

## INVITATION TO BID

Proposals are invited by the owners for rehabilitation work on the property specified below:

Project Address: 30 Jackson Street  
Torrington CT 06790

Proposals will be received until 9:00 a.m. on Wednesday, April 8, 2015 at which time they will be opened. Proposals will be delivered to:

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

Project Specifications are available at the Torrington, Purchasing Department Office, Mon. through Fri. 9:00 a.m. to 4:00 p.m. (Project #143-343)

A mandatory pre-bid conference will be held at the following location and time:

**PRE-BID Tuesday, March 31, 2015**

8:30 a.m.  
30 Jackson Street  
Torrington CT 06790

The above work includes: Windows, doors, carpentry, electrical, plumbing, flooring, masonry, lead paint remediation.

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

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**INSTRUCTIONS TO BIDDERS**

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 9:00 a.m. on Wednesday, April 8, 2015

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

To be noted on outside of envelope:

**DO NOT OPEN UNTIL 9:00 a.m. on Wednesday, April 8, 2015**

Project No. 143-343  
30 Jackson Street  
Torrington CT 06790

**THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:  
8:30 a.m. on: Tuesday, March 31, 2015**

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

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

**CONTRACTOR'S BUSINESS NAME: \_\_\_\_\_  
(PLEASE PRINT)**

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



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

OWNER: Catherine Czachorowski  
ADDRESS: 30 Jackson Street  
Torrington CT 06790

PROJECT: 143-343

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

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

14. If the Contractor is delayed at any time in the progress of the work by any act or neglect of the Owner or by any employee of the Owner, or by any separate Contractor employed by the Owner, or by changes ordered in the work or by labor disputes, fire, unusual delay in delivery of materials, transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control, or by delay authorized by the Owner pending arbitration, or by any other cause which justifies the delay, the contract time shall be extended by Change Order for such reasonable time as may be agreed upon by all parties. It shall be the responsibility of the Contractor to request and document in writing such extensions within three (3) calendar days. In the event that the Contractor does not commence or pursue the work as hereinafter stated, then the Owner shall have the right to terminate this agreement and to hire a successor Contractor to perform the work. Any such termination shall be by certified mail to the address noted in this agreement, and shall be effective as of the date of mailing. Payments by the Owner in the event of termination shall be as follows:
15. The successor Contractor shall first be paid and then the terminated Contractor. Payments to the terminated Contractor shall be limited both as to those funds remaining after payment to the successor Contractor but shall not exceed the value of the work actually performed by the terminated Contractor. Further, should the total cost for work performed under this contract exceed the amount stated in this agreement due to the Contractor's termination, then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.
16. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, the Owner shall, thereupon, have the right to terminate this Contract by giving written notice to the Contractor of such termination and specifying the effective date of such termination. In such event, all unfinished work required by the Contractor under this Contract shall, at the option of the Owner, be completed or not.
17. The Contractor may request a maximum of (to be determined) progress payments as work is completed in accordance with the attached specifications. The request shall be in the form of an itemized bill for that portion of work completed by the Contractor. All requests for payment shall be accompanied by a fully executed Lien Waiver, on a form provided by the Program. Final payment is contingent upon the receipt of a signature of the respective inspector for which each permit was issued. The Contractor shall be responsible for obtaining the signatures and presenting them upon final payment.

18. All claims or disputes between the Owner and Contractor arising out of or related to the work shall be resolved in accordance with Construction industry arbitration rules of the American Arbitration Association (AAA), unless the parties mutually agree otherwise. The Owner and Contractor shall submit all disputes or claims, regardless of the extent of the work's progress, to AAA. Notice of the demand for arbitration shall be filed in writing, with a copy to the other party to this Construction Agreement, and shall be made within a reasonable time after the dispute has arisen. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.
- If the arbitrator's award is in a sum which is less than that which was offered in settlement by the Owner, the arbitrator may award costs and attorney's fees in favor of the Owner. If the award of the arbitrator is in a sum greater than that which was offered in settlement by the Contractor, the arbitrator may award costs and attorney's fees in favor of the Contractor.

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

19. Section 3 of the Housing and Urban Development Act of 1968 applies to this contract if the amount of HUD assistance exceeds \$200,000 or the contract or subcontract exceeds \$100,000. The Contractor shall, to the maximum extent feasible, provide opportunities for training and employment in connection with this contract to low income persons residing in the PMSA relevant to the project location. The Contractor must make a good faith effort to fill any job vacancies and training opportunities with low income persons residing in the PMSA relevant to the project location. Where the preceding applies, contractors must comply with the following Section 3 Clause:
- A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1791u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

- C. The Contractor agrees to send to each labor organization or representative of workers with which the Contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers representative of the Contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference shall set for the minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking application for each of the positions; and the anticipated date the work shall begin.
  - D. The Contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Contractor will not subcontract with any subcontractor where the Contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
  - E. The Contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the Contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Contractors obligations under 24 CFR part 135.
  - F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
20. The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, sexual preference, national origin, or mental or physical disability during the performance of this agreement. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship, without regard to their race, color, creed, religion, sex, sexual preference, national origin or mental or physical disability. This provision will be inserted in all subcontracts for work covered by this agreement.
21. In the event of the Contractor's noncompliance with this equal opportunity clause or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further contracts in accordance with procedures authorized in Presidential Executive Order 11246, or by rule, regulations, or order of the Secretary of Labor or as provided by law.

