

INVITATION TO BID

Proposals are invited by the owners for rehabilitation work on the property located at: 20 Lawn Street, Torrington CT 06790. Proposals must be received by the City of Torrington Purchasing Department Office, 140 Main Street, Torrington CT 06790 by 9:00 a.m. on Wednesday, March 16, 2016, at which time they will be opened.

Project Specifications are available at the Torrington, Purchasing Department Office, Mon. through Weds. 8:30 a.m. to 4:00 p.m., Thurs. 8:30 a.m. to 6:30 p.m., Fri. 8:30 a.m. to 12:30 p.m., or at the State of Conn. Dept. of Admin. Services (DAS) website, **www.das.ct.gov**, State Contracting Portal, City of Torrington, Solicitation Number (Project #143-399) For more information, contact Bob Caliolo at phone: 203-573-1188 x 211 or email: bob@lwagnerassociates.com. A mandatory pre-bid conference will be held on Wednesday, March 9, 2016, at 8:30 a.m., at 20 Lawn Street, Torrington CT 06790. The above work includes: Roofing, gutters, windws, doors, lead paint abatement.

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

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, March 16, 2016

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

To be noted on outside of envelope:

DO NOT OPEN UNTIL 9:00 a.m. on Wednesday, March 16, 2016

Project No. 143-399
20 Lawn Street
Torrington CT 06790

**THERE WILL BE A MANDATORY PRE-BID CONFERENCE AT THE ABOVE SITE AT:
8:30 a.m. on: Wednesday, March 9 , 2016**

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**

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

OWNER: Jarad & Valerie Lange
ADDRESS: 20 Lawn Street
Torrington CT 06790

PROJECT: 143-399

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.)

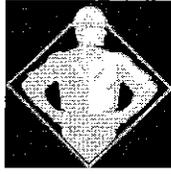
DISPOSAL

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.

Note: The owner's will relocate themselves when the lead paint abatement work is being addressed by the contractor. The contractor is to notify the owner's and the project manager (in writing) seven days prior to the scheduled start date of the work. The contractor is responsible to complete the work and have the home ready to for re-occupation within a seven consecutive day period from the work start date. The contractor is responsible to expedite the lead clearance process, including one day shipping of dust wipes etc., to achieve complete lead clearance within the seven consecutive day period.

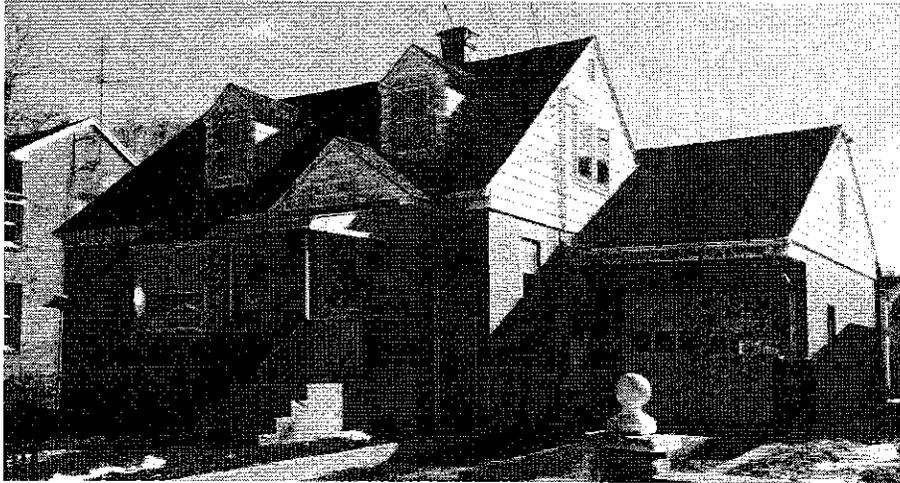


BOSTON LEAD COMPANY, LLC

Environmental Training and Assessment

62 Washington Street
Middletown, CT 06457

Lead-Based Paint Inspection Risk Assessment Report



For The Site Located at:

20 Lawn Street
Torrington, CT 06790

Prepared For:

Bob Caliolo
L. Wagner & Associates
51 Lakeside Blvd. East
Waterbury, CT 06708

&

Jarred & Valarie Lange
20 Lawn Street
Torrington, CT 06790

By:

Joyce Morin, Certified Inspector, # 002209
Boston Lead Company, LLC
62 Washington St.
Middletown, CT 06457
860-347-7277

Connecticut License No. 0002105

February 9, 2016

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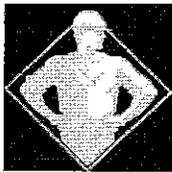
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BOSTON LEAD COMPANY, LLC

Environmental Training and Assessment

62 Washington Street
Middletown, CT 06457

I. Executive Summary

On January 21, 2016, Joyce Morin, a Certified Lead Inspector with Boston Lead Company, LLC performed a limited lead-based paint inspection/risk assessment of the property at 20 Lawn Street, Torrington, CT 06790 at the request of the client, Bob Caliolo, L. Wagner & Associates and the owner, Jarred & Valarie Lange. The dwelling, built in 1948, is a single family house. The purpose of the Risk Assessment was to determine whether there were toxic lead-based paint hazards or potential hazards and recommend management strategies to create a Lead-Safe Environment. In addition, this property may receive funding from a Small Cities Rehabilitation Grant. There is at least one child under six (6) living in this dwelling.

Lead-based paint and paint hazards were found in the following areas: window components, exterior cellar door components and the garage doors. The interior window stops were also painted with lead-based paint and should be replaced when windows are replaced. The metal cellar and garage windows were also leaded. Dust hazards were found in Room 9, the toddler's bedroom. There were no soil hazards and the water results are pending.

Inspector: Joyce Morin: Cert # 002209
Inspector/Risk Assessor: Penelope Craig: Cert #: 002104
Boston Lead Company, LLC
State of Connecticut License # 002105

Inspection Date: January 21, 2016

Property Owner Jarred & Valarie Lange
20 Lawn Street
Torrington, CT 06790

Inspection Site: 20 Lawn Street
Torrington, CT 06790

Property Description: single family house

Laboratory: Schneider Laboratories
2512 West Cary Street
Richmond, VA 23220
800-785-5227

XRF Analyzer: Analytical Method: EPA 7420
NITON XLP 300 Serial #: 23135

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

II. Lead Hazard Results

1. Threshold Standards

Paint:

The Environmental Protection Agency (EPA), the Department of Housing and Urban Development (HUD) and the State of Connecticut Department of Public Health's allowable level of lead in paint is less than 0.50% by dry weight. The paint chip analysis was done by Atomic Absorption Spectrometry (AA).

The X-Ray Fluorescence Analyzer (XRF) is the most common and accepted means of field-testing for lead in paint. Atomic absorption spectrometry (AAS) is used for paint chip samples in the laboratory. XRF detects lead through gamma ray technology. It is designed to measure the total weight of lead in a measured area. The results are reported in milligrams per square centimeter (mg/cm²). Most states have set a legal limit for lead in paint: State of Connecticut DPH uses the equal to or greater than 1.0-mg/cm² is positive for lead-based paint.

Dust:

The EPA and HUD lead in dust threshold standard is:

Floors	40 µg/ft ²
Window Sill	250 µg/ft ²
Window Trough	400 µg/ft ²

The Department of Public Health for the State of Connecticut lead in dust threshold standard is:

Floors	40 µg/ft ²
Window Sill	250 µg/ft ²
Window Trough	400 µg/ft ²

Soil:

The Department of Public Health for the state of Connecticut lead in soil threshold standard, when there are children under six, is:

DPH	≥ 400 ppm - Abatement
EPA/HUD	Allowable with action Level in all other properties: ≥ 400-1200 ppm – Landscaping Controls or if there is a child under 6 residing at the property – abatement ≥ 1200 ppm -- Abatement of soil hazards

2. List of Location and Type of Identified Lead Hazards:

A lead inspection/risk assessment was performed. Dust and soil hazards were

performed and the results are attached, water results are pending.

A. Lead-Based Paint Hazards that require treatments and Interim Control or Abatement Recommendations

Exterior

The exterior house is excellent condition. The exterior is made of brick with aluminum siding on the upper part of the house and masonry blocks as a foundation; the majority of the trim is aluminum wrapped and there is a little wood trim above the garage front overhead door. The windows have not been replaced nor has the exterior cellar door on C-Side. This house is not in a Historic District and there are two children under 6 living in this house. If any aluminum wrap is to be removed, it must be done in a lead safe manner.

The contractor must use lead-safe work practices if any painted surface on the exterior of the house is affected. The inspection/risk assessment showed that lead-based hazards (as defined in Title X of the 1992 Housing and Community Development Act) exist in the following locations:

Location/Component/Surfaces with LBP	Side	Type of LBP Hazard/Notes	Method Suggested		Monitor
			Interim Controls	Abatement	
Exterior - Main House					

Window Exterior Sashes - Trim all wrapped	All Sides	F/I & DS	Standard Treatments	R & R	Yes/No
Basement & Garage Windows	Sides & C	F/I & DS	Standard Treatments	R & R	Yes/No
Cellar Door Components, Casing, Door, Jamb, & Stop	Sides A & C	F/I & DS	Standard Treatments	R & R	Yes/No
Garage Overhead Doors	B & D	F/I & DS	Standard Treatments	R & R	Yes/No

IS=Intact Surface DS=Defective Surface F/I=Friction or Impact Surface PS=Paint Stabilization LENCAP=Liquid Encapsulation
 R&R=Remove and Replace: Standard Treatments = Doors or Windows: make substrate whole and workable, adjust friction surfaces and paint stabilize

All Grounds were intact; soil samples were not taken. All landscaping was fully grown grass and the flower beds were covered with wood chips.

Interior

This house has a living room, dining room, kitchen office/playroom, half bath and enclosed entryway downstairs and 2 bedrooms and a full bath upstairs. The interior is in excellent condition, there appears to be no structural damage and all painted surfaces are intact. The wood floors are stained. All rooms have painted walls, ceilings and trim except for the door & closet trim in the master bedroom. There were two windows that were inaccessible; they were noted in the inspection. There are 4 window stops that are positive and defective; otherwise there is no lead-based paint on the interior. The inspection/risk assessment showed that lead-based hazards (as defined in Title X of the 1992 Housing and Community Development Act) exist in the following locations:

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Location/Component/Surfaces with LBP	Sides	Type of Hazard/Notes	LBP	Method Suggested		Monitor
				Interim Controls	Abatement	Yes/No
Room 9: Toddlers Room						
Window Stops	Side C & D	DS		PS	LENCAP/R & R	Yes/No
Room 10: Master						
Window Stops	Side A, B & C	DS		PS	LENCAP/R & R	Yes/No
Room 11: Bath						
Window Stops	Side C	DS		PS	LENCAP/R & R	Yes/No

B. Management of Remaining Surfaces

There are other painted surfaces that have been tested for lead and are in "intact condition" and should be monitored and maintained to ensure that no other deterioration occurs. However, these surfaces are not considered to be "hazards", using the criteria in the 1995 HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

Those surfaces are:

Location/Component/Surfaces with LBP	Sides	Type of Hazard/Notes	LBP	Method Suggested		Monitor
				Interim Controls	Abatement	Yes/No
Exterior						
Walls and Trim	All Sides	Enclosed - assumed		None	None	Yes
Picture window sash	Side A	Painted/Enclosed - assumed		None	None	Yes

Cellar Door Components, Garage Door Side C and Basement Windows may be placed on management plan – depending on treatment chosen.

3. Disclosure Regulations

A copy of this complete report must be made available to new lessees (tenants) and/or must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled "Protect Your Family From Lead in Your Home" 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 LBP hazards.

4. Limitations of the Survey and Report

This report makes no presumption or presentations about other materials located behind walls, under floors or found once any demolition begins or materials associated with other structures located at this address.

This report does not make any claims about the surfaces in the structure that are of the same type of material, but which were not themselves tested.

As a specific example of this limitation, if only one window in a room were tested, its results cannot be presumed to be applicable to other windows in that (or any other) room. If any assumptions are to be made from the results of this report, they are made in favor of treating an area as if it were lead-based painted.

III. Building Condition Form

Building Condition Form

Condition	Yes	No
Roof missing parts of surfaces (tiles, boards, etc.)	X Side C above garage	
Roof has holes or large cracks		X
Gutter or downspouts broken		X
Chimney masonry cracked, bricks loose or missing, obviously out of plumb		X
Exterior or interior walls have obvious large cracks or holes requiring more than routine painting		X
Exterior siding has missing boards or shingles		X
Water stains on interior walls or ceilings		X
Plaster or drywalls deteriorated		X
Two or more windows or doors broken, missing or boarded up		X
Porch or steps have major elements broken, missing or boarded up		X
Foundation has major cracks, missing material, structural leans or visibly unsound		X
Total	1	10

If the "yes" column has 2 or more checks, the dwelling is considered to be in poor condition for the purposes of a risk assessment. However, specific conditions and extenuating circumstances should be considered before determining final condition of the building and the appropriateness of a lead hazard screen.

IV. Lead Hazard Control Options

1. Control Officer

1) Name of Individual in Charge of Future Lead-Based Paint Hazard Control:

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

Jarred & Valarie Lange**2) Recommended Changes to Work Order System and Property Management.**

The existing and future work order system is an informal verbal one. If painted surfaces will be disturbed during a particular repair job, the painted surface should be tested to determine if it has lead-based paint on it. If it does (**or if testing is not completed**), the maintenance worker should take the necessary precautions by wetting down the surface and performing cleanup. If the surface area is large or if the work will generate a significant amount of dust, clearance testing should be completed before residents move back into the room. The table in Appendix I can be used as a general guide in determining whether maintenance jobs are likely to be high risk or low risk. When work is assigned, the owner or worker should determine whether or not the job is low or high risk and adopt protective measures as needed.

When work is assigned, the owner or worker should determine whether or not the job is low or high risk and adopt protective measures as needed. In addition:

Additional Regulations as of April 22, 2010 (for all residential properties built before 1978 without Lead Abatement Orders issued by the Local Board of Health and/or any childcare center or school built before 1978): Any work performed on the property that has not been tested and/or confirmed negative for lead-based paint must be carried out using Lead-safe work practices. All work must be performed by an EPA Certified Firm using an EPA Certified Renovator to perform the work and direct lead-safe work practices.

2. Recommendations and General Specifications**1) Repairs Prior To Abatement or Remediation****PLEASE NOTE:**

- **Water Leaks:** Must be corrected prior to abatement regardless of the method of abatement. Uncorrected water leaks can cause encapsulating material to fail if the underlying lead painted surface deteriorates. Moisture can also cause paint on stripped surfaces (and unabated surfaces) to fail and expose lead residue that may remain on the substrate after stripping by heat, caustic chemicals, solvents or scraping.
- **Heating Systems:** Inadequate heat after abatement may lead to failure of encapsulants and paint. Therefore heating systems must be repaired. Prior to abatement forced air systems must be shut down and sealed to prevent transport of lead contamination from the abatement area to other areas of the residence.
- **Electricity:** Lack of electricity on the site can impede abatement because of inadequate lighting and may limit the options that are available for on-site paint removal. Electricity must be restored.

