013	<40 mg/Kg
Site: C side-Garden adj. to deck				

Julie Smith - Laboratory Director
NJ-NELAP Accredited:03036
or other approved signatory

Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. The QC data associated with these sample results included in this report meet the method QC requirements, unless specifically indicated otherwise. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. Results reported based on dry weight. *slight modification to methods applied. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 05/14/2013 12:50:08

20130446 9

EnviroPlan LLC
27 Trotwood Dr.
West Hartford, CT 06117

SAMPLE LOG FOR LEAD SOIL

Sheet No. 1 of 1

Project Name: Vernon LBP
Building: 16 Janet Lane, Vernon, CT

Project Number: 2012-144

Sample ID Number	Sample Location/Building	Soil Condition	Result (%)	Lab Number
05-08-NBF-08	A side - Left - 4ft from foundation	loose		04469
05-09-NBF-09	C side - Garden Adj to Deck	loose		

Analysis Method: [illegible]

Turnaround Time: 96 hour

Date: Time:
Date: Time:

Based on the [illegible] indicated above, analyses are due to EnviroPlan on or before this date: 5/15/13
Please [illegible] Please call 860-[illegible] if analyses will be late

Special Instructions:

Samples Collected By: N. Freeden Date: 5/8/13 Time:
Samples Rec'd Sent By: N. Freeden Date: 5/8/13 Time:
Samples Received By: [illegible] Date: 5/9/13 Time: [illegible]

Shipped To: ✓ EMS Date: NJ ☐ Other:

Method of Shipment: ✓ Cold Ex ☐ UPS Overnight ☐ UPS Ground ☐ Other:

(SEE REVERSE FOR DIAGRAM)

RECEIVED
CINNAMINSON
2013 MAY -9 9:30

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.

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 occupants 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 damage during construction, and shall be responsible for the repair and or replacement of any damage to the building and or contents until completion of the contract.

7. 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, and tenants.

Project Meetings

1. The selected Contractor shall attend a contract signing meeting as scheduled by the Owner, and Consultant.

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 Consultant 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. In the event of an unforeseen circumstance, the Contractor shall notify the Owner and Consultant within three days of discovery. If the work is deemed additional or extra by the Consultant then a change order will be negotiated, executed and authorized by the Contractor, Owner and Consultant prior to the commencement of the work. Any work performed prior to the execution of a change order may or 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.

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 broom swept at the end of each day.

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 Consultant may reject materials and products which do not bear identification satisfactory to the Owner or Consultant.

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. Construction schedule.
   c. Material submittals if not using materials as specified.

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.

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, *Company Name* hereby warranty and guarantee the labor and workmanship on the renovations performed at 16 Janet Lane, Vernon, CT 06066 as per the contract signed on *Contract Date* for a period of one (1) year from the date of the Certificate of Completion.

Signed _____ Dated _____

Roofing and Ventilation

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 all roofing materials from the house. Re-roof as per specifications.

2. Provide and install 30 year rated, architectural, strip type shingles including but not limited to metal rake and drip edging, ice & water shield, shingle underlayment, ridge vents, plumbing boots, and flashings.

References

1. ASTM D 224 - Standard Specifications for Smooth Surfaces Asphalt Roll Roofing

2. ASTM D226 - Standard Specifications for Asphalt Saturated Organic Felt used in Roofing & Waterproofing

3. ASTM D 3018 - Standard Specification for Class A Shingles Surfaced with Mineral Granules.

4. ASTM 3161 - Standard Test Method for Wind Resistance of Asphalt Shingles (Fan Induced Method)

5. ASTM 3462 - Standard Specification for Asphalt Shingles Made from Glass felt and Surfaced with Mineral Granules.

6. ASTM 4586 - Standard Specification for Asphalt Roof Cement, Asbestos Free

7. ASTM D4869 - Standard Specification for Asphalt – Saturated Organic Felt Shingle Underlayment used in roofing.

8. ASTM D 6757 - Standard Specifications for Inorganic Underlayment for Use with Steep Slope Roofing

9. ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.

Materials

1. Rake & Drip Edge - White aluminum rake & drip. Drip edge shall be 5" wide.

2. Underlayment - GAF "Shingle Mate" or approved equal for strip type shingles and GAF "Roof Pro" for SBS roofing application. Underlayment shall conform to ASTM - D226, Type 1 or ASTM D4869 type 1.