22. The following applies to all contracts of \$10,000.00 or more: SECTION 402 VETERANS OF THE VIETNAM ERA. AFFIRMATIVE ACTION FOR DISABLED VETERANS AND VETERANS OF THE VIETNAM ERA. The Contractor will not discriminate against any employee or applicant for employment because he or she is a disabled veteran of the Vietnam era in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment and otherwise treat qualified disabled veterans and veterans of the Vietnam era without discrimination based upon their disability or veteran status in all employment practices such as the following: employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.
23. The premises herein shall be occupied during the course of the construction work.
24. No officer, employee or member of the Governing Body of the City of Torrington shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
25. The Owner and/or City Torrington retains the right to reject any or all bids or any part of any bid in part or in whole if deemed to be in the best interest of the Owner and/or City Torrington.
26. Substitutions of materials from that specified are only allowed on an approved/equal basis. The Contractor must submit written documentation of the substitute item or material for approval by the Owner and Program prior to making such substitution. Any items or material substituted by the Contractor without prior written approval of the Owner and Program will at Contractor's expense be replaced if it is determined not to be equal to the item or material specified. Any surrounding, adjoining, or dependent items affected by replacement of unequal substituted material shall also be replaced, reworked, and reinstalled at no cost to the Owner.
27. Bids shall contain prices for general categories of work and/or items as specified on the attached sheets. In the event of a discrepancy between prices listed in the specifications and those on the cost summary sheet, the prices listed on the specification for that section shall prevail. In the case of a mathematical error by the Contractor, the correct sum of the individual line items in the specifications (not in the cost summary) shall be the Contractor's bid.
28. All bids shall remain in effect for thirty (30) calendar days.
29. The Owner will supply all necessary power required by the Contractor at no additional cost to complete his work. Power shall be limited to the use of existing outlets and shall not exceed the existing capacity of the system. Power required over the capacity of the existing electrical system shall be the responsibility of the Contractor. Heating during construction shall be supplied by the owner.

30. OTHER PROVISIONS - LEAD BASED PAINT

- A. Any and all rehabilitation work under this Agreement will comply with the requirements of the Federal Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4831) which prohibits the use of lead-based paint in residential structures constructed or rehabilitated with Federal Assistance in any form.

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

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

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

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

**ATTACHMENT A**

**Notice of Cancellation**

To be determined

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

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

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

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

I hereby cancel this transaction.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

## **LEAD PAINT INFORMATION AND LEAD REPORT**

### **Lead Hazards**

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

### **Disposal**

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

### **Clearance Testing**

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



February 19, 2015

Catherine Czachorowski  
30 Jackson St.  
Torrington, CT 06790

Dear Catherine,

Thank you for choosing me to do the Risk Assessment of your house at 30 Jackson St., Torrington, CT In addition to this report, I am enclosing the following information:

1. Summary Report showing information on readings at or above the action level of 1.0 mg/cm<sup>2</sup>. This report shows only the leaded surfaces.
2. Detailed Report showing results of all readings. Both reports identify:
  - The readings, organized by room.
  - *Wall*: this shows the side of the house where the reading was taken. Note that the wall closest to the street is always the "A" wall – the remaining walls are named in clockwise fashion, with B to the left side, C on the Rear side, and D on the right side. For example, if the inspection refers to a door on the "A side" of a room, it would be located on the wall of the room that is closest to the street.
  - *Structure*: This identifies the component that was tested – for example a window or door.
  - *Location*: This indicates if the reading was on the left, right or center side of the wall.
  - *Member*: This identifies what part of the components was tested. For example, the window sill or the stair tread.
  - *Paint Condition*: The condition of the paint (I for intact, and D for defective) Note that "D" simply means that there are visible defects in the surface.
  - *Lead (mg/cm<sup>2</sup>)*: This shows the amount of lead measured in milligrams per square centimeter. Note that anything at or greater than 1.0 mg/cm<sup>2</sup> is considered a toxic level of lead.
  - *Mode*: All readings were taken in "QuickMode", which means the XRF automatically tests as long as necessary to provide a 95% confidence level.
3. Rough drawing of the house. (The drawings are intended only to show room layout; they are not to scale)
4. Dust wipe results.

#### Scope of Work

A risk assessment was done using XRF readings on selected painted and stained surfaces on the interior and exterior of the house. Ground cover was not able to be assessed because of snow covering the ground. No soil samples were taken. Dust wipes were taken on a representative floor and a sill; all wipes were below toxic limits.

#### Results

The following is a summary of all surfaces that contain lead. *Lead hazards* need to be addressed; intact surfaces that are not currently hazards do not need to be addressed. Note that the assessment reflects the condition on the day of the walkthrough – if additional painted surfaces become defective, they will have to be stabilized and repainted.

**Exterior**

|                 | <b>Lead Hazards</b>                   | <b>Intact leaded Surfaces</b> |
|-----------------|---------------------------------------|-------------------------------|
| <b>Exterior</b> | Door, Ext. jamb to Living Room        |                               |
|                 | Door, Ext. jamb, threshold to Kitchen |                               |
|                 | Cellar window frames, sills, sashes.  |                               |

**Interior**

|                    |                  |                     |
|--------------------|------------------|---------------------|
| <b>Living Room</b> | Jamb to Exterior | Door to Exterior    |
| <b>Kitchen</b>     |                  | Jamb to D side Deck |

**Actions:****Exterior:**

1. Replace the door/jamb to the Living Room with a pre-hung, exterior door. Wrap any exposed trim and the exterior jamb.
2. Replace the Door/jamb/threshold to the Kitchen with a pre-hung, exterior door. Wrap any exposed trim and the exterior jamb.
3. Replace the cellar windows with vinyl replacement windows. Wrap any exposed trim  
**Alternate 3A:** Paint the cellar windows.