2) Lead Hazard Control Techniques to be used:

The Department of Housing and Urban Development's Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally

Owned Residential Property and Housing Receiving Federal Assistance, **24 CFR Parts 35 et al**, more commonly known as the 1012/1013 Rule was used in determining the Lead Hazard Control Options, training requirements, cleaning and clearance requirements, and ongoing Lead-Based Paint Maintenance and Reevaluation Requirements at 20 Lawn Street, Torrington, CT 06790. However, when there are children under six living in the apartments and/or at least one child with an elevated blood lead level, abatement of defective, friction and/or chewable surfaces is required under the **State of Connecticut Regulation, Section 19a-111-1 through 19a-111-11**. This inspection/risk assessment addresses the lead hazards found, however it does not address any code violations there may be. It is recommended that when and if there are any code violations they be assumed that there is lead-based paint present and that Lead-Safe Work Practices are used. The alternative is that the paint be inspected in the specific areas where the violations are addressed. **Lead Testing and a Risk Assessment was done and no children under six live in the dwelling.**

An EPA Certified Firm with EPA Certified Renovators must perform Interim Controls and any lead work on assumed surfaces. Any abatement work must be performed by State of CT DPH Licensed Lead Abatement Contractors with Certified Abatement Supervisors and Workers.

A. Interim Controls: Interim controls are a set of measures designed to temporarily reduce human exposure or likely exposure to lead-based paint hazards. Interim controls include repairs, maintenance, painting, temporary containment, specialized cleaning, ongoing monitoring of lead-based paint hazards or potential hazards, and the establishment an operation of management and resident education programs. All interim control strategies require worksite preparation, cleanup, waste disposal, clearance testing, record keeping, and, if applicable, monitoring. Individuals performing interim controls must be trained in Lead-Safe Work Practices or certified.

i. SPECIALIZED CLEANING

Wet clean all surfaces with a lead specific detergent. Then vacuum the surfaces using HEPA filtered vacuum equipment. Utilize wet methods and HEPA vacuuming techniques as described in OSHA 29 CFR 1926.62.

ii. PAINT STABILIZATION

- Remove surface dust, dirt, mildew, scale, rust or other debris by misting with lead-specific detergent solution. Remove loose paint using wet scraping methods until a sound surface is achieved. Dry scraping is prohibited. Remove unsound substrate not firmly adhered and repair with an appropriate patching material. After scraping, wet sand surfaces to smooth any rough edges/areas.
- Apply at least two (2) coats consisting of primer and paint/liquid encapsulant to areas where paint has been removed to fully stabilize the surface. Exterior surfaces shall match surrounding color schemes (if needed). Color is to be approved by owner.

iii. STANDARD TREATMENTS - WINDOWS

- Stabilize the paint on the window component surfaces as noted above.

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- Install channel guides between the sashes and stops/parting beads/jamb to reduce or eliminate rubbing and friction impact. Channel guides may be one or two-piece systems of vinyl, coil stock or other suitable material to effectively line the window jamb/stop/parting bead channel and sashes to eliminate friction to the painted surfaces.
- Clean the window wells and sills utilizing specialized cleaning techniques as noted above. Cover the window wells with aluminum coil stock

iv. STANDARD TREATMENTS - DOORS

- Stabilize the paint on the door component surfaces listed in the scope of work as noted in 2.10.2.
- Eliminate rubbing and friction impact by using methods such as: Re-hanging the door and/or plane the top, bottom and strike side surfaces of the door edges
- If door and/or stop is listed: install impact bumper pads or strip material on the door or stop to eliminate impact damage to paint coating, but allow door to close and latch/lock properly. Bumper pads or strip material shall be permanently attached by tacking, nails, screws, etc. (No glue or adhesive backing strips.) If door stops are easily removed (attached to surface of jamb) then it is recommended to simply replace them.
- Install door stops on the door hinges and/or baseboards to eliminate impact damage to the door/walls when opening.

v. COVERINGS

- Stabilize the paint on the door component surfaces listed in the scope of work as noted above.
- Cover the surface with an appropriate material which will reduce/eliminate friction and impact damage. Such materials may include aluminum coil stock, luan board, indoor/outdoor carpeting, vinyl flooring, stair treads/risers, polyurethane floor varnish, aluminum/vinyl siding, etc. Ensure the covering material is properly secured to the substrate below using adhesive, screws, caulk, etc.
- Covering of stair step treads/risers/landings shall typically incorporate the following techniques as specified: Paint stabilization followed by carpeting, covering the entire tread/riser and landing surfaces; or paint stabilization followed by installing vinyl/rubber stair treads (with a bull nose) which cover the entire step/tread, and vinyl/rubber or luan panels which cover the entire riser and/or landing surface.

vi. SOIL TREATMENTS (COVERINGS)

- Remove visible accumulations of paint chips from soil, paved walkways, patios and driveways using specialized cleaning techniques as noted above
- Covering with mulch, stone, or equivalent: apply weed block, cover bare soil with 4-6 inches of suitable cover material, and if not present, add edging material to contain material.
- Covering with soil/seed, sod, etc.: prepare soil for seed uptake or add 1-2 inches of top soil, add seed/fertilize mixture, and cover with hay to protect (unless product does not require). Owner is responsible for watering.

B. Abatement: Abatement is a measure or a set of measures designed to eliminate lead-based paint hazards or lead-based paint permanently. (Permanent is defined as at least 20 years effective life.) All abatement strategies require worksite preparation, cleanup, waste disposal, post-abatement clearance testing, record keeping, and, if applicable, monitoring. Individuals performing abatement activities must be trained, certified and licensed.

i. CHEMICAL PAINT REMOVAL

- Protect adjacent surfaces from damage from chemical removal. Maintain a portable eyewash station in the work area and provide proper respiratory protection to protect against vapors from chemical agents.
- Apply chemical (solvent or caustic) stripper in quantities, manner and for durations specified by manufacturer. Scrape lead based paint from surface down to bare substrate with no trace of residual pigment. Use sanding, hand scraping, and dental picks to supplement chemical methods as required to remove residual pigment.
- Apply neutralizer compatible with substrate and chemical agent to substrate following removal in accordance with manufacturer's instruction.

ii. MECHANICAL PAINT REMOVAL

- Protect adjacent surfaces from damage from abrasive removal techniques.
- Provide sanders, grinders, rotary wire brushes, or needle gun removers equipped with a HEPA filtered vacuum dust collection system. Cowling on the dust collection system for orbital-type tools shall be capable of maintaining a continuous tight seal with the surface being abated. Cowling on the dust collection system for reciprocating-type tools shall promote an effective vacuum flow of loosened dust and debris. Inflexible cowlings may be used on flat surfaces only. Flexible contoured cowlings are required for curved or irregular surfaces.
- Provide HEPA vacuums that are high performance designed to provide maximum static lift and maximum vacuum system flow at the actual operating vacuum condition with the shroud in use. The HEPA vacuum shall be equipped with a pivoting vacuum head.
- Remove all lead based paint from surface down to bare substrate with no trace of residual pigment. Use chemical methods, hand scraping, and dental picks to supplement abrasive removal methods as required to remove residual pigment.
- Perform wet scraping by using a spray bottle or sponge attached to a paint scraper. Wet scraping shall be utilized to prepare surfaces prior to paint film stabilization or encapsulation. Scraper blades should be kept sharp. After scraping, and prior to encapsulation, wet sand surfaces to smooth any rough areas. Stripped surfaces shall then be primed and painted with at least two coats of paint, Benjamin Moore® or equal, to match surrounding color schemes. Color is to be approved by owner.

iii. PROHIBITED PAINT REMOVAL METHODS

- The use of heat guns at temperatures above 700 degrees Fahrenheit to remove LBP.
- The use of sand, steel grit, water, air, CO₂, baking soda, or any other blasting media to remove LBP.
- Dry hand scraping, sanding, wire brushing.
- Power tool assisted grinding, sanding, and/or cutting of LBP without the use of cowled HEPA vacuum dust collection systems.

- Burning, busting of rivets, and/or torch cutting of materials coated with LBP. Where cutting, welding, busting, or torch cutting or materials is required, pre-remove the LBP in the affected area.
- Use of chemical strippers containing methylene chloride. Use of caustic based strippers on aluminum or wood

iv. LEAD ENCAPSULATION

- Remove surface dust, dirt, mildew, scale, rust or other debris by scrubbing with lead-specific detergent solution and rinsing. Remove loose paint using wet scraping methods until a sound surface is achieved. Dry scraping is prohibited. Remove unsound substrate not firmly adhered and repair with an appropriate patching material.
- Remove and reinstall or protect electrical receptacles, hardware, and wall mounted objects from being painted-over by encapsulant. Protect adjacent finishes from paint splatter or other damage.
- Prior to application of encapsulants, perform the tape, X-cut tape and patch tests in accordance with the CTDPH guidance document information on Applying Liquid Encapsulants to Interior Surfaces for Property Owners and Lead Professionals to determine if the surface is suitable for encapsulation.
- Apply encapsulant in a continuous coat in accordance with the manufacturer's recommendations. Number of coats, wet and dry mil thickness, and application temperature are as specified in the manufacturer's instructions for application. Encapsulant shall be approved by the CTDPH for use (i.e. on the CTDPH Registry of Authorized Encapsulant Products). Use encapsulants only on substrates and locations approved for use in the manufacturer's instructions. Encapsulants proposed for exterior use shall be approved for exterior use on the CTDPH Registry. All encapsulants shall contain a taste deterrent such as BITREX®.
- New coats of paint or primer, wall paper cover and contact paper cannot be used as encapsulants. [CTDPH Section 19a-111-4(c)(3)] Application of encapsulants to friction or impact surfaces is prohibited.
- Exterior items such as: gutter system components, shutters, and/or any other type of material or component installed over LBP, shall be removed prior to encapsulation and re-installed without causing damage to building and/or removed component. Contractor shall not attempt to remove any service connections such as meters, boxes, and main service lines.
- Exterior surfaces shall also be painted with at least two coats of paint, Benjamin Moore® or equal, to match surrounding color schemes (if needed). Color is to be approved by owner.

v. COMPONENT REPLACEMENT

- Wet down components which are to be removed to reduce the amount of dust generated during the removal process.
- Remove components utilizing hand tools, and follow appropriate safety procedures during removal. Remove the building component by approved methods which will provide the least disturbance to the substrate material. Do not damage adjacent surfaces.

- Initiate cleanup immediately after component removals have been completed. Remove any dust located behind the component removed utilizing specialized cleaning techniques.
- Installed components shall be primed and painted with at least two coats of paint, Benjamin Moore or equal, to match surrounding color schemes. Color is to be approved by owner.

vi. ENCLOSURE

- Ensure all surfaces to be enclosed are free of dirt, dust, mildew, scale, rust or other debris by cleaning with lead-specific detergent solution. Properly remove all loose or peeling paint and wash down the surface with a lead specific detergent. Repair all substrate damage with an appropriate patching material.
- Label all LBP containing surfaces prior to enclosure.
- Cover the surface with an appropriate permanent material which will eliminate contact with the painted surface. See Item H below for material specifications.
- Enclosure of stair step treads/risers/landings shall incorporate one of the following techniques as specified: Liquid encapsulation followed by carpeting covering the entire tread/riser and landing surfaces; or paint stabilization followed by installing vinyl/rubber stair treads (with a bull nose) which cover the entire tread, and vinyl/rubber or luan panels which cover the entire riser and/or landing surface.
- Ensure all enclosure materials are properly fastened to existing substrate below using adhesive, screws, etc. Do not damage adjacent surfaces. All seams shall be caulked using appropriate (interior/exterior) high quality caulk that can be painted over.
- If enclosure of siding and trim/soffits/etc. is specified replace LBP components of attic vents or combination of gable and soffit vent to meet ventilation requirements of roof and attic.

vii. SOIL ABATEMENT

- Remove the top 3-6 inches of soil. New soil and/or any replacement materials (mulch, stone, etc.) shall be certified as containing less than 400 milligrams of lead per kilogram of soil when analyzed by AAS.
- If soil is replaced with clean soil then follow with reseeding as listed above.

Identify which correction technique(s) will be used on the attached forms (See Summary Scope of Work, Appendix IV). General strategies for correction are paint stabilization, placement of barriers, restriction of access, and removal and replacement of components. Please note all techniques must be performed using lead-safe work practices.

3. Work Practices

The contractor and/or owner is responsible for using the best available engineering controls to reduce the potential for emissions to the exterior of an abatement area. Engineering controls may include but are not limited to, proper containment and control of the abatement area(s), provision of negative pressure within containment area(s), use of wet scraping/wet sanding methods and use of vacuum HEPA attached power tools.

Items that must be taken into consideration are: room/area preparation, worker protection, surface preparation, clean up, and waste disposal.

4. Work Area Preparation: Interior and Exterior

All applicable factors listed below must be addressed during the work area preparation.

All Furniture, toys, and personal items must be removed from the project area.

Cover and seal all non-work surfaces with 6-mil polyethylene as follows:

- If large pieces of furniture cannot be moved from the work area these items will be covered as well.
- Non-movable objects.
- Air heating and conditioning systems will be turned off and air intake and exhaust systems will be sealed with polyethylene and duct tape.
- Entrances to Project areas.
- Floors.
- Exterior work areas will have polyethylene extending three (3) feet per story being abated with a minimum of five (5) feet and a maximum of twenty (20) feet. For liquid waste, extend the end of the polyethylene a sufficient distance to contain the runoff and raise the outside edge of the sheets to trap liquid waste. Erect vertical shrouds if necessary to prevent any dust release to the neighboring areas.

5. Lead Hazard Reduction and/or Abatement: See Scope of Work and/or Section 2A above in this report.

6. Final Cleaning:

Three-step process – After completion of all lead hazard reduction activities, wet mist, fold and remove all containment 6-mil poly and place in 6 mil. Plastic garbage bags, goose neck and then tape shut. HEPA vacuum all visible surfaces including walls, floors and ceilings from the top down. Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, (Wash, Rinse and Dirty Water Buckets) changing rinse water every 250 SF. Completely rinse with clean water and clean equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling.

7. Clearance:

Prior to final acceptance of the lead hazard reduction work and all rehab. Work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, window sills and window wells. Dust samples must be below the thresholds of:

Floors	40 µg/ft ²
Window Sill	250 µg/ft ²
Window Trough	400 µg/ft ²

Because the exterior trim is leaded; random window wells (one on each side) should be tested on the exterior once the project is completed.

V. Reevaluation and Monitoring Schedule

The dwelling will be clearance tested after the work has been completed to make certain that it was effective. After the work has been completed and clearance established, a certificate of Lead-based Paint Compliance will be appended to this report.