3. Leak Barrier - GAF "Weather Watch" mineral surfaced leak barrier or approved equal. Material shall conform to the requirements of ASTM D 1970. Thickness to be min. 40 mils. Tensile strength MD (lbf/in) minimum 25.

4. Starter strip shingles shall be Pro Start Eave and Rake starter strip as manufactured by GAF or approved equal.

5. Laminated fiberglass shall be GAF Timberline HD Shingles or approved equal. Shingles shall carry Underwriter's Laboratories labels, UL® 790 Class A Fire Resistance, UL® 997, Wind Resistance and ASTM D3462. Shingles shall be Class A, strip type, self sealing.

6. Hip and Ridge shingles shall be Seal-A-Ridge, ridge cap shingles as manufactured by GAF or approved equal.

7. Ridge Vent - GAF "Cobra" Ridge Vent, or approved equal.

8. Fasteners - Aluminum or galvanized sharp pointed conventional roofing nails with smooth shanks, minimum 3/8" diameter head and of sufficient length to penetrate ¾" into solid decking or penetrate through plywood sheathing. Provide 6 nails per full shingle. Staples are not acceptable.

9. Roof boots/ Flashing Vents - EPDM rubber-aluminum boots.

10. Flashing cement - trowel grade non asbestos mineral- fibered roofing mastic ASTM D-2822 Type 1 and ASTM D-4586 Type 1, equivalent to Karnak.

11. Step and roll flashing - Aluminum 0.040" thick, color mill finish.

12. Chimney flashing – step and lead counter flashing.

Shingle Removal

1. Remove and legally dispose of existing roofing materials such as but not limited to, roof boots, roof vents, plumbing boots, flashing materials, rake and drip edge, felt paper and fasteners from roof.

2. Contractor shall remove only as much material as can be replaced in a single work day. Contractor shall be responsible for any water damage to the structure and to Owners' property as a result of inadequate protection.

3. Removal work shall be done in a manner and by such means as is necessary to protect the buildings from damage; to cause minimum interruption to activities; to avoid hazard or injury to persons or property during the entire construction project.

4. Inspect roof sheathing, if after shingle removal decking surfaces are determined to be inappropriate for installation of new roofing, Contractor shall notify the Owner & Consultant of any decking which requires replacement.

   Unit Price #1: Remove existing damaged or rotted decking and install new ½" plywood decking. Provide APA exterior exposure plywood. Include all required labor and materials in cost per 4' X 8' sheet. Do not include in base bid.

$ _____ / per 4 x 8 sheet

Preparation of Roof Deck

1. The contractor shall inspect the entire area to be roofed and verify it is clean and free of debris, nails, or any other item which may cause interference with the installation of the new roofing materials.

2. Install two (2) courses of ice & water shield along all eaves. Install full coverage ice & water barrier on any roof with less than a 4"/12" pitch.

3. Install full sheet of ice & water barrier centered in valleys allowing for 18" overlap onto either roof deck. Overlap minimum of 6" at head laps.

4. Install (18") eighteen inch wide strip of ice & water barrier along the rakes. Overlap and seal joints a minimum of 6".

5. Install a minimum of 18" x 18" piece of ice & water shield around any roof penetrations such as vent, hoods, plumbing stacks etc.

6. Install new metal rake and drip edge on all rakes and eaves. Fasten new metal edging every 8" on center using approved fasteners.

7. Install roofing underlayment over all roof decks to receive new roofing. Lap each course a minimum of 6" over lower course, and side lapping 4" at all joints.

8. Install underlayment on remaining areas of roof upon completion of installing ice & water barrier.

Shingle Roofing

Install roofing as follows:

1. Install starter course along eaves per manufacturer's written instructions.

2. Install shingles per manufacturer's written instructions. Apply six nails per full shingle. Fasten shingles at or below nailing line. Maintain six inch (6") clearance from butt end of proceeding course with any fasteners. Install shingles to meet wind zone requirements per the local building code.

3. Contractor shall provide one additional unbroken bundle of shingles identical to those installed for the Owners usage in the event of future need.

Valley

1. Valleys shall be constructed using a closed cut style installation. Install shingles as per shingle manufacturer's written instructions. Install shingles on smaller area of roof and extend a minimum of 24" beyond center of valley. Contractor shall not nail within the valley. Over lay shingles from larger area of roof over new valley shingles and cut to form straight line centered in valley.