**Scope of Work: Non-Hazardous/Code Correction**

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

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

**Relocation**

The residents are not required to relocate during the window and door replacement.

**Staging of the work**

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

**Clearance**

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

### Management Plan

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

The owner must also include in their monitoring any lead based paint surfaces that are enclosed to ensure that the enclosure has not become defective and exposed the lead based painted surfaces. Monitoring will be done formally on a quarterly basis.

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

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

### Exterior

|          | Remaining Lead                                       |
|----------|--|
| Exterior | Ext. jamb to Living Room                             |
|          | Ext. jamb, to Kitchen                                |
|          | Cellar window frames, sills,<br>(sashes if retained) |

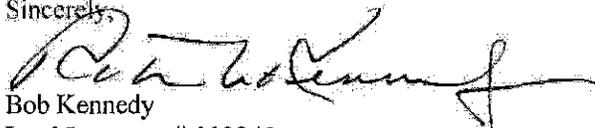
**\*Note: the substrates underlying the vinyl siding and aluminum wrap are assumed to be leaded. Any work that disturbs these surfaces in the future should be done in a lead-safe manner.**

### Disclosure

The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based hazards, including the test results contained in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

Again, I appreciate the opportunity to work with you.

Sincerely,



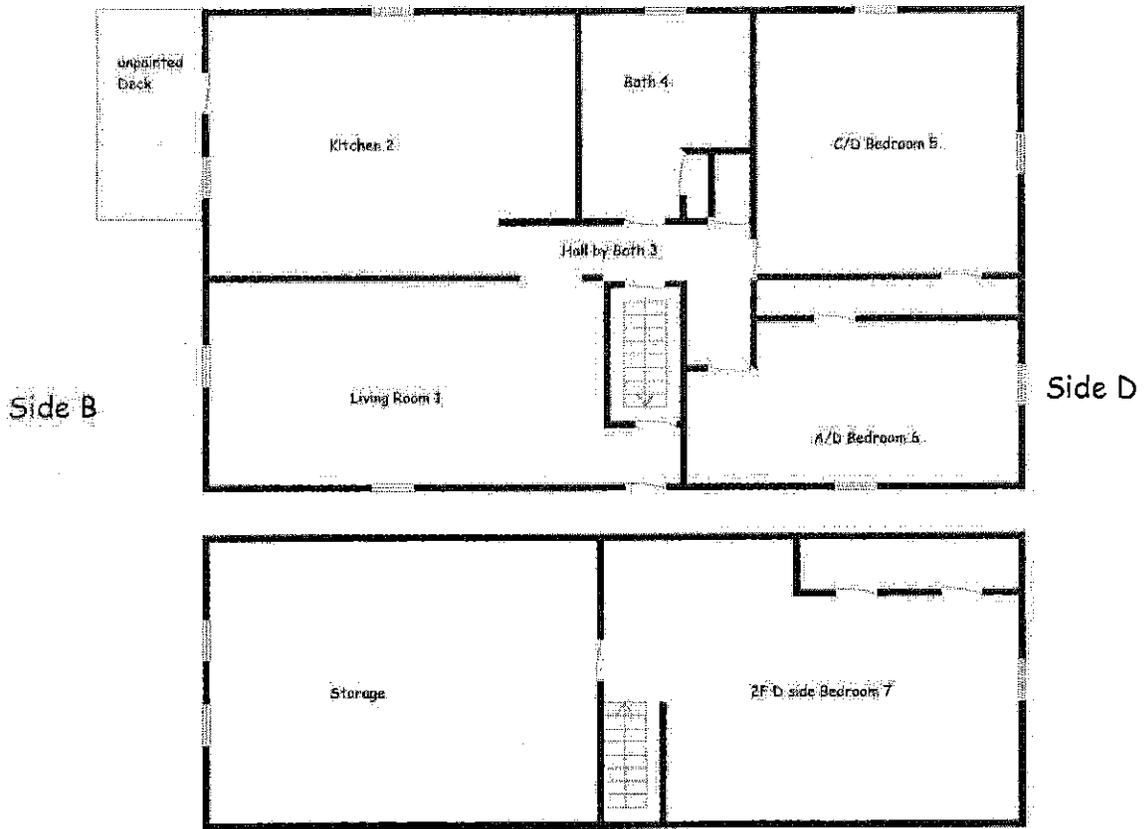
Bob Kennedy  
Lead Inspector # 002240  
Planner/Designer #002158

Cc; Bob Caliolo

# 30 Jackson St., Torrington

For layout only; not to scale

## Side C



## Side A

# LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01123 - 02/10/15 09:41

INSPECTION FOR: Catherine Czachorowski  
30 Jackson St.  
Torrington, CT 06790

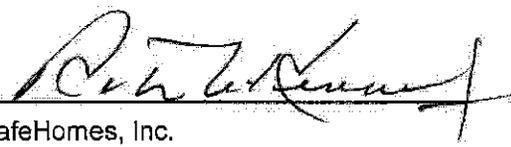
PERFORMED AT: 30 Jackson St.  
Torrington, CT 06790

INSPECTION DATE: 02/10/15

INSTRUMENT TYPE: R M D  
MODEL LPA-1  
XRF TYPE ANALYZER  
Serial Number: 01123

ACTION LEVEL: 1.0 mg/cm<sup>2</sup>

OPERATOR LICENSE: IR002240

SIGNED: 