The owner will be responsible for monitoring surfaces with lead-based paint to ensure surfaces do not become defective. 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, at least, on a yearly basis.

Surfaces painted with a liquid encapsulant will be monitored on a monthly basis for the first 6 months, and annually thereafter.

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

Additional Regulations as of April 22, 2010 (for all residential properties built before 1978 without Lead Abatement Orders issued by the Local Board of Health and/or any childcare center or school built before 1978): Any work performed on the property that has not been tested and/or confirmed negative for lead-based paint must be carried out using Lead-safe work practices. All work must be performed by an EPA Certified Firm using an EPA Certified Renovator to perform the work and direct lead-safe work practices.

1. Method of Resident Notification of Results of Risk Assessment and Lead Hazard Control Program;

The summary of this report will be provided by the owner to the residents in the dwelling. The brochure in the Appendix will be provided to the residents. **(Done)** The dwelling will be tested after the work has been completed to make certain that it was effective. After the work has been completed and clearance established, a certificate will be appended to this report.

2. Signatures (Risk Assessor and Owner), Date and Certificate of Lead-Based Paint Compliance when remediation is complete

Jarred & Valarie Lange Owner

Joyce Morin, Risk Assessor, Boston Lead Company, LLC

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

Appendix I: Tables

Tables of High- and Low-Risk Job Designations for Surfaces known
to have Lead-Based Paint

&

Summary of Protective Measures for Low-Risk and
High-Risk Jobs

**Table (Taken from HUD Guidelines)
Summary of Low- and High-Risk Job Designations for Surfaces Known or
Suspected to Have Lead-Based Paint**

Job Description	Low Risk	High Risk*
Repainting (includes surface preparation)		√
Plastering or wall repair		√
Window repair		√
Window pane or glass replacement only	√	
Water or moisture damage repair (repainting and plumbing)		√
Door repair	√	
Building component replacement		√
Welding on painted surfaces		√
Door lock repair or replacement	√	
Electrical fixture repair	√	
Floor refinishing		√
Carpet replacement		√
Grounds keeping	√	
Radiator leak repair	√	
Baluster repair (metal)		√
Demolition		√

* High-risk jobs typically disturb more than 2 square feet per room. If these jobs disturb less than 2 square feet, then they can be considered low-risk jobs.

Summary of Protective Measures for Low-Risk and High-Risk Jobs

Protective Measure	Low Risk	High Risk
Worksite preparation with plastic sheeting (6 mil thick)	Plastic sheeting no less than 5 feet by 5 feet immediately underneath work area	Whole floor, plus simple airlock at door or tape door shut
Children kept out of work area	Yes	Yes
Resident relocation during work	No	Yes
Respirators	Probably not necessary	Recommended
Protective clothing Note: Protective shoe coverings are not to be worn on ladders, scaffolds, etc.	Probably not necessary	Recommended
Personal hygiene (enforced hand washing after job)	Required	Required
Showers	Probably not necessary	Recommended
Work practices	Use wet methods, except near electrical circuits	Use wet methods, except near electrical circuits
Cleaning	HEPA vacuum and wet clean with suitable detergent around the work area only (2 linear feet beyond plastic)	HEPA vacuum/wet wash/HEPA vacuum the entire work area
Clearance	Visual examination only	Dust sampling during the preliminary phase of the maintenance program and periodically thereafter (not required for every job)

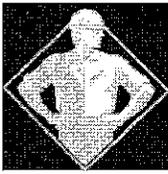
Employers must have objective data showing that worker exposures are less than the OSHA Permissible Exposure Limit of $50\mu\text{g}/\text{m}^3$ if respirators and protective clothing will not be provided.

If residents are present, the work area should be sealed off so that leaded dust does not enter the living area. Any furniture present should be moved or covered with plastic. The possible presence of lead-based paint should be considered in all repair and maintenance work.

Limited lead-based paint testing and sampling was completed and lead based paint was identified on the interior and exterior of the house. **There is a child < 6 residing in one or more of the units; abatement must be used in the common area and exterior components – interim controls using lead-safe work practices may be used in the units without children < 6..**

An EPA Certified Firm with EPA Certified Renovators must perform Interim Controls and any lead work on assumed surfaces. Any abatement work must be performed by State of CT DPH Licensed Lead Abatement Contractors with Certified Abatement Supervisors and Workers.

Appendix II: Lead-Based Paint Testing Report



BOSTON LEAD COMPANY, LLC

Environmental Training and Assessment

62 Washington Street
Middletown, CT 06457

Lead-Based Paint Survey Report



For The Site Located at

20 Lawn Street
Torrington, CT 06790

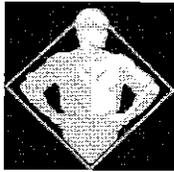
By:

Joyce Morin, Certified Inspector, #002209
Boston Lead Company, LLC
62 Washington St.
Middletown, CT 06457
860-347-7277
Connecticut License No. 0002105
October 15, 2015

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277



BOSTON LEAD COMPANY, LLC

Environmental Training and Assessment

62 Washington Street
Middletown, CT 06457

Report #: J-1212016A

Property: 20 Lawn Street
Hartford, CT

Inspection For: Jarred & Valarie Lange
20 Lawn Street
Torrington, CT 06790
&
L. Wagner & Associates
51 Lakeside Blvd. East
Waterbury, CT 06708

Contact number: 860-618-2526 Home Owner

Inspection Date: January 21, 2016

Instrument Type:

XRF: Niton XLp

Serial: 23135

Action Level: 1.0 mg/cm²

Inspector: Joyce Morin

Operator's License #: State of Connecticut
Lead Inspector Lic. #:002209

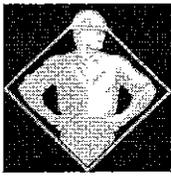
Signature: Joyce Morin
of Boston Lead Co, LLC - CT Lic #: 2105

Date: January 21, 2016

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277



BOSTON LEAD COMPANY, LLC

Environmental Training and Assessment

62 Washington Street
Middletown, CT 06457

On January 21, 2016, Joyce Morin, Certified Lead Inspector Risk Assessors with Boston Lead Company, LLC performed a lead inspection/risk assessment of the property at 20 Lawn Street, Torrington, CT for the owner of the property, Jarred & Valarie Lange and the rehab specialist for L. Wagner & Associates .The purpose of this lead survey was to determine if there is any lead based paint and paint hazards present on the interior and exterior of the house. Wipe samples were taken and the results are attached. Soil samples were not taken because ground surfaces were covered with grass and the flower beds were covered with wood chips.

Executive Summary

Description of Property

Exterior

The dwelling is a single family house built in 1948 that is excellent condition. The exterior is made of brick with aluminum siding on the upper part of the house and masonry blocks as a foundation; the majority of the trim is aluminum wrapped and there is a little wood trim above the garage front overhead door. The windows have not been replaced nor has the exterior cellar door on C-Side. This house is not in a Historic District and there are two children under 6 living in this house. If any aluminum wrap is to be removed, it must be done in a lead safe manner.

Interior

This house has a living room, dining room, kitchen office/playroom, half bath and enclosed entryway downstairs and 2 bedrooms and a full bath upstairs. The interior is in excellent condition, there appears to be no structural damage and all painted surfaces are intact. The wood floors are stained. All rooms have painted walls, ceilings and trim except for the door & closet trim in the master bedroom. There were two windows that were inaccessible; they were noted in the inspection. There are 4 window stops that are positive and defective; otherwise there is no lead-based paint on the interior. Lead-in-dust samples were taken and only one was above the threshold for lead in dust.

Lead Based Paint Determination

"Toxic level of lead", as defined in the State of Connecticut Regulation of Department of Public Health: The Lead Poisoning Prevention and Control Regulations, means a level of lead that "when present in a dried paint, plaster or other accessible surface in a dwelling or a facility that is used for child day care services, contains greater than 0.50% percent lead by dry weight as measured by flame atomic absorption spectrophotometry (FAAS), graphite furnace atomic absorption spectrophotometry (GFAAS), inductively coupled plasma-atomic emission spectrophotometry (ECP-AES) or another testing protocol deemed acceptable by the commissioner by a laboratory approved by the department for lead analysis, or equal to or

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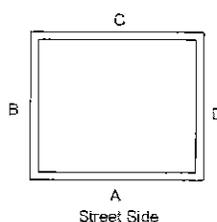
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greater than 1.0 milligrams lead per square centimeter of surface as measured on site by an X-Ray fluorescence analyzer or another testing protocol deemed acceptable by the commissioner.

Toxic Level of Lead Survey Procedure and Report Format

The lead inspection consists of testing applicable painted surfaces utilizing an XRF instrument to identify the presence or absence of toxic levels of lead.

To read the inspection report, identify the area by way of building side. Letter A, B, C, or D identifies the location of each surface. These letters correspond to the side of the building on which the surface is situated. A is the front side of the building, B, C, and D then continue clockwise around the building.



Several columns make up the body of the report:

No.	The reading # of this individual report
Flr	Floor Level
Side	Side of Building
Room	Room Identifier
Strc	Structure: Component
Sub	Substrate
Feat	The area on the component
Cond.	Condition of the paint
Results	Positive - Negative or inconclusive
Pbc	Content reading of Lead based paint

The X-Ray Fluorescence Analyzer (XRF) is the most common and accepted means of field-testing for lead in paint. Atomic absorption spectrometry (AAS) is used for paint chip samples in the laboratory. XRF detects lead through gamma ray technology. It is designed to measure the total weight of lead in a measured area. The results are reported in milligrams per square centimeter (mg/cm^2). Most states have set a legal limit for lead in paint: Connecticut uses the $1.0\text{-mg}/\text{cm}^2$ threshold.

Toxic Level Lead Paint Survey

The following areas were found to contain Lead-Based Paint:

See Positive Results and Lead Dust and Soil Laboratory Reports

Limitation and Uses of Inspection Data

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This survey was limited to the building as specified above. This report makes no presentations about other materials located behind walls, under floors and materials associated with other structures located at that address, or found once demolition of components begins.

This report does not make any claims about the surfaces in the structure that are of the same type of material, but which were not themselves tested.

As a specific example of this limitation, if only one door casing in a room where there were three door casings, its results cannot be presumed to be applicable to other windows in that (or any other) room. If any assumptions are to be made from the results of this report, they would have to be made in favor of treating an area as if it were painted with lead-based paint as a "universal precaution".

Use of this Report:

This report **cannot** be used as a lead abatement or management plan. Rather it alerts lead abatement planners, lead abatement contractors, health officials, owners and tenants to all surfaces that must be treated with care or subjected to abatement or risk hazard reduction activities. The data

in this report could only become part of a lead abatement or management plan if it were to be augmented by;

1. assumptions that all non-tested areas were lead-based paint or,
2. with additional testing to determine each specific area, as it will be addressed in the lead abatement or management plan.

Regulatory Issues

The State of Connecticut has specific laws governing the detection and removal of Lead-Based Paint hazards found in residential units built before 1978 with a child under 6 residing in the dwelling. The laws are called The State of Connecticut Lead Poisoning Prevention and Control Regulations 19a111-1 through 19a 111-11.

Other Regulatory issues are:

29 CFR 1926.62, OSHA's Occupational Exposure to Lead, regulates lead activity.

40 CFR 745, EPA's Lead Requirements for Lead Based Paint Activities.

24 CFR 35 subpart B-R, The Lead Safe Housing Rule: Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance

Joyce Morin

Inspector, CT. Cert #: 002209

Penelope Craig

Lead Inspector/Risk Assessor Cert.# 2104

Boston Lead Company, LLC Lic. #: 002105

Note: This inspection must be transferred with ownership of the property upon transfer of title.

The federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained or referenced in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based requirements, call 1-800-424-LEAD.

Additional Regulations as of April 22, 2010 (for all residential properties built before 1978 without Lead Abatement Orders issued by the Local Board of Health and/or any childcare center or school built before 1978): Any work performed on the property that has not been tested and/or confirmed negative for lead-based paint must be carried out using Lead-safe work practices. All work must be performed by an EPA Certified Firm using an EPA Certified Renovator to perform the work and direct lead-safe work practices.

Positive Reading Summary

The following pages are a summary of all positive readings determined during the inspection, on both interior and exterior surfaces. It should be assumed that any similar component in the same room or area is also positive for LBP.

Serial #XLp-23135
 Joyce Morin, CT Lic. #: 002209
 20 Lawn Street
 Torrington, CT 06790
 1/21/2016

Ranges (NEG<INC<POS): Device PCS

Index	Time	Side	Room	Component	Substrate	Feature	Condition	Floor	Results	PbC
244	10:55 AM			Shutter Cal					...	1.51
245	11:00 AM			Calibrate					Positive	1.10
246	11:02 AM			Calibrate					Positive	1.00
247	11:03 AM			Calibrate					Positive	1.10
			Room 1							
			Downstairs Bathroom							
256	11:29 AM	D	Room 1	Window	Wood	Ext. Sash	Intact		Positive	4.80
			Room 4							
			Living Room							
319	11:53 AM	A	Room 4	Window	Wood	Ext. Sash	Intact		Positive	6.50
320	11:53 AM	A	Room 4	Window	Wood	Ext. Sash	Intact		Positive	8.70
			Room 5							
			Office/Play Room							
334	12:01 PM	B	Room 5	Window	Wood	Ext. Sash	Intact		Positive	10.00
			Room 9							
			Toddlers Bedroom							
408	12:29 PM	C	Room 9	Window	Wood	Stop	Intact	2	Positive	6.80
409	12:30 PM	C	Room 9	Window	Wood	Ext. Sash	Intact	2	Positive	1.40
415	12:34 PM	D	Room 9	Window	Wood	Stop	Defective	2	Positive	3.70
416	12:35 PM	D	Room 9	Window	Wood	Ext. Sash	Defective	2	Positive	3.80
			Room 10							
			Master Bedroom & Infant Bedroom							
444	12:47 PM	B	Room 10	Window	Wood	Stop	Defective	2	Positive	1.60
445	12:48 PM	B	Room 10	Window	Wood	Ext. Sash	Defective	2	Positive	3.40
450	12:49 PM	B	Room 10	Window	Wood	Ext. Sash	Defective	2	Positive	1.30
455	12:50 PM	C	Room 10	Window	Wood	Ext. Sash	Defective	2	Positive	6.90
			Room 11							
			Upstairs Bathroom							
475	12:57 PM	C	Room 11	Window	Wood	Stop	Defective	2	Positive	5.60
476	12:57 PM	C	Room 11	Window	Wood	Ext. Sash	Defective	2	Positive	8.00
477	12:57 PM	C	Room 11	Window	Wood	Ext. Sash	Defective	2	Positive	9.70
			Garage							
485	1:37 PM	A	Garage	Overhead Door	Wood	Door	Defective		Positive	10.10