Roof Boots

1. Replace existing roof boots and install EPDM rubber-aluminum roof boots on all plumbing vents as existing. Boot shall have soft rubber gasket.

Ridge Vent

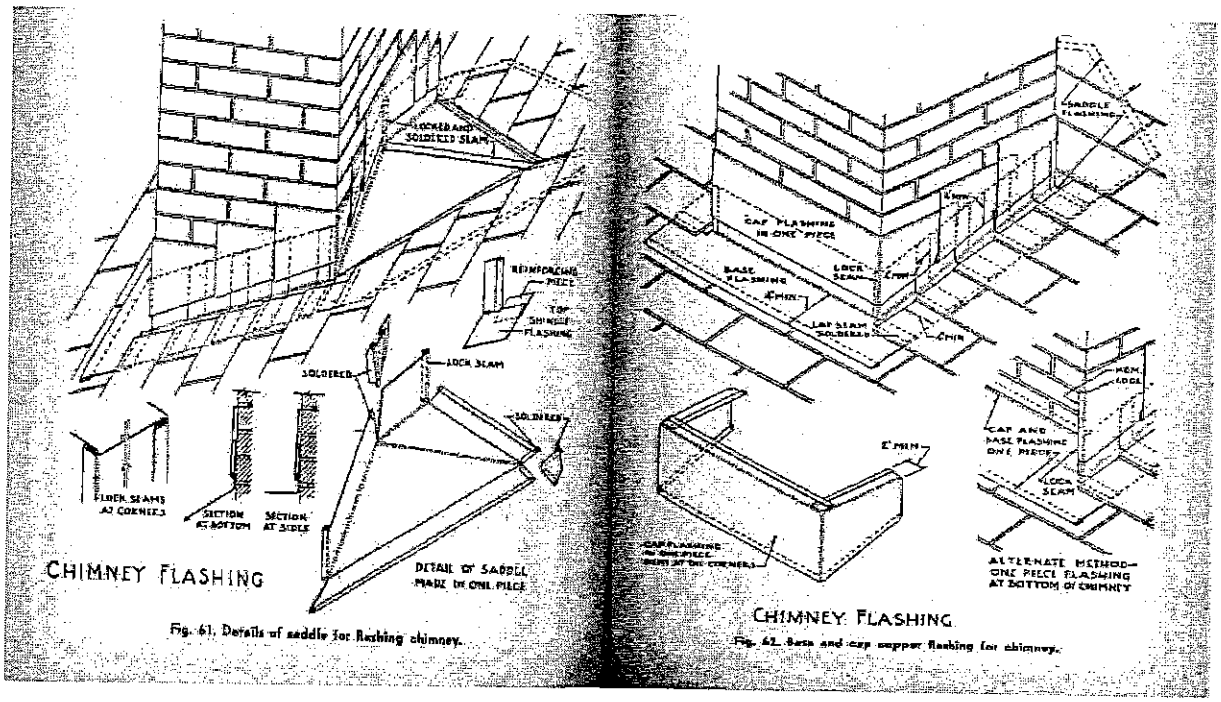
1. Cut through roof sheathing parallel with ridge down approximately 1" on either side of ridge board.

2. Provide and install Cobra-Roll Vent or approved equal in accordance with manufacturer's installation instructions.

3. Cap over new vent with roofing manufacturers ridge cap shingles. Fasten with appropriate sized galvanized roofing nails.

Chimney Flashing

1. Re-flash all existing chimneys with step flashing and lead counter flashing, as detailed in below diagram.



Cost $ _____

WINDOWS

General

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

Intent

Replace two kitchen windows with wood replacement windows as listed below to match existing windows in house.

Wood Replacement Windows

1. Provide and install wood replacement windows in existing openings throughout house, excluding basement windows.

2. Replacement windows shall be double-hung windows with sash being aluminum clad on the exterior and natural wood on the interior. Make to be Harvey Majesty or Mercury Excelum Trimline or approved equal.

3. Windows are to be equipped with 5/8" double-pane insulating glass, tilt-in sashes, cam and sash locks and full height insect screens.

Installation

1. Remove and save window stops. Any stops broken during removal will be replaced at no additional cost. If no stops presently exist, provide and install stops equal to Brosco 1288.