Date: 2-19-15

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

**SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Catherine Czachorowski**

Inspection Date: 02/10/15 30 Jackson St.  
 Report Date: 2/19/2015 Torrington, CT 06790  
 Abatement Level: 1.0  
 Report No. S#01123 - 02/10/15 09:41  
 Total Readings: 105 Actionable: 11  
 Job Started: 02/10/15 09:41  
 Job Finished: 02/10/15 10:26

| Reading No.                | Wall | Structure   | Location | Member | Paint |           |       | Lead (mg/cm <sup>2</sup> ) | Mode |
|----------------------------|------|-------------|----------|--------|-------|-----------|-------|----------------------------|------|
|                            |      |             |          |        | Cond  | Substrate | Color |                            |      |
| Exterior Room 001 Exterior |      |             |          |        |       |           |       |                            |      |
| 100                        | C    | CelWinSill  | Rgt      |        |       | D         |       | 1.2                        | QM   |
| 101                        | C    | CelWinFrame | Rgt      |        |       | D         |       | 1.4                        | QM   |
| 102                        | C    | CelWinSash  | Rgt      |        |       | D         |       | 1.3                        | QM   |

Comment:

House is vinyl sided with all trim wrapped. Living Space Windows are vinyl replacement windows with all trim wrapped. Basement windows are original, wood/leaded windows.

Interior Room 001 Living Rm

|     |   |          |     |          |  |   |  |     |    |
|-----|---|----------|-----|----------|--|---|--|-----|----|
| 008 | A | Door     | Lft | Rgt jamb |  | D |  | 1.5 | QM |
| 011 | A | Door     | Lft | U Ctr    |  | I |  | 1.9 | QM |
| 009 | A | Ext Door | Lft |          |  | D |  | 1.3 | QM |
| 010 | A | Ext Jamb | Lft |          |  | I |  | 1.8 | QM |

Interior Room 002 Kitchen

|     |   |           |     |          |  |   |  |     |    |
|-----|---|-----------|-----|----------|--|---|--|-----|----|
| 028 | B | Door      | Rgt | Rgt jamb |  | I |  | 1.4 | QM |
| 029 | B | Ext Door  | Rgt |          |  | D |  | 1.8 | QM |
| 030 | B | Ext Jamb  | Rgt |          |  | D |  | 2.3 | QM |
| 031 | B | Threshold | Rgt |          |  | D |  | 2.3 | QM |

Comment:

Linoleum on floor.

Calibration Readings

---- End of Readings ----

**DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Catherine Czachorowski**

Inspection Date: 02/10/15 30 Jackson St.  
 Report Date: 2/19/2015 Torrington, CT 06790  
 Abatement Level: 1.0  
 Report No. S#01123 - 02/10/15 09:41  
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| Reading No.   | Wall | Structure   | Location | Member     | Paint Cond | Substrate | Color | Lead (mg/cm <sup>2</sup> ) | Mode |
|---|------|-------------|----------|------------|------------|-----------|-------|----------------------------|------|
| <b>Exterior Room 001 Exterior</b>   |      |             |          |            |            |           |       |                            |      |
| 100   | C    | CelWinSill  | Rgt      |            | D          |           |       | 1.2                        | QM   |
| 101   | C    | CelWinFrame | Rgt      |            | D          |           |       | 1.4                        | QM   |
| 102   | C    | CelWinSash  | Rgt      |            | D          |           |       | 1.3                        | QM   |
| Comment:  |      |             |          |            |            |           |       |                            |      |
| House is vinyl sided with all trim wrapped. Living Space Windows are vinyl replacement windows with all trim wrapped. Basement windows are original, wood/leaded windows. |      |             |          |            |            |           |       |                            |      |
| <b>Interior Room 001 Living Rm</b>  |      |             |          |            |            |           |       |                            |      |
| 005   | A    | Wall        | U Lft    |            | I          |           |       | 0.1                        | QM   |
| 022   | A    | Floor       |          |            | D          |           |       | 0.1                        | QM   |
| 004   | A    | Ceiling     |          |            | I          |           |       | 0.0                        | QM   |
| 008   | A    | Door        | Lft      | Rgt jamb   | D          |           |       | 1.5                        | QM   |
| 006   | A    | Door        | Lft      | Rgt casing | I          |           |       | -0.2                       | QM   |
| 007   | A    | Door        | Lft      | U Ctr      | D          |           |       | -0.1                       | QM   |
| 011   | A    | Door        | Lft      | U Ctr      | I          |           |       | 1.9                        | QM   |
| 009   | A    | Ext Door    | Lft      |            | D          |           |       | 1.3                        | QM   |
| 010   | A    | Ext Jamb    | Lft      |            | I          |           |       | 1.8                        | QM   |
| 015   | B    | Wall        | U Lft    |            | I          |           |       | 0.0                        | QM   |
| 016   | B    | Baseboard   | Lft      |            | I          |           |       | -0.1                       | QM   |
| 017   | B    | Window      | Ctr      | Sill       | D          |           |       | -0.3                       | QM   |
| 018   | B    | Window      | Ctr      | Lft casing | D          |           |       | -0.1                       | QM   |
| 019   | C    | Wall        | U Ctr    |            | I          |           |       | 0.0                        | QM   |
| 021   | C    | Door        | Rgt      | Rgt jamb   | D          |           |       | 0.1                        | QM   |
| 020   | C    | Door        | Rgt      | Rgt casing | D          |           |       | -0.1                       | QM   |
| 013   | C    | Door        | Rgt      | Rgt casing | I          |           |       | 0.0                        | QM   |
| 014   | C    | Door        | Rgt      | U Ctr      | I          |           |       | -0.1                       | QM   |
| 012   | D    | Wall        | U Rgt    |            | I          |           |       | -0.1                       | QM   |
| <b>Interior Room 002 Kitchen</b>  |      |             |          |            |            |           |       |                            |      |
| 024   | A    | Wall        | U Ctr    |            | I          |           |       | 0.1                        | QM   |
| 023   | A    | Ceiling     |          |            | I          |           |       | 0.0                        | QM   |
| 025   | B    | Wall        | L Lft    |            | I          |           |       | 0.1                        | QM   |
| 028   | B    | Door        | Rgt      | Rgt jamb   | I          |           |       | 1.4                        | QM   |
| 026   | B    | Door        | Rgt      | Rgt casing | I          |           |       | -0.1                       | QM   |
| 027   | B    | Door        | Rgt      | U Ctr      | I          |           |       | -0.1                       | QM   |
| 029   | B    | Ext Door    | Rgt      |            | D          |           |       | 1.8                        | QM   |
| 030   | B    | Ext Jamb    | Rgt      |            | D          |           |       | 2.3                        | QM   |
| 031   | B    | Threshold   | Rgt      |            | D          |           |       | 2.3                        | QM   |
| 032   | C    | Wall        | U Lft    |            | I          |           |       | -0.2                       | QM   |