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486	1:37 PM	D	Garage	Window	Metal	Ext. Sash	Defective	<i>Positive</i>	2.70
487	1:37 PM	C	Garage	Overhead Door	Wood	Door	Defective	<i>Positive</i>	8.60
488	1:38 PM	B	Garage	Window	Metal	Ext. Sash	Defective	<i>Positive</i>	3.20
House Exterior									
489	1:38 PM	C	Exterior	Cellar Door	Wood	Casing	Defective	<i>Positive</i>	4.00
490	1:39 PM	C	Exterior	Cellar Door	Wood	Jamb	Defective	<i>Positive</i>	2.50
491	1:39 PM	C	Exterior	Cellar Door	Wood	Stop	Defective	<i>Positive</i>	2.60
492	1:39 PM	C	Exterior	Cellar Door	Wood	Stop	Defective	<i>Positive</i>	2.50
493	1:39 PM	C	Exterior	Cellar Door	Wood	Door	Defective	<i>Positive</i>	5.40
494	1:39 PM	C	Exterior	Cellar Door	Wood	Door	Defective	<i>Positive</i>	5.10
495	1:40 PM	C	Exterior	Cellar Window	Metal	Ext. Sash	Defective	<i>Positive</i>	3.30
496	1:40 PM	C	Exterior	Cellar Window	Metal	Ext. Sash	Defective	<i>Positive</i>	1.50
497	1:40 PM	B	Exterior	Cellar Window	Metal	Ext. Sash	Defective	<i>Positive</i>	3.90
498	1:40 PM	B	Exterior	Cellar Window	Metal	Ext. Sash	Defective	<i>Positive</i>	4.90
Calibrate									
499	1:42 PM		Calibrate					<i>Positive</i>	1.10
500	1:43 PM		Calibrate					<i>Positive</i>	1.00
501	1:44 PM		Calibrate					<i>Positive</i>	1.20
501	1:44 PM		Calibrate					<i>Positive</i>	1.20

Lead Inspection

Serial #Xlp-23135
 Joyce Morin, CT Lic. #: 0022209
 20 Lawn Street
 Torrington, CT 06790
 1/21/2016

Ranges (NEG<INC<POS): Device PCS

Index	Time	Side	Room	Component	Substrate	Feature	Condition	Floor	Results	pHc
244	10:55 AM		Shuter Cal							1.51
245	11:00 AM		Calibrate						Positive	1.10
246	11:02 AM		Calibrate						Positive	1.00
247	11:03 AM		Calibrate						Positive	1.10
Room 1										
Downstairs Bathroom										
248	11:26 AM	A	Room 1	Wall	Wallboard	Wall	Defective		Negative	0.00
249	11:26 AM	B	Room 1	Wall	Wallboard	Wall	Intact		Negative	0.17
250	11:26 AM	C	Room 1	Wall	Wallboard	Wall	Intact		Negative	0.30
251	11:27 AM	D	Room 1	Wall	Wallboard	Wall	Intact		Negative	0.40
252	11:27 AM	D	Room 1	Wall	Metal	Radiator	Intact		Negative	0.01
253	11:27 AM	D	Room 1	Window	Wood	Casing	Intact		Negative	0.09
254	11:28 AM	D	Room 1	Window	Wood	Stool	Intact		Negative	0.03
255	11:28 AM	D	Room 1	Window	Wood	Sash	Intact		Negative	0.05
256	11:29 AM	D	Room 1	Window	Wood	Ext. Sash	Intact		Positive	4.80
257	11:30 AM	B	Room 1	Door	Wood	Casing	Intact		Negative	0.06
258	11:30 AM	B	Room 1	Ceiling	Wallboard	Ceiling	Intact		Negative	0.40
Room 2										
Front Enclosed Entry										
259	11:31 AM	A	Room 2	Wall	Wallboard	Wall	Intact		Negative	0.40
260	11:31 AM	B	Room 2	Wall	Wallboard	Wall	Intact		Negative	0.40
261	11:32 AM	B	Room 2	Wall	Wallboard	Wall	Intact		Negative	0.40
262	11:32 AM	C	Room 2	Wall	Wallboard	Wall	Intact		Negative	0.28
263	11:32 AM	D	Room 2	Wall	Wallboard	Wall	Intact		Negative	0.50

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264	11:33 AM	A	Room 2	Door	Wood	Casing	Intact	Negative	0.00
265	11:33 AM	A	Room 2	Door	Wood	Jamb	Intact	Negative	0.00
266	11:33 AM	A	Room 2	Door	Wood	Stop	Intact	Negative	0.01
267	11:33 AM	A	Room 2	Door	Metal	Door	Intact	Negative	0.00
268	11:34 AM	A	Room 2	Door	Metal	Door	Intact	Negative	0.02
269	11:36 AM	A	Room 2	Ceiling	Wallboard	Ceiling	Intact	Negative	0.04
280	11:40 AM	C	Room 2	Door	Wood	Casing	Intact	Negative	0.03
270	11:37 AM	D	Room 2	Built-in	Wallboard	Wall	Intact	Negative	0.50
271	11:37 AM	D	Room 2	Built-in	Wood	Shelf	Intact	Negative	0.00
272	11:37 AM	D	Room 2	Built-in	Wood	Sh. Supp.	Intact	Negative	0.03

Room 3**Entry Hallway**

273	11:38 AM	A	Room 3	Wall	Wallboard	Wall	Intact	Negative	0.40
274	11:38 AM	B	Room 3	Wall	Wallboard	Wall	Intact	Negative	0.30
275	11:39 AM	C	Room 3	Wall	Wallboard	Wall	Intact	Negative	0.30
276	11:39 AM	D	Room 3	Wall	Wallboard	Wall	Intact	Negative	0.40
277	11:39 AM	D	Room 3	Wall	Wood	Baseboard	Intact	Negative	0.09
278	11:40 AM	A	Room 3	Wall	Wood	Casing	Intact	Negative	0.02
279	11:40 AM	A	Room 3	Wall	Wood	Jamb	Intact	Negative	0.01
281	11:41 AM	C	Room 3	Door	Wood	Ext. Stop	Defective	Negative	0.03
282	11:41 AM	A	Room 3	Door	Wood	Door	Intact	Negative	0.04
283	11:41 AM	A	Room 3	Door	Wood	Door	Defective	Negative	0.04
284	11:42 AM	B	Room 3	Door	Wood	Casing	Intact	Negative	0.02
285	11:42 AM	B	Room 3	Door	Wood	Jamb	Intact	Negative	0.04
286	11:42 AM	B	Room 3	Door	Wood	Door	Intact	Negative	0.08
287	11:42 AM	B	Room 3	Door	Wood	Door	Intact	Negative	0.01
288	11:42 AM	B	Room 3	Closet	Wood	Casing	Intact	Negative	0.02
289	11:43 AM	B	Room 3	Closet	Wallboard	Wall	Intact	Negative	0.12
290	11:43 AM	B	Room 3	Door	Wood	Casing	Intact	Negative	0.10
291	11:43 AM	B	Room 3	Door	Wood	Jamb	Intact	Negative	0.01
292	11:44 AM	B	Room 3	Door	Wood	Door	Intact	Negative	0.01

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293	11:44 AM	B	Room 3	Door	Wood	Door	Intact	Negative	0.01
294	11:44 AM	B	Room 3	Door	Wood	Door	Intact	Negative	0.05
295	11:44 AM	B	Cellar	Stair	Wood	Tread	Defective	Negative	0.13
296	11:45 AM	C	Room 3	Door	Wood	Casing	Defective	Negative	0.05
297	11:45 AM	D	Room 3	Door	Wood	Casing	Defective	Negative	0.01
298	11:45 AM	D	Room 3	Door	Wood	Jamb	Intact	Negative	0.00
299	11:46 AM	D	Room 3	Door	Wood	Stop	Intact	Negative	0.00
300	11:46 AM	D	Room 3	Door	Metal	Door	Intact	Negative	0.00
301	11:46 AM	D	Room 3	Door	Metal	Door	Intact	Negative	0.00
302	11:46 AM	D	Room 3	Door	Wood	Casing	Intact	Negative	0.03
303	11:46 AM	D	Room 3	Door	Wood	Jamb	Intact	Negative	0.02
304	11:47 AM	D	Room 3	Door	Wood	Door	Intact	Negative	0.03
305	11:47 AM	D	Room 3	Door	Wood	Door	Intact	Negative	0.01
306	11:47 AM	A	Room 3	Floor	Metal	Radiator	Intact	Negative	0.10
307	11:48 AM	A	Room 3	Ceiling	Wallboard	Ceiling	Intact	Negative	0.07
Room 4									
Living Room									
308	11:49 AM	A	Room 4	Wall	Wallboard	Wall	Intact	Negative	-0.03
309	11:49 AM	B	Room 4	Wall	Wood	Wall	Intact	Negative	0.05
310	11:50 AM	C	Room 4	Wall	Wallboard	Wall	Intact	Negative	0.00
311	11:50 AM	D	Room 4	Wall	Wallboard	Wall	Intact	Null	0.01
312	11:50 AM	D	Room 4	Wall	Wallboard	Wall	Intact	Negative	0.14
313	11:51 AM	D	Room 4	Wall	Wood	Baseboard	Intact	Negative	0.04
314	11:51 AM	D	Room 4	Wall	Wood	Baseboard	Intact	Negative	0.08
315	11:51 AM	D	Room 4	Wall	Metal	Threshold	Intact	Negative	0.00
316	11:52 AM	A	Room 4	Window	Wood	Casing	Intact	Negative	0.12
317	11:52 AM	A	Room 4	Window	Wood	Stool	Intact	Negative	0.00
318	11:53 AM	A	Room 4	Window	Wood	Sash	Intact	Negative	0.02
319	11:53 AM	A	Room 4	Window	Wood	Ext. Sash	Intact	Positive	6.50
320	11:53 AM	A	Room 4	Window	Wood	Ext. Sash	Intact	Positive	8.70
321	11:56 AM	C	Room 4	Door	Wood	Casing	Intact	Negative	0.01

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322	11:56 AM	C	Room 4	Ceiling	Wallboard	Ceiling	Intact	Negative	0.03
323	11:57 AM	B	Room 4	Built-in	Wood	Mantel	Intact	Negative	0.04
Room 5									
Office/Play Room									
324	11:58 AM	A	Room 5	Wall	Wallboard	Wall	Intact	Negative	0.40
325	11:58 AM	B	Room 5	Wall	Wallboard	Wall	Intact	Negative	0.30
326	11:59 AM	C	Room 5	Wall	Wallboard	Wall	Intact	Negative	0.21
327	11:59 AM	D	Room 5	Wall	Wallboard	Wall	Intact	Negative	0.30
328	11:59 AM	B	Room 5	Wall	Wood	Baseboard	Defective	Null	0.00
329	12:00 PM	B	Room 5	Wall	Wood	Baseboard	Defective	Negative	0.00
330	12:00 PM	B	Room 5	Wall	Wood	Baseboard	Defective	Negative	0.00
331	12:00 PM	B	Room 5	Window	Wood	Casing	Defective	Negative	0.06
332	12:00 PM	B	Room 5	Window	Wood	Stool	Intact	Negative	0.03
333	12:01 PM	B	Room 5	Window	Wood	Sash	Intact	Negative	0.04
334	12:01 PM	B	Room 5	Window	Wood	Ext. Sash	Intact	Positive	10.00
335	12:02 PM	C	Room 5	Door	Wood	Casing	Intact	Negative	0.01
336	12:02 PM	C	Room 5	Door	Wood	Jamb	Intact	Negative	0.00
337	12:02 PM	C	Room 5	Door	Wood	Jamb	Intact	Negative	0.00
338	12:03 PM	C	Room 5	Door	Wood	Jamb	Intact	Negative	0.00
339	12:03 PM	C	Room 5	Door	Wood	Door	Intact	Negative	0.00
340	12:03 PM	C	Room 5	Door	Metal	Door	Intact	Negative	0.00
341	12:03 PM	C	Room 5	Door	Metal	Door	Intact	Negative	0.00
342	12:04 PM	C	Room 5	Ceiling	Wallboard	Ceiling	Intact	Negative	0.09
Room 6									
Dining Room									
343	12:05 PM	A	Room 6	Wall	Wallboard	Wall	Intact	Negative	0.40
344	12:05 PM	B	Room 6	Wall	Wallboard	Wall	Intact	Negative	0.30
345	12:05 PM	C	Room 6	Wall	Wallboard	Wall	Intact	Negative	0.50
346	12:06 PM	D	Room 6	Wall	Wallboard	Wall	Intact	Null	0.23
347	12:06 PM	D	Room 6	Wall	Wallboard	Wall	Intact	Negative	0.26
348	12:06 PM	D	Room 6	Wall	Wood	Baseboard	Defective	Negative	0.00

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349	12:07 PM	D	Room 6	Floor	Metal	Radiator	Defective	Negative	0.09
350	12:07 PM	C	Room 6	Window	Wood	Stool	Intact	Negative	0.00
351	12:07 PM	C	Room 6	Window	Wood	Stool	Intact	Negative	0.00
352	12:08 PM	C	Room 6	Window	Wood	Sash	Intact	Negative	0.00
353	12:08 PM	C	Room 6	Window	Wood	Sash	Intact	Negative	0.01
354	12:08 PM	C	Room 6	Window	Wood	Sash	Intact	Negative	0.00
355	12:10 PM	A	Room 6	Door	Wood	Casing	Intact	Negative	0.01
356	12:10 PM	B	Room 6	Door	Wood	Casing	Intact	Negative	0.05
357	12:10 PM	D	Room 6	Door	Wood	Casing	Intact	Negative	0.01
358	12:10 PM	D	Room 6	Door	Wood	Casing	Intact	Negative	0.01
359	12:10 PM	D	Room 6	Door	Wood	Jamb	Intact	Negative	0.06
360	12:11 PM	D	Room 6	Door	Wood	Door	Intact	Negative	0.02
361	12:11 PM	D	Room 6	Door	Wood	Door	Intact	Negative	0.06
362	12:11 PM	D	Room 6	Closet	Wood	Casing	Intact	Negative	0.03
363	12:11 PM	D	Room 6	Closet	Wallboard	Wall	Intact	Negative	0.20
364	12:12 PM	D	Room 6	Ceiling	Wallboard	Ceiling	Intact	Null	0.07
365	12:12 PM	D	Room 6	Ceiling	Wallboard	Ceiling	Intact	Null	0.02
366	12:12 PM	D	Room 6	Ceiling	Wallboard	Ceiling	Intact	Negative	0.02
Room 7									
Kitchen									
367	12:13 PM	A	Room 7	Wall	Wallboard	Wall	Intact	Negative	0.00
368	12:13 PM	A	Room 7	Wall	Wallboard	Wall	Intact	Negative	0.06
369	12:14 PM	B	Room 7	Wall	Wallboard	Wall	Intact	Negative	0.00
370	12:14 PM	C	Room 7	Wall	Wallboard	Wall	Intact	Negative	0.18
371	12:14 PM	C	Room 7	Wall	Wallboard	Wall	Intact	Negative	0.00
372	12:14 PM	C	Room 7	Wall	Wallboard	Wall	Intact	Negative	0.05
373	12:15 PM	C	Room 7	Window	Wood	Casing	Intact	Negative	0.00
374	12:15 PM	C	Room 7	Window	Wood	Stool	Intact	Negative	0.00
375	12:16 PM	A	Room 7	Door	Wood	Casing	Intact	Negative	0.06
376	12:16 PM	B	Room 7	Door	Wood	Casing	Intact	Negative	0.00
377	12:16 PM	B	Room 7	Ceiling	Wallboard	Ceiling	Intact	Null	0.40