2. Remove and dispose of upper and lower sash, balances, weights, cords, etc., where necessary.

3. Repair all damaged sills and trim; prepare as to be wrapped with aluminum coil stock.

4. All replacement windows are to match unit being replaced as to function and style. Install to manufacturers specs.

5. Cover exterior blind stops, sills and casings with pre-finished aluminum coil stock. Fasten coil stock with pre-finished aluminum nails. Build out exterior trim as to extend out beyond J-channel, if needed.

Cost $ _____

SIDING

General

This specification includes all labor, material, equipment, insurance, taxes and permits required to install new vinyl siding and wrap new and existing window frames. Coordinate with the work of other trades as specified elsewhere.

Intent

The intent of the proposed work is to remove existing wood siding and install new vinyl siding, aluminum trim and related accessories as specified below.

Demolition

1. Remove and dispose of existing wood siding, soffit materials, aluminum at fascia & rake boards and insulation material.

2. Examine substrate and notify the Owner of any conditions which must be addressed prior to the installation of the new siding. Any items which are deemed to require repair or replacement shall be performed through a change order. Any unauthorized work performed without prior authorization will not be considered valid for payment.

Manufacturer

Provide one of the following manufacturers of siding:
1. Fairfield, .044, double 4", wood grain finish
2. Timberlake, .044, double 4", wood grain finish.
3. Mastic, Carved wood .044, double 4, wood grain finish

Provide the following manufacturer of coil stock:
1. Alcoa, PVC coated one side with a thickness of .019.

Provide one of the following manufacturers of soffit and ceiling material:
1. Mastic Soffit, Pro-Tech Plus triple 4 center vent.
2. CertainTeed / Wolverine Soffit, Universal triple 4 center vent

Installation

1. All products shall be installed in accordance to the latest printed installation instruction of the manufacturer.

2. Provide and install 3/8" extruded polystyrene foam backer board. Install underlayment on all areas to be sided. Cut underlayment tight to openings.

3. All components shall be installed true, plumb and square, in accordance to customary trade practices. Fasten siding panels by placing nail centered in nailing slot. Fasten siding every 16" on center. Drive nails straight leaving space between head of the nail and the panel to allow for expansion and contraction. Allow spacing at both ends of the panels and trim for expansion and contraction

4. All accessories that can be removed and remounted on new siding shall be removed and remounted including lights, door bells etc. Any item which cannot be removed shall be equipped with a split light block, such as water spigots.

5. Install J- channel around electrical meter. Unless new service is being installed, if new service is installed, install mounting block for meter panel.

6. Install white triple 4 soffit materials on all eaves and soffits. Soffit panels on eaves shall be triple 4" center vented; all other soffit panels shall be triple 4" solid soffit material.

   Note: Open soffits to insure unobstructed air flow before installation of any vented soffit material.

Aluminum Cladding

1. Install aluminum coil stock cladding over the following items including but not limited to, all exterior door and window casings, rakes, fascias, returns, trims, posts, and headers.

2. Coil stock shall be formed and fashioned to follow existing design and contour of material being covered.

3. Where any piece of coil stock is wider than 8", create a false bend to minimize cupping.

Cleaning

1. The contractor shall clean up the job site on a daily basis. All nails, screws, metal and vinyl scraps shall be raked, or swept from sidewalks and grass areas.

2. Upon completion of work the Contractor shall wipe clean the siding material of all finger prints smudges or other markings.

Cost $ _____

Stephen Callis & Sherry Cowles
16 Janet Lane
Vernon, CT 06066

Project # 146-27

COST SUMMARY PAGE

ROOFING $ _____

WINDOWS $ _____

SIDING $ _____

TOTAL COST $ _____

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.

16 Janet Lane
Vernon, CT 06066

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.

Owner _____ Date 06-17-13
Stephen Callis

Owner _____ Date 6/17/13
Sherry Cowles

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:

16 Janet Lane
Vernon, CT 06066

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

****

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 blocks applicable to you):

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

(d) ☐ is, ☐ is not a bonafide Section 3 Company. "Section 3 company," as used in this provision, means that it meets the following definition:

1. 51% or more of the ownership of this company is owned by Section 3 residents, as defined by HUD.
2. Currently, at least 30% of the employees of the company are Section 3 residents, as defined by HUD.
3. At least 30% of the employees of the company were Section 3 residents, as defined by HUD, within three years of the date of first employment with this company.
4. I commit to subcontract at least 25% of the total value of this contract to Section 3 subcontractors, as these companies are defined above, and to provide the necessary evidence to substantiate this, prior to the award of contract.

****

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)