



GENESEE COUNTY PURCHASING

A Division of the Genesee County Controller's Office
COUNTY ADMINISTRATION BLDG
1101 BEACH STREET, ROOM 343,
FLINT, MICHIGAN 48502

Phone: (810) 257-3030

Fax (810)257-3380

August 23, 2017

GENESEE COUNTY INVITATION FOR BIDS #17-121

Sealed bids will be received until **3:00 p.m. (EDT), Thursday, September 7, 2017** at which time the bids will be opened at the Genesee County Administration Building, 1101 Beach Street, Room 343, Flint, MI 48502, for **REHABILITATION OF A SINGLE-FAMILY HOME** under the Neighborhood Stabilization Program (NSP) for the currently vacant address:

- **6063 Natchez Dr, Mt. Morris Twp. 48458**

A **Mandatory Walk-through Inspection** will be held on **Wednesday, August 30, 2017** attendance at the mandatory walk-through inspection is required for the submission and consideration of any bid, the home will be available at the following time:

- **6063 Natchez Dr, Mt. Morris Twp. 48458** **9:00 a.m. – 11:00 a.m.**

This procurement is conducted in accordance with the Genesee County Purchasing Regulations, a copy of which is on file and available for inspection at the Genesee County Purchasing Department.

In order to submit a bid, firms must be deemed a qualified contractor prior to the bid due date. Each bidder must submit one copy of their current CONTRACTOR APPROVAL LETTER issued by the Genesee County Metropolitan Planning Commission (GCMPC) stating the firm is qualified for the Neighborhood Stabilization Program. To acquire a CONTRACTOR APPROVAL LETTER, go to the Genesee County Purchasing website and review RFQ 17-111 for additional information on this requirement.

Each bidder is responsible for labeling the exterior of the sealed envelope containing the bid response with the bid number, bid name, bid due date and time, and your firm's name. The bid request number and due date for this IFB are:

DUE DATE: **Thursday, September 7, 2017 @ 3:00 p.m. (EDT)**
BID REQUEST NUMBER: **17-121**

Cindy Carnes
CINDY CARNES, PURCHASING MANAGER

bid2\17-121
Attachments

GENESEE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER

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IFB #17-121 – REHABILITATION OF A SINGLE-FAMILY HOME

INSTRUCTIONS TO BIDDERS

1. Sealed bids will be received from pre-qualified firms until **Thursday, September 7, 2017 @ 3:00 p.m. (EDT)** at the Genesee County Purchasing Department, 1101 Beach Street, Room 343, Flint, MI, 48502. Label the bid as indicated on page 1. **LATE BIDS AND BIDS SENT BY FACSIMILE OR BY EMAIL WILL NOT BE ACCEPTED.**
2. A **Mandatory Walk-through Inspection** will be held on **Wednesday, August 30, 2017**, attendance at all walk-through inspections is required for the submission and consideration of any bid, the time for the mandatory walk-through inspection is as follows:
 - **6063 Natchez Dr, Mt. Morris Twp 48458 9:00 a.m. – 11:00 a.m.**
3. **Submit one (1) original, one (1) hardcopy, and one (1) electronic copy of the bid response.** All bids become the property of Genesee County. The original must include a signature on the Signature Page of a person authorized to make a binding offer. Additionally, the bid response must consist of one copy in electronic format on a CD or USB thumb drive formatted in Adobe (.pdf), Microsoft Word, and/or Microsoft Excel. Failure to provide the required number of duplicate copies may result in rejection of your bid.
4. To be considered for award, each bidder must be a qualified contractor. A contractor is qualified when their submitted qualifications are received and approved by the GCMPC and the bidder has received a CONTRACTOR APPROVAL LETTER issued by the GCMPC stating the firm is qualified for the Neighborhood Stabilization Program. To acquire a CONTRACTOR APPROVAL LETTER, go to the Genesee County Purchasing website and review RFQ 17-111 for additional information on this requirement.
5. Insurance required per the specifications governing this work must be provided prior to the contract starting date and kept in full effect and compliance during entire contract period. Failure to comply with these provisions will cause termination of the contract.
6. The contractor agrees to be responsible for any loss or damage to property or persons due to the performance of services and the provision of supplies (equipment) herein contracted, and further agrees to protect and defend the County of Genesee against all claims or demands whatsoever, and to hold the County of Genesee harmless from any loss or damage resulting therefrom.
7. After the award is made to the successful bidder(s), the County and the successful bidder will negotiate a final contract that substantially conforms to the Standard Construction Services Contract.
8. As required by Public Act 57 of 1998, H.B. 5607, MCLA § 125.1591-125.1596 a contract for improvements between a contractor and a governmental entity exceeding \$75,000 must contain the following provisions: A contractor must promptly notify the government entity if it finds (1) that a subsurface or latent physical condition at the site