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Catherine Czachorowski

| Reading No. | Wall | Structure | Location | Member     | Paint Cond | Substrate | Color | Lead (mg/cm <sup>2</sup> ) | Mode |
|-------------|------|-----------|----------|------------|------------|-----------|-------|----------------------------|------|
| 033         | C    | Window    | Ctr      | Sill       | I          |           |       | -0.2                       | QM   |
| 034         | C    | Window    | Ctr      | Lft casing | I          |           |       | -0.2                       | QM   |
| 035         | D    | Wall      | U Rgt    |            | I          |           |       | 0.0                        | QM   |
| 036         | D    | Baseboard | Rgt      |            | I          |           |       | 0.1                        | QM   |
| 038         | D    | Door      | Rgt      | Rgt jamb   | D          |           |       | 0.1                        | QM   |
| 037         | D    | Door      | Rgt      | Rgt casing | D          |           |       | -0.1                       | QM   |

Comment:

Linoleum on floor.

Interior Room 003 HallByBath

|     |   |           |       |            |   |  |  |      |    |
|-----|---|-----------|-------|------------|---|--|--|------|----|
| 042 | A | Wall      | U Ctr |            | I |  |  | -0.1 | QM |
| 039 | A | Ceiling   |       |            | I |  |  | 0.1  | QM |
| 051 | A | Door      | Ctr   | Rgt jamb   | I |  |  | 0.0  | QM |
| 050 | A | Door      | Ctr   | U Ctr      | I |  |  | 0.0  | QM |
| 043 | B | Wall      | U Ctr |            | I |  |  | 0.1  | QM |
| 040 | C | Wall      | U Ctr |            | I |  |  | -0.1 | QM |
| 041 | C | Baseboard | Ctr   |            | I |  |  | 0.0  | QM |
| 047 | C | Door      | Rgt   | Rgt jamb   | I |  |  | 0.0  | QM |
| 045 | C | Door      | Rgt   | Rgt casing | I |  |  | 0.1  | QM |
| 046 | C | Door      | Rgt   | U Ctr      | I |  |  | -0.2 | QM |
| 048 | C | Closet    | Rgt   | Wall       | I |  |  | -0.1 | QM |
| 049 | C | Closet    | Rgt   | Shelf Sup. | I |  |  | -0.1 | QM |
| 044 | D | Wall      | U Ctr |            | I |  |  | 0.0  | QM |

Comment:

Linoleum on floor.

Interior Room 004 Bathroom

|     |   |           |       |            |   |  |  |      |    |
|-----|---|-----------|-------|------------|---|--|--|------|----|
| 053 | A | Wall      | U Rgt |            | I |  |  | -0.2 | QM |
| 052 | A | Ceiling   |       |            | I |  |  | -0.1 | QM |
| 054 | B | Wall      | L Lft |            | I |  |  | -0.1 | QM |
| 065 | B | Baseboard | Ctr   |            | I |  |  | 0.0  | QM |
| 055 | C | Wall      | U Lft |            | I |  |  | -0.1 | QM |
| 057 | C | Window    | Ctr   | Sill       | I |  |  | 0.2  | QM |
| 056 | C | Window    | Ctr   | Lft casing | I |  |  | 0.4  | QM |
| 058 | C | Radiator  | Ctr   |            | I |  |  | -0.1 | QM |
| 059 | D | Wall      | L Ctr |            | I |  |  | -0.1 | QM |
| 062 | D | Door      | Rgt   | Rgt jamb   | I |  |  | -0.1 | QM |
| 060 | D | Door      | Rgt   | Rgt casing | I |  |  | -0.1 | QM |
| 061 | D | Door      | Rgt   | U Ctr      | I |  |  | 0.2  | QM |
| 063 | D | Closet    | Rgt   | Wall       | I |  |  | -0.1 | QM |
| 064 | D | Closet    | Rgt   | Shelf Sup. | I |  |  | -0.2 | QM |

Comment:

Linoleum on floor.