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378	12:16 PM	B	Room 7	Ceiling	Wallboard	Ceiling	Intact	Negative	0.18
Room 8									
Stairwell & Upstairs Hallway									
379	12:18 PM	A	Room 8	Wall	Wallboard	Wall	Intact	Negative	0.05
380	12:18 PM	B	Room 8	Wall	Wallboard	Wall	Intact	Negative	0.17
381	12:19 PM	C	Room 8	Wall	Wallboard	Wall	Intact	Negative	0.22
382	12:19 PM	D	Room 8	Wall	Wallboard	Wall	Intact	Negative	0.30
383	12:20 PM	D	Room 8	Wall	Wood	Baseboard	Defective	Negative	0.03
384	12:20 PM	D	Room 8	Stair	Wood	Baseboard	Defective	Negative	0.03
385	12:21 PM	D	Room 8	Stair	Wood	Stringer	Intact	Negative	0.02
386	12:21 PM	D	Room 8	Stair	Wood	Tread	Intact	Negative	0.01
387	12:21 PM	D	Room 8	Stair	Wood	Tread	Intact	Negative	0.06
388	12:21 PM	D	Room 8	Stair	Wood	Baluster	Intact	Negative	0.03
389	12:22 PM	B	Room 8	Door	Wood	Casing	Defective	2 Negative	0.03
390	12:22 PM	C	Room 8	Door	Wood	Casing	Defective	2 Negative	0.02
391	12:23 PM	C	Room 8	Door	Wood	Jamb	Defective	2 Negative	0.01
392	12:23 PM	C	Room 8	Door	Wood	Door	Intact	2 Negative	0.01
393	12:23 PM	C	Room 8	Door	Wood	Door	Intact	2 Negative	0.03
394	12:23 PM	C	Room 8	Door	Wood	Door	Intact	2 Negative	0.03
395	12:23 PM	C	Room 8	Closet	Wood	Casing	Intact	2 Negative	0.02
396	12:24 PM	C	Room 8	Closet	Wallboard	Wall	Intact	2 Negative	0.00
397	12:24 PM	C	Room 8	Door	Wood	Casing	Intact	2 Negative	0.07
398	12:24 PM	D	Room 8	Door	Wood	Casing	Intact	2 Negative	0.11
399	12:25 PM	D	Room 8	Ceiling	Wallboard	Ceiling	Intact	2 Negative	0.03
Room 9									
Toddlers Bedroom									
400	12:25 PM	A	Room 9	Wall	Wallboard	Wall	Intact	2 Negative	0.01
401	12:25 PM	B	Room 9	Wall	Wallboard	Wall	Intact	2 Negative	0.00
402	12:26 PM	C	Room 9	Wall	Wallboard	Wall	Intact	2 Negative	0.00
403	12:26 PM	D	Room 9	Wall	Wallboard	Wall	Intact	2 Negative	0.00
404	12:27 PM	C	Room 9	Wall	Wood	Baseboard	Intact	2 Negative	0.01

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

405	12:28 PM	C	Room 9	Window	Wood	Casing	Intact	2	Negative	0.01
406	12:28 PM	C	Room 9	Window	Wood	Stool	Intact	2	Negative	0.01
407	12:29 PM	C	Room 9	Window	Wood	Sash	Intact	2	Negative	0.01
408	12:29 PM	C	Room 9	Window	Wood	Stop	Intact	2	Positive	6.80
409	12:30 PM	C	Room 9	Window	Wood	Ext. Sash	Intact	2	Positive	1.40
410	12:30 PM	D	Room 9	Window	Wood	Casing	Intact	2	Negative	0.02
411	12:31 PM	D	Room 9	Window	Wood	Stool	Intact	2	Negative	0.00
412	12:31 PM	D	Room 9	Window	Wood	Stool	Intact	2	Negative	0.01
413	12:31 PM	D	Room 9	Window	Wood	Stool	Intact	2	Negative	0.02
414	12:31 PM	D	Room 9	Window	Wood	Sash	Intact	2	Negative	0.01
415	12:34 PM	D	Room 9	Window	Wood	Stop	Defective	2	Positive	3.70
416	12:35 PM	D	Room 9	Window	Wood	Ext. Sash	Defective	2	Positive	3.80
417	12:36 PM	A	Room 9	Door	Wood	Casing	Defective	2	Negative	0.04
418	12:36 PM	A	Room 9	Door	Wood	Jamb	Defective	2	Negative	0.00
419	12:36 PM	A	Room 9	Door	Wood	Door	Intact	2	Negative	0.02
420	12:36 PM	A	Room 9	Door	Wood	Door	Intact	2	Negative	0.03
421	12:37 PM	B	Room 9	Door	Wood	Casing	Intact	2	Negative	0.01
422	12:37 PM	B	Room 9	Door	Wood	Jamb	Intact	2	Negative	0.00
423	12:37 PM	B	Room 9	Door	Wood	Jamb	Intact	2	Negative	0.02
424	12:37 PM	B	Room 9	Door	Wood	Door	Intact	2	Negative	0.01
425	12:37 PM	B	Room 9	Door	Wood	Door	Intact	2	Negative	0.04
426	12:38 PM	B	Room 9	Closet	Wood	Casing	Intact	2	Negative	0.00
427	12:38 PM	B	Room 9	Closet	Wallboard	Wall	Intact	2	Negative	0.00
428	12:38 PM	B	Room 9	Door	Wallboard	Casing	Intact	2	Negative	0.01
429	12:38 PM	B	Room 9	Door	Wallboard	Jamb	Intact	2	Negative	0.00
430	12:39 PM	B	Room 9	Door	Wallboard	Door	Intact	2	Negative	0.02
431	12:39 PM	B	Room 9	Door	Wallboard	Door	Intact	2	Negative	0.01
432	12:39 PM	A	Room 9	Built-in	Wood	Casing	Intact	2	Negative	0.00
						Drawer				
433	12:40 PM	A	Room 9	Built-in	Wood	door	Intact	2	Negative	0.01
434	12:40 PM	A	Room 9	Ceiling	Wallboard	Ceiling	Intact	2	Negative	0.00

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OUT OF AREA: 888-541-7277

FACSIMILE: 860-347-8288

Room 10

Master Bedroom & Infant Bedroom

435	12:44 PM	A	Room 10	Wall	Wallboard	Wall	Intact	2	Negative	0.00
436	12:44 PM	B	Room 10	Wall	Wallboard	Wall	Intact	2	Negative	0.00
437	12:45 PM	C	Room 10	Wall	Wallboard	Wall	Intact	2	Negative	0.00
438	12:45 PM	D	Room 10	Wall	Wallboard	Wall	Intact	2	Negative	0.00
439	12:45 PM	D	Room 10	Wall	Wood	Baseboard	Intact	2	Negative	0.02
440	12:46 PM	A	Room 10	Window	Wood	Casing	Intact	2	Negative	0.06
441	12:46 PM	B	Room 10	Window	Wood	Casing	Intact	2	Negative	0.02
442	12:47 PM	B	Room 10	Window	Wood	Stool	Intact	2	Negative	0.00
443	12:47 PM	B	Room 10	Window	Wood	Sash	Intact	2	Negative	0.03
444	12:47 PM	B	Room 10	Window	Wood	Stop	Defective	2	Positive	1.60
445	12:48 PM	B	Room 10	Window	Wood	Ext. Sash	Defective	2	Positive	3.40
446	12:48 PM	B	Room 10	Window	Wood	Casing	Intact	2	Null	0.00
447	12:48 PM	B	Room 10	Window	Wood	Casing	Intact	2	Negative	0.00
448	12:48 PM	B	Room 10	Window	Wood	Stool	Intact	2	Negative	0.00
449	12:48 PM	B	Room 10	Window	Wood	Sash	Intact	2	Negative	0.02
450	12:49 PM	B	Room 10	Window	Wood	Ext. Sash	Defective	2	Positive	1.30
451	12:49 PM	C	Room 10	Window	Wood	Casing	Defective	2	Negative	0.01
452	12:49 PM	C	Room 10	Window	Wood	Stool	Defective	2	Negative	0.00
453	12:49 PM	C	Room 10	Window	Wood	Sash	Defective	2	Negative	0.07
454	12:50 PM	C	Room 10	Window	Wood	Ext. Sash	Defective	2	Negative	0.30
455	12:50 PM	C	Room 10	Window	Wood	Ext. Sash	Defective	2	Positive	6.90
456	12:51 PM	C	Room 10	Door	Wood	Casing	Intact	2	Negative	0.05
457	12:51 PM	C	Room 10	Door	Wood	Door	Intact	2	Negative	0.02
458	12:51 PM	D	Room 10	Door	Wood	Casing	Intact	2	Negative	0.00
459	12:51 PM	D	Room 10	Door	Wood	Casing	Intact	2	Negative	0.00
460	12:52 PM	D	Room 10	Closet	Wood	Casing	Intact	2	Negative	0.00
461	12:52 PM	D	Room 10	Closet	Wallboard	Wall	Intact	2	Negative	0.01
462	12:52 PM	D	Room 10	Door	Wood	Casing	Intact	2	Negative	0.00
463	12:52 PM	D	Room 10	Door	Wood	Jamb	Intact	2	Negative	0.01

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464	12:53 PM	D	Room 10	Door	Wood	Door	Defective	2	Negative	0.01
465	12:53 PM	D	Room 10	Door	Wood	Door	Defective	2	Negative	0.01
466	12:53 PM	D	Room 10	Ceiling	Wallboard	Ceiling	Intact	2	Negative	0.01
467	12:54 PM	D	Room 10	Attic	Wood	Door	Defective	2	Negative	0.08
Room 11										
Upstairs Bathroom										
468	12:55 PM	A	Room 11	Wall	Wallboard	Wall	Intact	2	Negative	0.07
469	12:55 PM	B	Room 11	Wall	Wallboard	Wall	Intact	2	Negative	0.00
470	12:55 PM	C	Room 11	Wall	Wallboard	Wall	Intact	2	Negative	0.02
471	12:56 PM	D	Room 11	Wall	Wallboard	Wall	Intact	2	Negative	0.03
472	12:56 PM	C	Room 11	Window	Wood	Casing	Intact	2	Negative	0.01
473	12:56 PM	C	Room 11	Window	Wood	Stool	Intact	2	Negative	0.01
474	12:56 PM	C	Room 11	Window	Wood	Sash	Intact	2	Negative	0.08
475	12:57 PM	C	Room 11	Window	Wood	Stop	Defective	2	Positive	5.60
476	12:57 PM	C	Room 11	Window	Wood	Ext. Sash	Defective	2	Positive	8.00
477	12:57 PM	C	Room 11	Window	Wood	Ext. Sash	Defective	2	Positive	9.70
478	12:58 PM	A	Room 11	Door	Wood	Casing	Intact	2	Negative	0.03
479	12:58 PM	A	Room 11	Door	Wood	Jamb	Intact	2	Negative	0.01
480	12:58 PM	A	Room 11	Door	Wood	Door	Intact	2	Negative	0.04
481	12:58 PM	A	Room 11	Door	Wood	Door	Intact	2	Negative	0.03
482	12:58 PM	A	Room 11	Door	Wood	Door	Intact	2	Negative	0.01
483	12:59 PM	A	Room 11	Floor	Metal	Radiator	Intact	2	Negative	0.03
484	12:59 PM	A	Room 11	Ceiling	Wallboard	Ceiling	Intact	2	Negative	0.00
Garage										
Overhead										
485	1:37 PM	A	Garage	Door	Wood	Door	Defective		Positive	10.10
486	1:37 PM	D	Garage	Window	Metal	Ext. Sash	Defective		Positive	2.70
Overhead										
487	1:37 PM	C	Garage	Door	Wood	Door	Defective		Positive	8.60
488	1:38 PM	B	Garage	Window	Metal	Ext. Sash	Defective		Positive	3.20
House Exterior										

PHONE: 860-347-7277

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OUT OF AREA: 888-541-7277

489	1:38 PM	C	Exterior	Cellar Door	Wood	Casing	Defective	Positive	4.00
490	1:39 PM	C	Exterior	Cellar Door	Wood	Jamb	Defective	Positive	2.50
491	1:39 PM	C	Exterior	Cellar Door	Wood	Stop	Defective	Positive	2.60
492	1:39 PM	C	Exterior	Cellar Door	Wood	Stop	Defective	Positive	2.50
493	1:39 PM	C	Exterior	Cellar Door	Wood	Door	Defective	Positive	5.40
494	1:39 PM	C	Exterior	Cellar Door	Wood	Door	Defective	Positive	5.10
495	1:40 PM	C	Exterior	Cellar Window	Metal	Ext. Sash	Defective	Positive	3.30
496	1:40 PM	C	Exterior	Cellar Window	Metal	Ext. Sash	Defective	Positive	1.50
497	1:40 PM	B	Exterior	Cellar Window	Metal	Ext. Sash	Defective	Positive	3.90
498	1:40 PM	B	Exterior	Cellar Window	Metal	Ext. Sash	Defective	Positive	4.90
499	1:42 PM		Calibrate					Positive	1.10
500	1:43 PM		Calibrate					Positive	1.00
501	1:44 PM		Calibrate					Positive	1.20