Interior Room 005 C/D Bedroom

|     |   |         |       |            |   |  |  |      |    |
|-----|---|---------|-------|------------|---|--|--|------|----|
| 067 | A | Wall    | U Ctr |            | I |  |  | -0.2 | QM |
| 066 | A | Ceiling |       |            | I |  |  | -0.1 | QM |
| 077 | A | Door    | Lft   | Rgt jamb   | I |  |  | -0.1 | QM |
| 075 | A | Door    | Lft   | Rgt casing | I |  |  | 0.0  | QM |

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Catherine Czachorowski

| Reading No. | Wall | Structure | Location | Member     | Paint Cond | Substrate | Color | Lead (mg/cm <sup>2</sup> ) | Mode |
|-------------|------|-----------|----------|------------|------------|-----------|-------|----------------------------|------|
| 076         | A    | Door      | Lft      | U Ctr      | I          |           |       | -0.2                       | QM   |
| 078         | A    | Closet    | Lft      | Wall       | D          |           |       | -0.1                       | QM   |
| 068         | B    | Wall      | L Lft    |            | I          |           |       | -0.3                       | QM   |
| 069         | C    | Wall      | U Lft    |            | I          |           |       | -0.2                       | QM   |
| 072         | C    | Window    | Ctr      | Sill       | I          |           |       | -0.1                       | QM   |
| 071         | C    | Window    | Ctr      | Lft casing | I          |           |       | -0.1                       | QM   |
| 070         | C    | Radiator  | Ctr      |            | D          |           |       | 0.0                        | QM   |
| 073         | D    | Wall      | L Ctr    |            | I          |           |       | -0.1                       | QM   |
| 074         | D    | Baseboard | Ctr      |            | I          |           |       | 0.1                        | QM   |

Comment:  
Linoleum on floor.

Interior Room 006 A/D Bedroom

|     |   |           |       |            |   |  |  |      |    |
|-----|---|-----------|-------|------------|---|--|--|------|----|
| 080 | A | Wall      | U Lft |            | I |  |  | -0.2 | QM |
| 086 | A | Baseboard | Ctr   |            | I |  |  | -0.1 | QM |
| 081 | A | Floor     |       |            | I |  |  | 0.0  | QM |
| 079 | A | Ceiling   |       |            | I |  |  | -0.2 | QM |
| 083 | A | Window    | Ctr   | Sill       | D |  |  | -0.1 | QM |
| 082 | A | Window    | Ctr   | Lft casing | I |  |  | -0.1 | QM |
| 084 | B | Wall      | U Ctr |            | I |  |  | -0.1 | QM |
| 085 | C | Wall      | U Rgt |            | I |  |  | -0.1 | QM |
| 090 | C | Door      | Ctr   | Rgt jamb   | I |  |  | -0.1 | QM |
| 088 | C | Door      | Ctr   | Rgt casing | I |  |  | 0.1  | QM |
| 089 | C | Door      | Ctr   | U Ctr      | I |  |  | 0.0  | QM |
| 091 | C | Closet    | Ctr   | Wall       | I |  |  | -0.2 | QM |
| 087 | D | Radiator  | Ctr   |            | D |  |  | 0.1  | QM |

Interior Room 007 2FDsideBR

|     |   |          |       |            |   |  |  |      |    |
|-----|---|----------|-------|------------|---|--|--|------|----|
| 096 | B | Wall     | U Rgt |            | I |  |  | 0.0  | QM |
| 095 | B | Door     | Rgt   | Rgt casing | I |  |  | 0.5  | QM |
| 094 | B | Door     | Rgt   | U Ctr      | I |  |  | 0.2  | QM |
| 092 | B | Stairs   | Ctr   | Wall       | I |  |  | -0.2 | QM |
| 098 | D | Window   | Ctr   | Sill       | I |  |  | 0.0  | QM |
| 097 | D | Window   | Ctr   | Lft casing | I |  |  | -0.1 | QM |
| 093 | D | Stairs   | Ctr   | Wall       | I |  |  | -0.1 | QM |
| 099 | D | Radiator | Ctr   |            | D |  |  | -0.2 | QM |

Comment:  
Walls unpainted wood panels.

Calibration Readings

|     |  |  |  |  |  |  |  |     |    |
|-----|--|--|--|--|--|--|--|-----|----|
| 001 |  |  |  |  |  |  |  | 0.8 | TC |
| 002 |  |  |  |  |  |  |  | 1.0 | TC |
| 003 |  |  |  |  |  |  |  | 0.9 | TC |
| 103 |  |  |  |  |  |  |  | 0.9 | TC |
| 104 |  |  |  |  |  |  |  | 0.8 | TC |
| 105 |  |  |  |  |  |  |  | 0.8 | TC |

---- End of Readings ----



**Catherine Czachorowski**  
**30 Jackson Street**  
**Torrington CT 06790**  
**Project # 143-343**

**General Construction Notes**

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

**Catherine Czachorowski  
30 Jackson Street  
Torrington CT 06790  
Project # 143-343**

**Project Meetings**

1. The selected Contractor shall attend a contract signing and pre-construction meeting as scheduled by the Owner and Project Manager.
2. The selected Contractor shall attend periodic job meetings during the course of construction, on site, as required.

**Product and Execution**

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

**Removal of Debris and Site Maintenance**

1. The contractor shall include in their bid the cost of trash containers and the removal and lawful disposal of said debris off site as required.
2. The Contractor shall coordinate with the Owner for the placement of trash containers if necessary prior to the start of demolition.
3. The Contractor shall be responsible for the daily clean up and maintenance of the site. All debris, construction materials, scrap, rubbish etc. shall be placed in a trash container or dumpster on a daily basis. Sidewalks, driveways and pedestrian ways shall be clean and free of debris at the end of each day.