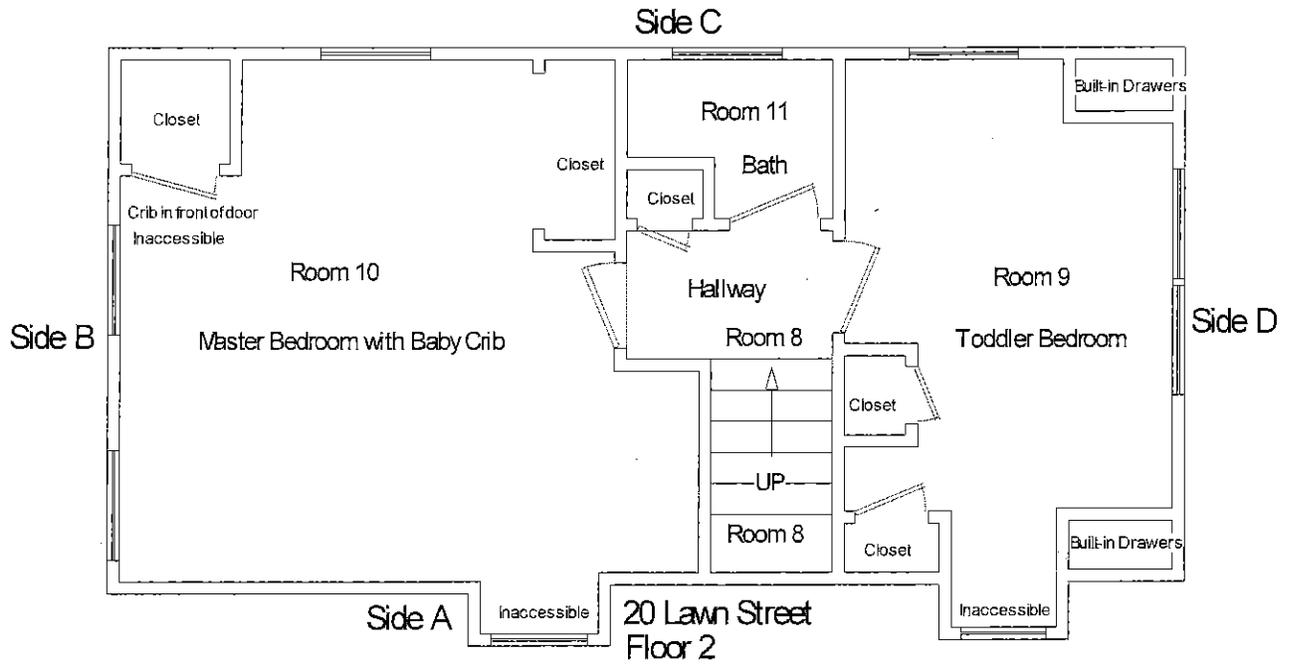
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Drawings

Not done to scale, for reference only



Laboratory Results



Analysis Report

Schneider Laboratories Global, Inc

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

Customer Boston Lead Co (2262)
Address 62 Washington St
 Middletown, CT 06457

Order #: 157035

Matrix Wipe
Received 01/27/16
Analyzed 01/27/16
Reported 01/27/16

Project
Location 20 Lawn St Torrington
Number

PO Number Wagner

Sample ID	Cust. Sample ID	Location	Sample Date	Area	Total	Conc.	RL*
Parameter		Method					
157035-001	1	Rm 8 S	01/21/16				
Lead		EPA 7000B / 3050B		0.330 ft2	26.3 µg/wipe	79.8 µg/ft2	30.3 µg/ft2
157035-002	2	Rm 8 W	01/21/16				
Lead		EPA 7000B / 3050B		0.330 ft2	996 µg/wipe	3020 µg/ft2	152 µg/ft2
157035-003	3	Rm 8 F	01/21/16				
Lead		EPA 7000B / 3050B		1.00 ft2	616 µg/wipe	616 µg/ft2	20.0 µg/ft2
157035-004	4	Rm 10 S	01/21/16				
Lead		EPA 7000B / 3050B		0.330 ft2	<10.0 µg/wipe	<30.3 µg/ft2	30.3 µg/ft2
157035-005	5	Rm 10 F	01/21/16				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
157035-006	6	Rm 6 S	01/21/16				
Lead		EPA 7000B / 3050B		0.330 ft2	<10.0 µg/wipe	<30.3 µg/ft2	30.3 µg/ft2
157035-007	7	Rm 6 F	01/21/16				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2
157035-008	8	Blank	01/21/16				
Lead		EPA 7000B / 3050B			<10.0 µg/wipe		10.0 µg/wipe
157035-009	9	Rm 7 S	01/21/16				
Lead		EPA 7000B / 3050B		0.330 ft2	<10.0 µg/wipe	<30.3 µg/ft2	30.3 µg/ft2
157035-010	10	Rm 7 F	01/21/16				
Lead		EPA 7000B / 3050B		1.00 ft2	<10.0 µg/wipe	<10.0 µg/ft2	10.0 µg/ft2

Analyst IH
 157035-01/27/16 05:23 PM

Eric Broaddus
 Reviewed By Eric Broaddus
 Analyst

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



SCHNEIDER LABORATORIES GLOBAL, INC.

2512 West Cary Street, Richmond, Virginia 23220-5117
 804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475
 www.slabin.com e-mail: info@slabin.com



V:157035

Submitting Co. Boston Lead Co. LLC	Lab Wkt#	Phone 860-347-7277
52 Washington Street, Suite 2	Acct # 2262	Fax 860-347-8288
Midtown, CT 06457	State of Collection CT	E-Mail emil@train@aol.com
Project Name:		Special Instructions (include requests for special reporting or data packages)
Project Location: 20 Lawn St, Torrington		Email Results with Address in Subject Line
Project Number:		
PO Number: Wagner		

Turn Around Time	Matrix / Sample Type (Select ONE)	Tests / Analytes (Select ALL that Apply)		
<input type="checkbox"/> 2 hours* <input type="checkbox"/> Same day* <input type="checkbox"/> 1 business day* <input type="checkbox"/> 2 business day* <input type="checkbox"/> 3 business days* <input checked="" type="checkbox"/> 5 business days* <input type="checkbox"/> Full TCLP (10d) <input type="checkbox"/> Weekend* <small>* not available for all tests</small> <small>Schedule rush organics, multi-metals & weekend tests in advance.</small>	<small>All samples on form should be of SAME matrix type. Use additional forms as needed.</small> <input type="checkbox"/> Air <input type="checkbox"/> Solid <input type="checkbox"/> Aqueous <input type="checkbox"/> Waste <input type="checkbox"/> Bulk <input type="checkbox"/> Wastewater <input type="checkbox"/> HI-Val Filter (PM10) <input type="checkbox"/> Water/Drinking <input type="checkbox"/> HI-Val Filter (ESP) <input type="checkbox"/> Compliance <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Wipe <input type="checkbox"/> Paint <input type="checkbox"/> Wipe, Composite <input type="checkbox"/> Sludge <input type="checkbox"/> _____ <input type="checkbox"/> Soil <input type="checkbox"/> _____	Asbestos Air / Fiber Counts	Asbestos Bulk / Ash ID	Metals - Total Conc.
		<input type="checkbox"/> PCM (NIOSH 7400) <input type="checkbox"/> TEM (AHERA) <input type="checkbox"/> TEM (EPA Level II) <input type="checkbox"/> _____ Miscellaneous Tests: <input type="checkbox"/> Total Dust (NIOSH 0500) <input type="checkbox"/> Resp. Dust (NIOSH 0600) <input type="checkbox"/> Silica - FTIR (NIOSH 7602) <input type="checkbox"/> Silica - XRD (NIOSH 7600) <input type="checkbox"/> _____	<input type="checkbox"/> PLM (EPA 8000-83/116) <input type="checkbox"/> PLM (EPA Point Count) <input type="checkbox"/> PLM (Qualitative only) <input type="checkbox"/> NYELAP 190.17.41.6 <input type="checkbox"/> CAELAP (EPA Interim) <input type="checkbox"/> TEM (Chattfield) <input type="checkbox"/> _____ FOR ASBESTOS AIR: TYPE OF RESPIRATOR USED: _____	<input type="checkbox"/> Lead <input type="checkbox"/> RCRA Metals <input type="checkbox"/> _____ <input type="checkbox"/> _____ Metals - Extract: <input type="checkbox"/> TCLP / Lead <input type="checkbox"/> TCLP / RCRA Metals <input type="checkbox"/> TCLP / Full (w/ organics) Others: _____

Sample #	Date Sampled	Time Sampled	Sample Identification (e.g. Employee, SSN, Bldg, Material)	Wiped Area (ft²)	Type ¹ A,B,P,E	Time ²		Flow Rate ³		Total ⁴ Air
						Start	Stop	Start	Stop	
1			Rm 9	S .33						
2				W .33						
3				F I						
4			Rm 10	S .33						
5				F I						
6			Rm 6	S .33						
7				F I						
8			Blank							
9			Rm 7	S .33						
10				F I						

¹Type: A=area B=blank P=personal E=excursion ²Beginning/End of Sample Period ³Pump Calibration in Liters/Minute ⁴Volume in Liters (Time in min * flow in L/min)

Sampled by NAME <u>Joyce Morin</u> SIGNATURE <u>Joyce Morin</u> DATE/TIME <u>11/21/16</u>	Relinquished to lab by NAME _____ SIGNATURE _____ DATE/TIME _____	11-27-16 	Sample Disposal Examples: paint cans, waxes (check for lead) <input type="checkbox"/> Return to sender (keep fees) <input type="checkbox"/> Dispose by lab (see fee) Shipping Methods <input type="checkbox"/> FX <input type="checkbox"/> UPS <input type="checkbox"/> Other <input type="checkbox"/> HD <input type="checkbox"/> DB WE: _____
--	--	--------------	--

Sample return requested Ambient temp Ice °C pH Cl R S T X Receive a physical copy of report.

Appendix III: Lead-Based Paint Hazard Control Summary of Work
Abatement Plan

MODEL LEAD ABATEMENT PLAN FOR RESIDENTIAL DWELLINGS

A. Background Information

Date Plan Submitted: February 9, 2016 Address of

Property: 20 Lawn Street Apartment # or #: _____

City: Torrington State: CT Zip: 06790

Plan Prepared by: Owner Planner Project Designer

If Planner Project Designer

Name: Penelope Craig Certificate Number: LPPD: 002120

Telephone: (860) 347-7277 Address: 62 Washington Street

City: Middletown State: CT Zip Code: 06457

Identify Inspection Report Used to Develop Abatement Plan

(Attach copy if not already provided to local health department)

Date(s) of Inspection: January 21, 2016

If Consultant Contractor

Name of Consultant Contractor: Boston Lead Company, LLC

License Number: 002105 Telephone Number: 860-347-7277

Name of Inspector: Joyce Morin Certificate Number: 002209

If Health Department

Name of Health Department: _____

Name of Inspector: _____ Telephone Number: () _____

B. Owner/Owner Agent Information

Name of Owner(s): Jarred & Valarie Lange

Address: 20 Lawn Street

City: Torrington State: CT Zip Code: 06790

Home Telephone: 860-618-2526 Work Telephone: () _____

Owner's Designated Agent (if applicable):

Name: _____ Title: _____

Telephone Number: () _____

C. Resident Information

Name(s): Jarred & Valarie Lange

Telephone Number: (860) 618-2526 Number

of Children Under Six Years Old: 2 Will Residents Be Relocated? YES NO

If Residents Will Not Be Relocated, Provide Justification (Use additional sheets if necessary)

If Residents Will Be Relocated, Provide The Following: Unknown

Telephone Where Residents Can Be Reached If Relocated: () _____

Address of Relocation: _____

City: _____ State _____

D. Abatement Contractor Information

Who will conduct abatement? Owner Abatement Contractor

If Abatement Contractor Will Conduct Abatement

Has contractor been selected? YES NO

If yes, provide the following:

Contractor Name:

Contractor License Number: _____ Contact Person: _____

Address: _____ City: _____

State: CT Zip Code: _____ Telephone Number: _____

E. Repairs Prior To Abatement

PLEASE NOTE:

- **Water Leaks:** Must be corrected prior to abatement regardless of the method of abatement. Uncorrected water leaks can cause encapsulating material to fail if the underlying lead painted surface deteriorates. Moisture can also cause paint on stripped surfaces (and unabated surfaces) to fail and expose lead residue that may remain on the substrate after stripping by heat, caustic chemicals, solvents or scraping.
- **Heating Systems:** Inadequate heat after abatement may lead to failure of encapsulants and paint. Therefore heating systems must be repaired. Prior to abatement, forced air systems must be shut down and sealed to prevent transport of lead contamination from the abatement area to other areas of the residence.
- **Electricity:** Lack of electricity on the site can impede abatement because of inadequate lighting and may limit the options that are available for on-site paint removal. Electricity must be restored.

What Components Or Mechanical Systems Need To Be Repaired Prior To Abatement?

(Check appropriate item[s])

Water leaks, Roof, Plumbing, Wall surfaces, etc.

Heating system

Electrical system

Any other conditions that require repair so as not to impede abatement *(Please indicate)*

This project is part of the Torrington Small Cities CDBG Grant and there is some rehabilitation work that will performed at the same time or scheduled by Bob Caliolo of LWagner and Associates. On the proposed rehab scope of work there is a roof, gutters, windows and a garage door to be replaced. The windows and garage door are also leaded and included on the Lead Abatement Scope of Work as well No prior repairs required.

F. Abatement Technique(s) To Be Used

Identify which abatement technique(s) will be used on the attached forms. The three general strategies for lead paint abatement are removal, replacement, and encapsulation. (See pages 9, 10 and 11 for the relevant forms.)

- A. Removal (**REM**):(stripping of paint)
- B. Replacement (**REP**): (removal of architectural component & replacement with lead free component)
- C. Rigid Encapsulation (**RENCAP**): (e.g. enclosure using materials such as siding, paneling, etc.)*
- D. Liquid Encapsulation (**LENCAP**): (provide product technical information)*
- E. Cementitious Encapsulation (**CENCAP**): (provide product technical information)*

***Note:** if liquid, cementitious or rigid encapsulants are to be used, the associated surfaces must be periodically monitored in the future per a schedule that is established within a **lead management plan**. Additionally liquid and cementitious encapsulants must be authorized for use by the Connecticut Department of Public Health (DPH) and listed on the DPH Registry of Authorized Encapsulant Products.

Paint Removal means the stripping of lead paint from the surfaces of components. The following are some of the paint removal processes that can be used; chemical stripping, mechanical stripping, and wet scraping/wet sanding.

- **Chemical stripping:** There are a variety of paint removal products that are available from various manufacturers. Commonly the stripper is applied to the building component and later removed by manual scraping. All paint layers must be removed. Follow manufacturer's directions on how to apply such products.
- **Mechanical stripping:** This technique requires the use of power tools. Examples of such equipment are; Needle guns, Vibrating, belt and rotary sanders; Abrasive blasting equipment; and other types of impact strippers that employ the use of steel studs of different sizes and shapes, that rotate in an enclosed head to impact the painted surface. See manufacturer's instructions on how to use this equipment. (Note: Mechanically powered abatement equipment requires the use of HEPA-equipped vacuum attachments to remove dust generated during the use of the equipment.)
- **Wet Scraping/Wet Sanding:** Wet scraping or wet sanding manually removes loose and peeling lead paint. Paint chips and dust that are generated during these procedures, must be controlled, to avoid further

distribution of contaminants to adjacent areas. Wet scraping or sanding involves misting the peeling paint before scraping or sanding, and thus reducing the amount of lead dust that is generated during these processes. Surfactants (wetting agents) may be added to the water to facilitate clean up.

- **Heat Gun:** This removal technique involves the softening of the paint with a heat gun and then scraping the paint off. To prevent vaporization of the lead contained in the paint, the temperature of the heat gun must not exceed 700 degrees Fahrenheit per DPH regulations.

Note: If paint removal is selected, x-ray florescence analyzer testing of the surface after the paint has been removed is required to ensure toxic levels of lead no longer remain on the surface(s).