**Catherine Czachorowski**  
**30 Jackson Street**  
**Torrington CT 06790**  
**Project # 143-343**

4. The Owner shall not place anything in the dumpster without prior approval from the Contractor.

#### **Material Delivery, Storage and Handling**

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

#### **Submittal**

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

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

#### **Warranties and Guarantees**

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

**Catherine Czachorowski**  
**30 Jackson Street**  
**Torrington CT 06790**  
**Project # 143-343**

## **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**

1. The intent of the proposed work is to remove and dispose of all of the existing basement windows and install new vinyl replacement windows.

Note: All of the basement windows are identified as lead hazards in the enclosed risk assessment. A TCLP test is required for all lead waste.

### **BASEMENT WINDOWS**

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

**Cost: \$ \_\_\_\_\_**

**Catherine Czachorowski**  
**30 Jackson Street**  
**Torrington CT 06790**  
**Project # 143-343**

## DOORS

### GENERAL

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

### INTENT

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

Note: The A & B side house entry doors are identified as lead hazards in the enclosed risk assessment. A TCLP test is required for all lead waste.

### **Door Schedule**

| <i>Location</i>                  | <i>Type</i>                               | <i>Size</i>       | <i>Swing</i> | <i>Lockset</i>   | <i>Hardware</i>                |
|----------------------------------|---|-------------------|--------------|--|--------------------------------|
| A - Side House Entry             | Fiberglass entry<br>2 - lite<br>4 - panel | Match<br>Original | VIF          | Schlage Plymouth<br>Keyed Entry F-51-<br>PLY-505 &<br>deadbolt | As supplied by<br>manufacturer |
| B - Side House Entry             | Fiberglass entry<br>2 - lite<br>4 - panel | Match<br>Original | VIF          | Schlage Plymouth<br>Keyed Entry F-51-<br>PLY-505 &<br>deadbolt | As supplied by<br>manufacturer |
| C - Side House<br>Basement Hatch | Steel<br>2 - panel                        | Match<br>Original |              | As supplied by<br>manufacturer                                 | As supplied by<br>manufacturer |

### DOOR MANUFACTURERS

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

Note: Therma-Tru model S296 pre hung entry door to be used as base model for price comparison concerning other approved equal doors.

**Catherine Czachorowski  
30 Jackson Street  
Torrington CT 06790  
Project # 143-343**

**FEATURES (EXTERIOR DOORS)**

1. Panel - 1 ¾" thick, fiberglass
2. Jambs - Wood
3. Hinges - 1 ½ pair 3" x 3" loose pin but hinges.
4. Sill - Adjustable.
5. Borings - As noted

**PRE HUNG DOOR INSTALLATION**

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

**BASEMENT HATCHWAY**

1. Remove and dispose of existing basement hatchway door.
2. Contractor shall size out opening and install appropriately sized metal hatchway door such as Bilco or Gorden brand. Use existing cement curbing.
3. Paint door according to manufactures specs, owner to choose color.

**Cost: \$ \_\_\_\_\_**

**Catherine Czachorowski**  
**30 Jackson Street**  
**Torrington CT 06790**  
**Project # 143-343**

## **CARPENTRY**

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

### **INTENT**

The intent of the proposed work is to:

1. Install a graspable hand rail on one side of basement stairs, and guard rails on both sides of basement stairs.
2. Vent the clothes dryer in the C/D bedroom to the outside.

### **BASEMENT**

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

### **DRYER VENT**

1. Provide and install new dryer vent to shortest distance to outside. Provide and install louvered vent at outside house wall. Vent piping to be code compliant, smooth wall pipe, riveted or taped at joints, no screws.

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## **ELECTRICAL**

### **GENERAL**

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

### **INTENT**

The intent of the proposed work is to:

1. Install wireless interconnected smoke detectors in 3 - bedrooms. Install wireless interconnected smoke & C.O detectors at 3 - levels of house.
2. Install new GFI outlets as listed below.
3. Convert 2-Prong outlets to 3-prong throughout house.
4. Install new overhead light with wall switch in the hall.
5. Install new fan/light, and medicine cabinet in the bathroom.
6. Install new 120 volt duplex outlets as listed below.

### **SMOKE & C.O. DETECTORS**

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

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**GFCI OUTLETS**

1. Convert existing outlets to GFCI: 1 - Main bathroom, 1 - Kitchen back splash, left side of sink.
2. Provide and install all circuitry and related materials to install new GFI outlets at kitchen back splash. New outlets to be serviced by dedicated 20 amp circuit. Verify location with owner prior to installation.

**2-PRONG OUTLETS**

1. Convert existing 2-prong to 3-prong outlets throughout house as needed. Include new wall plates.

**OVERHEAD LIGHTING**

1. Provide and install an overhead light, including wall switch, and all related circuitry, in the hall. Fixture to have \$40.00 material allowance.

**BATHROOM**

1. Remove and dispose of existing bathroom overhead light fixture, abandon circuitry, patch in ceiling as to prep for painting, owner will be responsible for painting. Provide and install a ceiling mounted exhaust fan/light combination unit in the center of bathroom ceiling. Unit is to be equal to Nutone model 8663RP. Unit is to be operated by separate wall switches located on lockset side of bathroom door within bathroom. Duct exhaust fan to outside (shortest distance) with back draft damper. Ducting to be ridged metal, smooth interior surface, with joints running with air flow.
2. Provide and install new medicine cabinet with light, wall switch, and related circuitry, in the bathroom. Use \$150.00 for material allowance.