Replacement means the removal of components such as windows, doors, and trim that have lead painted surfaces and the installation of new components that are free of lead containing paint. Replacement may be feasible for many exterior and interior architectural components.

Encapsulation refers to processes that make lead paint inaccessible, by covering or sealing lead painted surfaces. If the lead paint is peeling or deteriorating then some wet scraping and/or wet sanding is necessary prior to encapsulation (see wet scraping/wet sanding in the description of paint removal).

Liquid and cementitious encapsulants must be listed on the DPH Registry of Authorized Encapsulant Products, to be considered for use. The following are some types of rigid encapsulating materials: gypsum dry wall, fiberglass, wood and vinyl siding. Seams must be sealed to prevent the escape of lead dust.

The following cannot be used as encapsulants:

- A new coat of paint or primer
- Wall paper coverings
- Contact paper

Any area that is to be abated must be properly contained with materials such as 6 mil polyethylene sheeting to prevent further contamination of the dwelling or environment and to facilitate post-abatement clean up.

G. Dates of Abatement Project

Estimated Starting Date of Abatement Project: March 15, 2016

Estimated

Completion Date of Abatement Project: June 15, 2016

Note: Written notice shall be given to the local health department at least 5 working days prior to the actual starting date.

H. Notification to the Connecticut State Historic Preservation Office

(If property is over fifty [50] years old)

Year Built: 1948 Notification Required? YES NO

If Yes, Date Sent: _____ Response Received? YES *(attach copy)* NO

Date Response Received: _____

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

Send Notification to:

Todd Levine, Environmental Reviewer
State Historic Preservation Office
1 Constitution Plaza, 2nd floor Hartford, CT 06103
todd.levine@ct.gov ← preferred form of contact
860-256-2800 (main)
860-256-2759 (direct)

I. Notification Procedure

Written notice will be given to the resident(s) 5 working days prior to the abatement start date. The notice shall:

- Inform the residents of their rights and responsibilities per the statutes and regulations.
- Inform residents which surfaces or soil areas are to be abated.

Additionally, warning signs shall be posted at all entrances to and exits from the abatement area, prior to abatement.

Note: Submit copies of the notice and the warning sign to be used.

J. Containment of Work Area (Interior and Exterior)

Moveable objects belonging to residents must be removed from the abatement area. The belongings should be stored in an easily accessible location.

Cover and seal all non-work surfaces with 6 mil polyethylene as follows:

- a.) non-movable objects.
- b.) air system(s) heating, ventilation, air conditioning (HVAC).
- c.) entrances to abatement areas.
- d.) floors.
- e.) exterior grounds and surfaces (use 6-mil polyethylene sheeting to prevent release of lead into the environment).

Note: The contractor and/or owner is responsible for using the best available engineering controls to reduce the potential for emissions to the exterior of an abatement area. Engineering controls may include but are not limited to, proper containment and control of the abatement area(s), provision of negative pressure within containment area(s), use of wet scraping/wet sanding methods and use of vacuum HEPA attached power tools.

Describe proposed engineering controls: Containment of abatement areas, wet scraping/wet sanding, chemically stripping or mechanically stripping with HEPA Shroud attachment.

K. Cleaning After Lead-Based Paint Abatement (Prior to Clearance Testing)

- Procedure:
- 1. Wet clean the containment area.
 - 2. Carefully remove the polyethylene covering.
 - 3. HEPA vacuum area and wash with TSP detergent or other effective non-TSP cleaner.

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FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

- 4. After 24 hours from the time when active abatement has ceased: HEPA vacuum, wash with TSP or other effective non-TSP cleaner and HEPA vacuum again.

L. Waste Disposal (Hazardous)

For waste that meets the Resource Conservation and Recovery Act (RCRA) criteria for hazardous waste (utilizing appropriate characterization and testing), indicate:

Disposal Site: _____ < 10 yd³ _____
 Address: _____ City: _____
 State: _____ Zip Code: _____ Telephone Number: () _____
 Type of waste; Liquid: Solid: Projected Amount of Waste: _____

Note: Lead contamination detected **in soils** located within the property boundaries of a household, the source of which was the result of routine residential maintenance (intentional paint removal) and/or the natural weathering or chalking of lead-based paint, is exempt from classification as a hazardous waste under the household waste exclusion found at 40 C.F.R. paragraph 261.4(a). These soils may be managed on-site or disposed of off-site without invoking RCRA Subtitle C. (C.F.R.) Code of Federal Regulations.

Note: Further questions regarding hazardous waste issues should be directed to:

State of Connecticut - Department of Energy and Environmental Protection
Waste Management Bureau
 79 Elm Street, Hartford, CT 06106-5127
 Telephone: (203) 424-3023

M. Worker Protection

Note: Workers must use proper personal protective equipment per the OSHA Lead in Construction Standard (29CFR 1926.62) and state regulation. Full body covering (suits) with hood and shoe covering attached should be used to prevent lead dust contamination. Disposable coveralls that are used one time provide effective protection. Indicate the level of protection that is to be provided:

Body Covering: Disposable:
 Head Covering: Disposable:
 Hand Covering: Disposable:
 Shoe Covering: Disposable:
 Respirator w/HEPA Filter: Type of Respirator: ½ Mask

Note: Neither smoking, eating or drinking nor the application of cosmetics or lip balm, is permitted within the work area. Use of personal clothing and foot wear is not permitted during abatement activities.

Indicate available washing facilities: Hand washing: Showers:

N. Clearance Testing

Prior to re-occupancy, a visual inspection of abatement areas is required and dust samples shall be collected and analyzed from floors, window sills and window wells in each area where abatement has occurred. This inspection

and sampling must be performed by a certified lead inspector, certified inspector risk assessor or an authorized code enforcement official.

Visual inspection and sampling to be performed by a certified lead inspector or inspector risk assessor:
Name: _____ Certificate Number: _____ Contractor Name: Boston Lead
Company, LLC Connecticut License #: 002105
Address: 62 Washington Street City: Middletown
State: CT Zip Code: 06457 Telephone Number: (860) 347-7277

OR

Visual inspection and sampling to be performed by an authorized code enforcement official

O. Soil Abatement

(Provide diagram of exposed soil areas to be abated)

1. Soil lead levels between 400 ppm and 5000 ppm: Check abatement technique(s) to be used. Not Applicable – soil below the threshold

- Plant grass or shrubbery to reduce exposure to bare soil.
- Permanent barrier: asphalt or cement.
- Cover three to six inches with gravel or bark mulch.
- Restrict access: (fencing; specify type & height _____)
- Restrict access: (specify barrier _____)
- Excavate, remove and replace contaminated soil. An excavation of between three and eight inches is a generally acceptable practice. (Specify depth of excavation _____)
- Relocate play equipment.

2. Soil lead levels greater than or equal to 5000 ppm: Check abatement technique(s) to be used.

- Excavate, remove and replace contaminated soil. An excavation of between three and eight inches is a generally accepted practice (specify depth of excavation _____)
- Permanent barrier: asphalt or cement

Note: All soil abatement techniques except removal and replacement require ongoing periodic monitoring at a frequency that is established within a written management plan.

P. Abatement Forms

The following three forms may be used as templates for abatement plans. The forms may be modified or expanded depending upon the specifics of individual projects.

Scope of Work:

This scope of work is based on the Lead Hazard Inspection/Risk Assessment done by Boston Lead Company, LLC; it is up to the contractor to ensure that all replacement of components is completed as required by the Torrington Building and Fire Codes.

Summary of Lead Determination/EPA Risk Assessment – Scope of Work Abatement

Jarred & Valarie Lange

20 Lawn Street

Torrington, CT 06790

Child < 6

Lead Paint Determination only

Lead Violations that require action:

All activities have the potential to create a high volume of lead-contaminated dust, so extra care must be taken by the contractor to limit and contain the dust generated.

Exterior: 20 Lawn Street, Torrington CT

1. **Exterior Work Area Preparation** - The following procedures will be employed for all exterior surface preparation and window replacement:

- 1.1. All doors and windows on the side of the unit where work is being conducted, from the height they are working and lower, shall be covered with six (6) mil polyethylene sheeting, fastened securely on all edges to the jambs, sill, and header continuously with duct tape to effectively seal the fenestration against the penetration of dust and paint chips.
- 1.2. One (1) layer of polyethylene sheeting will be laid on ground.
- 1.3. Polyethylene sheeting shall be secured to foundation by means of mechanical fasteners and/or adhesives.
- 1.4. At no time will polyethylene sheeting be allowed to be attached to siding, corner boards, etc., if these items are scheduled for work.
- 1.5. Polyethylene sheeting shall extend from the building a minimum distance of ten (10) feet. If property boundary is 10' or closer, the contractor must erect vertical containment or equivalent extra precautions.
- 1.6. Half-inch (1/2") plywood shall be placed on top polyethylene sheeting at areas where removal/demolition will take place to prevent possible puncture of polyethylene sheeting.
- 1.7. Polyethylene sheeting shall be secured at perimeters by means of stakes or weights.
- 1.8. Precautions will be taken to ensure bushes, ground cover, shrubbery, etc. are not damaged by being covered (i.e., canvas may be put over plants to prevent overheating and stakes used to prevent crushing).
- 1.9. Barrier tape shall be erected at the perimeter of the work area.
- 1.10. The area contained within the barrier tape shall be considered the active work area.
- 1.11. No work shall be performed when wind conditions allows the dispersal of paint dust and chips beyond the active work area.

2. Exterior: 20 Lawn Street, Torrington CT Abatement:

2.1. **Exterior House and 2 Metal Garage Windows – All windows except Living Room Picture window and Kitchen Casements:**

PHONE: 860-347-7277

FACSIMILE: 860-347-8288

OUT OF AREA: 888-541-7277

- 2.1.1. **(Abatement) Remove and Replace – Per rehab scope of work**
Remove window sashes, storms, parting beads, stops – *replace interior stops with new stops* – prime and paint. Trim on exterior may need to be rewrapped with aluminum. *Storms must be removed otherwise a gap (that definitely collects leaded dust and debris) is left between the storm and the new replacement insert.*
- 2.1.2. *If Storm is removed from Living Room Picture window – nonmoveable sash must be stabilized and liquid encapsulated – if storm remains – picture window must be put on management plan*

2.2. **Exterior Metal Cellar Windows: -**

- 2.2.1. **(Abatement) Strip & Repaint:**
Mechanically or chemically strip remaining paint of exterior of window sashes and trim (windows are inoperable) prime and paint with exterior paint suitable for application.
***** If weather permits – cellar windows may be stabilized and liquid encapsulated *but temperature has to be above 50°F 24 hours prior and post application.*

2.3. **Exterior Cellar Door Component with Casing:**

- 2.3.1. **(Abatement) Remove and replace:**
Remove door, frame and Casing – replace with exterior pre-hung door approved by rehab program and homeowner.
- 2.3.2. **Alternate – both methods acceptable (Abatement) Strip Friction surfaces and Liquid Encapsulate Jamb and Friction Surface of Stop:** Remove cellar door – chemically or mechanically strip jamb and friction part of stop all sides – test with XRF before painting – prime and paint striped surfaces.
Door, Stop and Casing: Strip strike side of cellar door 4 inches back and all 4 edges of door – test stripped surfaces with XRF. Liquid encapsulate entire door surfaces, stop and casing and rehang door.

2.4. **Exterior Garage Doors: Side A & C -**

- 2.4.1. **(Abatement) Remove and Replace:**
Remove and replace both garage doors per rehab scope of work.
*****If garage door on Side C is not used and can be closed permanently then this door may be -
- 2.4.2. **(Abatement) Garage Door Side C:** Permanently close garage door Side C with screws, liquid encapsulate entire door and place on the management plan.

3. Exterior Cleanup

- 3.1. All visible debris will be cleaned up at the end of each workday. Prior to final removal, all protective ground covering including plywood and poly will be cleaned with HEPA-equipped vacuums at the end of the job.
- 3.2. Any visible paint chips remaining on the ground will be HEPA vacuumed up after the work is completed.

Interior- 20 Lawn Street, Torrington CT

4. Interior Work Area Preparation -

- 4.1. All occupants' possessions shall be moved away from the work area so that workers have clear access.
- 4.2. All belongings will be moved to the center of the room or to a non-abatement area. All belongings and non-movable furniture or items must be covered with 6-mil poly.
- 4.3. Build mini-containments around windows to be removed and replaced.
- 4.4. Critical doorways leading to Common Area.
- 4.5. Tape 6-mil plastic over all heating registers and returns.
- 4.6. The Contractor shall ensure that all heating, ventilating, and air-conditioning equipment that is located in, runs through, or services the work area or adjacent areas that the Contractor occupies have been shut down and cannot accidentally startup during the work period.

5. Interior: 20 Lawn Street, Torrington CT Abatement:

The only leaded surfaces on the interior are the window stops – this should be replaced with new replacement windows, if not they must be liquid encapsulated.

- 5.1. **Interior stops are to be replaced with windows – a full clearance is required**

6. Interior Cleanup

- 6.1. All surfaces including floors, walls, headers, casing and baseboards shall be cleaned with HEPA-equipped vacuums.
- 6.2. Wash all surfaces with a solution of TSP or a lead-specific detergent. Change solution at least once per room area.
- 6.3. Rinse all surfaces with clean water changing water frequently.
- 6.4. Repeat Step A.
- 6.5. Carefully fold the upper layer of polyethylene sheeting onto itself then bundle and bag in proper containers (extra care must be taken to insure that when tape is pulled away from walls or baseboards no damage occurs to the underlying surfaces.)
- 6.6. Repeat steps A through D.
- 6.7. Upon approval of the lead risk assessor/inspector, the bottom layer of plastic may be left down until all fixtures are reinstalled and painting is completed. This provision is subject to a wipe test being passed, using standard clearance procedures. Final cleanup will then consist of re-cleaning the single layer of plastic in accordance with B through E followed by the same procedure after the plastic is removed. This process is to be done by the lead hazard reduction contractor.
- 6.8. Carpets are to be cleaned by HEPA vacuum, using not less than three passes at a rate of one (1) square yard per minute. The contractor or supervisor must report any breach of containment during the work that exposed the carpet.

7. **Waste Disposal (if less than 10 yds³ and with the authorization of the owner, waste may discarded by the owner)**

- 7.1. The Contractor must comply fully with all current Federal EPA and state regulations concerning the handling, hauling and disposal of all waste generated during this project.
- 7.2. The Contractor shall submit samples of representative wastes for Toxicity Characteristic Leaching Procedures (TCLP Method 1311) to determine classification. Based on these results, the Contractor will be required to dispose of the lead-based paint material accordingly.
- 7.3. Place all solid waste and debris in 55 gal drums.
- 7.4. Wrap large pieces of debris that won't fit in bags with two (2) layers six (6) mil polyethylene sheeting, seal and wipe exterior surfaces.
- 7.5. The results of TCLP testing shall be submitted to **Torrington** representatives before the removal of waste from the site.

8. Handling Hazardous Waste

- 8.1. The Contractor must obtain an EPA Identification number if the waste is deemed to be hazardous.
- 8.2. The Contractor must follow requirements for type of waste containers used and labeling of waste for transport to disposal site.
- 8.3. The Contractor must use a licensed hazardous waste transporter to haul waste to a hazardous waste facility.
- 8.4. The Contractor must follow all record-keeping, chain of custody and reporting requirements including:
- 8.5. Copy of the hazardous waste manifest
- 8.6. Keep records and make reports to EPA as required under The Resource Conservation and Recovery Act (RCRA)
- 8.7. The Contractor shall provide the Owner and the City of **Torrington** with copies of all manifests; dump slips, testing results, etc., within five (5) days of their receipt of such paperwork.
- 8.8. Final payment shall not be made to the Contractor until copies of any testing results and manifests are received by the City of **Torrington** and the Owner.
- 8.9. The preparation transportation and disposal of waste material containing lead shall conform to all appropriate EPA and State regulations. This includes the RCRA, and the State of Connecticut Department of Environmental Protection hazardous waste regulations.

Appendix IV: Drawings and Pictures



Side A



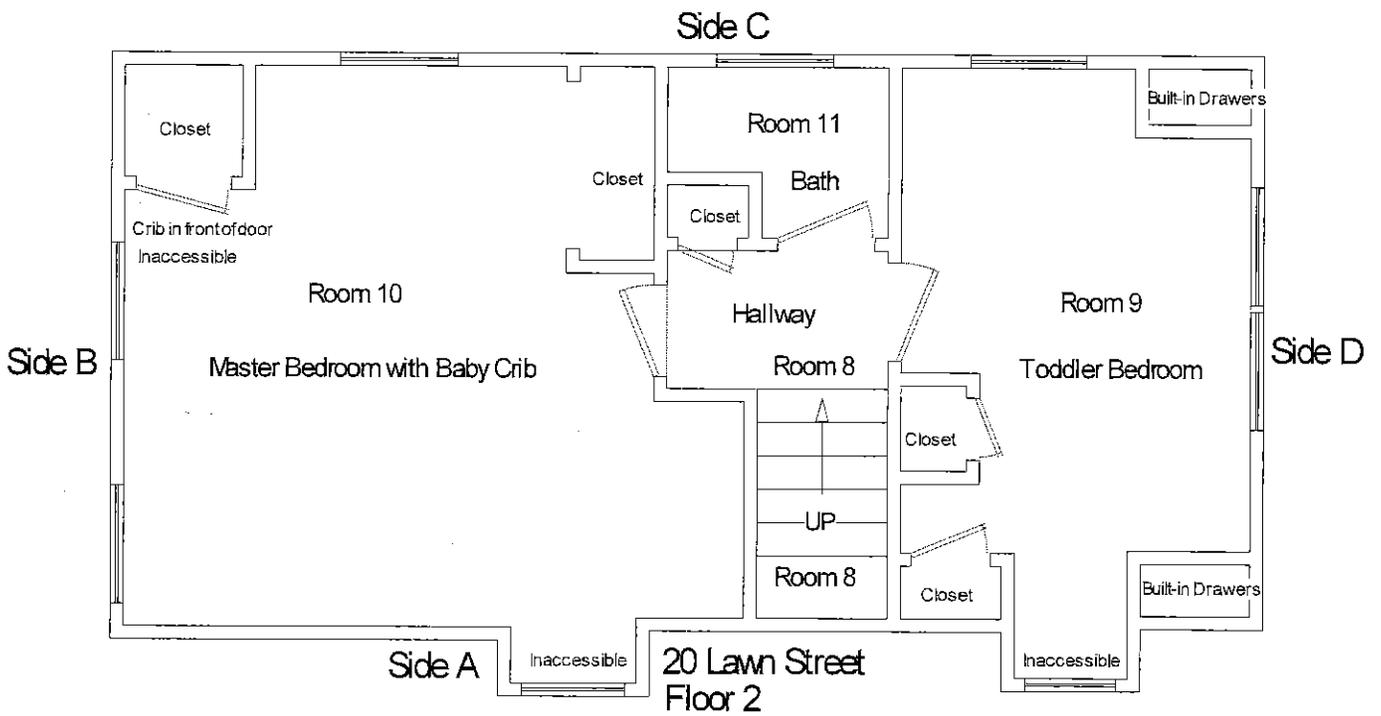
Side B



Side C



Side D



20 Lawn Street, Torrington CT 06790

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PHONE: 860-347-7277

OUT OF AREA: 888-541-7277

FACSIMILE: 860-347-8288

Appendix V: Definitions – a brief glossary

Abatement: A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead-contaminated dust, and removal of lead-contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post-abatement clearance testing; recordkeeping; and, if applicable, monitoring. (For full EPA definition, see 40 CFR 745.223).

Accessible surface: Any surface which is below five (5) feet in height or is exposed in such a way that a child can come in contact with the surface.

Bare soil: Soil not covered with grass, sod, some other similar vegetation, or paving, including the sand in sandboxes.

Chewable surface: An interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an "accessible surface" as defined in 42 U.S.C. 4851b(2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

State of CT: Chewable surface means any projection one half (0.50) inch or greater from an interior or exterior surface up to five (5) feet in height that can be mouthed by a child. The chewable surface includes window sills, door frames, stair rails and stairs, two (2) inches back from any edge, and any other exterior and interior surface that may be readily chewed by children. Baseboards with an exposed horizontal edge may have quarter round molding applied to the top so that only vertical edges forming outside corners, if present, constitute a chewable surface.

Child: A person under the age of six (6)

Common Area: A room or area that is accessible to all tenants in a building (e.g. hallway, boiler room).

Containment: A process for protecting workers, residents, and the environment by controlling exposures to lead dust and debris created during abatement.

Deteriorated paint: Any paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligating, cracking, or otherwise becoming separated from the substrate.

Drip Line/Foundation Area: The area within 3 feet out from the building wall and surrounding the perimeter of a building.

Dust-Lead Hazard: Surface dust in residences that contains an area or mass concentration of lead equal to or in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for dust-lead hazards, which are based on wipe samples, are published at

40 CFR 745.65(b); as of the publication of this edition of these *Guidelines*, these are 40 µg/ft² on floors and 250 µg/ft² on interior windowsills. Also called lead-contaminated dust.

Friction surface: Any interior or exterior surface, such as a window or stair tread, subject to abrasion or friction.

Garden area: An area where plants are cultivated for human consumption or for decorative purposes.

Impact Surface: An interior or exterior surface (such as surfaces on doors) subject to damage by repeated impact or contact.

Intact Surface: A defect -free surface with no loose, peeling, chipping or flaking paint. Painted surfaces must be free from crumbling, cracking or falling plaster and must not have holes in them. Intact surfaces must not be damaged in any way such that a child can get paint from the damaged area.

Interim controls: A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include, but are not limited to, specialized cleaning, repairs, maintenance, painting, temporary containment, and the establishment and operation of management and resident education programs. Monitoring, conducted by owners, and reevaluations, conducted by professionals, are integral elements of interim control. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land use controls. Interim controls that disturb painted surfaces are renovation activities under EPA's Renovation, Repair and Painting Rule.

Lead-based paint: Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 1.0 mg/cm² as measured by XRF or laboratory analysis, or 0.5 percent by weight (5000 mg/g, 5000 ppm, or 5000 mg/kg) as measured by laboratory analysis. (Local definitions may vary.)
Lead-based paint hazard: A condition in which exposure to lead from lead-contaminated dust, lead-contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act).
Lead-based paint hazards include, for example, **paint-lead hazards, dust-lead hazards, and soil-lead hazards.**

Paint-lead hazard: Lead-based paint on a friction surface that is subject to abrasion and where a dust-lead hazard is present on the nearest horizontal surface underneath the friction surface (e.g., the window sill, or floor); damaged or otherwise deteriorated lead-based paint on an impact surface that is caused by impact from a related building component; a chewable lead-based painted surface on which there is evidence of teeth marks; or any other deteriorated lead-based paint in any residential building or child-occupied facility or on the exterior of any residential building or child-occupied facility.

Play area: An area of frequent soil contact by children of under age 6 as indicated by, but not limited to, such factors including the following: the presence of outdoor play equipment (e.g., sandboxes,

swing sets, and sliding boards), toys, or other children's possessions, observations of play patterns, or information provided by parents, residents, care givers, or property owners.

Soil-lead hazard: Bare soil on residential property that contains lead in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for soil-lead hazards, published at 40 CFR 745.65(c), as of the publication of this edition of these Guidelines, is 400 µg/g in play areas and 1,200 µg/g in the rest of the yard. Also called lead-contaminated soil.

20 Lawn Street, Torrington CT 06790

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Appendix VI: Lead Testing and Summary Form

PHONE: 860-347-7277

OUT OF AREA: 888-541-7277

FACSIMILE: 860-347-8288



STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

LEAD INSPECTION AND TESTING SUMMARY FORM

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

PROPERTY INSPECTED/TESTED

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

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

Street Address: 20 Lawn Street Apt.# _____ Floor: _____

City/Town: Torrington Zip Code: 06790 Telephone: 860-618-2526

If Apartment, Number of Units: _____ Year Property Built: 1948

PROPERTY OWNER

Name: Jarred & Valarie Lange

Street Address: 20 Lawn Street City: Torrington

State: CT Zip Code: 06790 Telephone: 860-618-2526

INSPECTING ENTITY

A. If Consultant Contractor:

Name: Boston Lead Company, LLC

Street Address: 62 Washington Street

City: Middletown State: CT Zip Code: 06457

Consultant License Number: 002105

Inspector's Name: Joyce Morin Telephone: 860-347-7277

Inspector's Certification Number: 002209

B. If Code Enforcement Agency:

Department Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Inspector's Name: _____ Telephone: _____

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

INSPECTION INFORMATION

Date(s) of Inspection: 1 / 21 / 2016 & 1 / 27 / 2016

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

Name of person 18 years of age or older who granted consent: Valorie & Jarrod Lange Age: 28 Date: 02/23/16
 Name of person 18 years of age or older who granted consent: Age: Date:

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

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

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

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

(X = positive location)

B. Indicate Peak Values of Sampled Media:

(Check All That Apply)

Was dust tested for lead? Yes No

Was soil tested for lead? Yes No

No bare soil Ground frozen

Was drinking water tested for lead? Yes No

Lead Hazard Locations	Floors	Window Sills	Window Walls	Soil	Water	Paint (ARF)	Paint Chip
(Enter highest result for each)	618	79.8	3020	none taken	none tested	10.10	none taken

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

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

If yes, list the inaccessible location(s): (List Room: DR, B, BR, etc.; (Room #, place); Toilet: BR, etc.; Window: comp. & shade; BR, etc.; Window: comp. & shade; L. Closet (info to heavy to reach))

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

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

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

Inspector's Signature: _____ Date: 1 / 29 / 2016

The federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained or referenced in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to \$11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD.

Email To: DPH.LeadReports@ct.gov

OR

Mail To: State of Connecticut - Department of Public Health
 Environmental Health Section
 P.O. Box 340308, M5# 51LED
 Hartford, CT 06134-030

Jarrad & Valerie Lange
20 Lawn Street
Torrington CT 06790
Project # 143-399

General Construction Notes

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

Project Meetings

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

Jarrad & Valerie Lange
20 Lawn Street
Torrington CT 06790
Project # 143-399

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

Product and Execution

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

Removal of Debris and Site Maintenance

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

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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

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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, garage, and porch roofs.
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.

Note: No ridge vent is being installed the existing gable vents will be utilized for venting.

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.

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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, if applicable.
8. Fasteners - Aluminum or galvanized sharp pointed conventional roofing nails with smooth shanks, minimum 3/8” diameter head and of sufficient length to penetrate 3/4” 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 counter flashing, lead flashing.

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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

\$ _____ / 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 a minimum of two (2) courses of ice & water shield along all eaves extending a minimum of 24" beyond heated wall. 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.

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Note: Contractor to call and schedule with Project Manager visual inspection of leak barrier installation in all areas of roof prior to covering with shingles or siding. Failure to obtain visual inspection will result in removal of material to verify existence to the satisfaction of the Project Manager.

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

1. Install roofing as follows:
2. Install starter course along eaves per manufacturer's written instructions.
3. 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.
4. 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.

FLASHING

1. Provide and install aluminum 5" x 7" step flashing as required at gable walls. Contractor may re-use existing flashing to greatest extent possible.

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CHIMNEY FLASHING

1. Remove and dispose of existing step flashing at all chimneys.
2. Provide and install new lead step flashing as required for water tight installation.

Cost: \$ _____

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GUTTERS

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

INTENT

1. The intent of the proposed work is to remove and dispose of all existing house and garage gutters and leaders.
2. Provide and install new gutters and leaders as specified below.

GUTTERS

1. Provide and install new aluminum gutters and leaders on all eaves of the house and garage, owner to have choice of stock gutter colors.
2. Gutters shall have a minimum wall thickness of .032, Pitch gutter 1/8" per foot towards downspouts.
3. Provide and install aluminum leaders, at each down spout. Leaders shall have a minimum wall thickness of .019.
4. Fasten gutters 24" on center maximum to fascia or roofing with concealed brackets or hangers. If hangers are used, hangers shall be installed under the first course of roofing and not face nailed. Elbow drain pipes back to side wall of building and fasten leaders using concealed brackets. Fasten 6'-8' maximum spacing.

Cost: \$ _____

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WINDOWS

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

INTENT

The intent of the proposed work is to remove and dispose of the existing windows throughout the house, garage, and basement, excluding the living room, kitchen, and garage fixed metal windows. Install new in kind replacement style windows in openings of removed windows.

Note: The fixed metal garage windows are lead hazards listed in the enclosed lead risk assessment, they are not being replaced but need to be liquid encapsulated and painted.

MANUFACTURERS

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

QUALITY ASSURANCE

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

VINYL REPLACEMENT WINDOW FEATURES

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

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

INSTALLATION

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

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BASEMENT WINDOWS

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

Cost: \$ _____

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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 front garage overhead door and install new door as specified below.

GARAGE DOOR

1. Remove and dispose of existing front garage overhead door and all associated hardware.
2. Provide and install new steel, insulated, garage door such as Clopay Value Plus Series or approved equal. Match existing door dimension and configuration.
3. New door to be installed with spring safety cables and have locking capabilities
4. Door openers to be re-used if applicable.

Note: The rear garage door is listed as a lead hazard in the enclosed lead risk assessment, it is not being replaced but needs to be liquid encapsulated and painted.

Cost: \$ _____

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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.

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.

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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: _____ OWNER: _____
Jarad Lange

DATE: _____ OWNER: _____
Valerie Lange

Small, Minority, Women-Owned Business Concern Representation

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

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

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

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

(Check the block applicable to you)

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

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

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Torrington CT 06790
Project #: 143-399*

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)