**NEW DUPLEX OUTETS**

1. Install new 120 volt duplex outlets and related circuitry in areas as follows:

Kitchen 1 - Washing machine.  
Living room 1 - A wall.  
C/D bedroom 1 - A wall 1 - C wall.  
A/D bedroom 1 - A wall 1 - D wall.  
Hall 1 - A wall.

**Cost: \$ \_\_\_\_\_**

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## **PLUMBING**

**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**

The intent of the proposed work is to:

1. Install new 30" x 60" fiberglass shower base, surround, two grab bars, and diverter in the main bathroom.
2. Install trap for existing washing machine waste line.

### **SHOWER**

1. Remove and dispose of existing bathtub, diverter, and tub waste and over flow hardware.
2. Insulate exterior wall with fiberglass insulation, full depth of each bay.
3. Provide and install to (manufacturer's specs) a new Sterling brand, Ensemble model #72170120 or approved equal, 30" x 60" shower base with surround.
4. Provide and install one 18" and one 36" knurled stainless steel grab bar, WingIts brand, Premium Series, or approve equal. Verify locations with owner. Install wood blocking for grab bar installation before installing tub surround.
5. Provide and install new diverter such as American Standard model # 760709, Moen Model # 576717 or approved equal, and matching waste hardware. Adapt supply and waste piping to complete installation.
6. Install moisture resistant sheet rock and three coat tape as needed to complete installation. Owner is responsible for painting.

### **WASTE PIPING**

1. Provide and install a code compliant PVC trap for the washing machine waste line.

**Cost: \$ \_\_\_\_\_**

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Project # 143-343

## FLOORING

**GENERAL:** *This specification includes all labor, material, taxes and permits required to perform the flooring related work described below. All materials necessary to install flooring as required by the manufacturer are to be installed whether specified or not. All materials such as adhesives, etc., are to be of same manufacturer as flooring. Coordinate with the work of other trades specified elsewhere. No flooring work specified in this section is to be undertaken until all structural work, specified elsewhere, is complete.*

## INTENT

1. The intent of the proposed work is to install new ¼” sub floor and new vinyl flooring in areas listed below.

## ALLURE TRAFFIC MASTER FLOORING

1. Prep floor prior to the installation of flooring. Patch or repair floor as needed to provide a proper, smooth and level base for sub-flooring. Floor shall be vacuumed to provide a clean, debris free surface before installation of underlayment and finish flooring.
2. Install new ¼” luaun plywood underlayment to all areas where new flooring to be installed. Make sure all seems are filled prior to installation of flooring.
3. Install sound block foam equal to Simple Solutions foam underlayment to all areas where new flooring to be installed.
4. Provide and install Allure Traffic Master flooring to manufacturer’s specs.
5. Contractor will provide and install all reducers, edges, nosing, shoe moldings, or tracks to match floor color and design selected. Reuse existing shoe molding (if salvageable). Install new vinyl base on cabinets.
6. Color and style to be selected by owner. Allow \$3.00 per sq. ft. for flooring only.
7. Areas of installation: Kitchen, hall, bathroom, and C/D bedroom.

Cost: \$ \_\_\_\_\_

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**Project # 143-343**

## **MASONRY**

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

### **INTENT**

1. The intent of the proposed work is to replace front cement city sidewalks and sidewalks leading from city sidewalk to front house entry with new cement sidewalks.

### **SIDEWALK REPLACEMENT**

1. Upon removal of existing front city sidewalk and sidewalks leading to front house entry, excavate as required to a minimum depth of 10" below grade in areas where sidewalk is to be replaced.
2. Provide and install process (crushed stone with stone dust) to a compacted thickness of 5".
3. Form out and pour new sidewalks using 3,000 PSI Portland cement. Install steel wire re-mesh and lift to center of slab. Finished cement sidewalk depth to be 5".
4. Sidewalks shall match original length and width, City sidewalk approx. 5' wide x 60' long, house entry sidewalk 42" wide x 22' long. Install white vinyl expansion joints every 5 - lineal feet, pin joints with rebar (5 per joint spaced evenly).
5. Float top of walk level and smooth. Tool edges and expansion joints with mason's edger.
6. Remove and dispose of any excess soil or concrete.
7. Remove forms, back fill with 4" of top soil, and install perennial, red fescue, grass seed and hay. Advise owner of proper care, re: watering. Contractor will not be responsible for grass seed germination.

**Cost: \$ \_\_\_\_\_**

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Project # 143-343**

### **PAINTING**

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

### **INTENT**

The intent of the proposed work is to:

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

### **GENERAL PAINTING REQUIREMENTS**

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

**Cost: \$** \_\_\_\_\_



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.

*30 Jackson Street  
Torrington CT 06790  
Project #: 143-343*

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

DATE: 3-17-15 OWNER: *Catherine Czachorowski*  
Catherine Czachorowski

**Small, Minority, Women-Owned Business Concern Representation**

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

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

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

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

(Check the block applicable to you)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Black Americans        | <input type="checkbox"/> Asian Pacific Americans | <input type="checkbox"/> Hispanic Americans       |
| <input type="checkbox"/> Asian Indian Americans | <input type="checkbox"/> Native Americans        | <input type="checkbox"/> Hasidic Jewish Americans |

\*\*\*\*\*

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

*30 Jackson Street  
Torrington CT 06790  
Project #: 143-343*

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

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

FEIN or SSAN#: \_\_\_\_\_ Contractor License # \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Date: \_\_\_\_\_ Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Total Bid Amount: \$ \_\_\_\_\_

Amount Written: \_\_\_\_\_

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