differs materially from those indicated in the contract, and/or (2) that an unknown physical condition at the site is of an unusual nature differing materially from that ordinarily encountered and generally recognized as occurring in the work of the character envisioned in the improvement contract. If a governmental entity receives such a notice, it must promptly investigate the physical condition, and if it determines that the physical condition is materially different and would cause an increase or decrease in cost or additional time to perform the contract, it must put its determination in writing and an equitable adjustment to the contract price and time must be made. The contractor cannot make a claim for additional costs or time due to a physical condition unless it has provided the required notice.

9. All prospective bidders shall be responsible for routinely checking the Genesee County Purchasing Department website:
http://www.gc4me.com/departments/purchasing/open_bids.php to obtain issued addenda. Genesee County shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this IFB.
10. Use the following format for your bid:

Submit one (1) original, one (1) hardcopy, and one (1) electronic copy of the bid response to IFB #17-121 – REHABILITATION OF A SINGLE-FAMILY HOME pages 1 – 73 including:

- Signed Signature Page
- Copy of the Contractor Approval Letter issued by the Genesee County Metropolitan Planning Commission (GCMPC) stating the firm is qualified for the Neighborhood Stabilization Program
- Bid Summary
- Completed House Specification Sheets and Bid Forms pages 14 to page 73.
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **bid bond**, equal to 5% of the total compensation to be paid to the Contractor under the Contract
- For construction Bids exceeding \$100,000 in amount, the Contractor must furnish a **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY**

STANDARD TERMS AND CONDITIONS

1. See Genesee County website, Purchasing Department for Standard Terms and Conditions

ADDITIONAL TERMS AND CONDITIONS

1. **Issuing Office:** This IFB is issued by the Genesee County Purchasing Department. The sole point of contact for this solicitation is Mr. Cindy Carnes, Purchasing Manager, Genesee County, 1101 Beach Street, Room 343, Flint, Michigan 48502, ccarnes@co.genesee.mi.us and fax (810) 257-3380. E-mail is the preferred method of contact.
2. **Questions & Inquiries:** All questions regarding this IFB must be addressed at the mandatory walk-through, as indicated on page 1. Written answers to questions to clarify

this solicitation will be provided via an addendum. No verbal interpretation to any respondent as to the meaning of any requirement stated in this IFB shall be binding on Genesee County.

3. **Requirement for Bonds:** For construction Contracts (job total) exceeding fifty thousand dollars (\$50,000.00) in amount, the Contractor must furnish a **performance bond and a payment bond**, each in an amount equal to one hundred percent (100%) of the total compensation to be paid to the Contractor under the Contract as security for the faithful performance of the Contract and as security for the payment of all persons performing labor and furnishing materials in connection with the performance of the Contract. The performance bond and the payment bond must be in such form as the Owner may require and must be delivered to the Owner prior to execution of the Contract by the Owner. The Contractor shall also be required, at no cost to the Owner, to provide Performance and Payment Bonds required by any utilities for performance of any utility Work or Work on utility lines or within utility easements. For construction Bids exceeding 100 thousand dollars (\$100,000) in amount, the Contractor must furnish a **bid bond**, equal to 5 percent (5%) of the total compensation to be paid to the Contractor under the Contract. The Surety must be acceptable to the County and must be approved to transact business in the State of Michigan.
4. **Copies to be Furnished to Beneficiaries:** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor must promptly furnish a copy of the bonds to such person or entity.
5. **Addenda:** Genesee County reserves the right to amend and provide clarification of this solicitation prior to the date for bid submission. In such an event, an addendum will be posted on the Genesee County Purchasing Department website at (http://www.gc4me.com/departments/purchasing/open_bids.php). **All prospective bidders shall be responsible for routinely checking the Genesee County Purchasing Department website to obtain issued addenda. Genesee County shall not be responsible for the failure of a prospective bidder to obtain addenda and other information issued at any time related to this Invitation for Bids.**
6. **Preparation of Bids & Cost:** All costs incurred in the preparation of a response to this IFB will be the responsibility of the respondent, and will not be reimbursed by Genesee County. Bids should be prepared simply and economically, providing a straightforward, concise description of the bidder's ability to meet the requirements of this IFB.
7. **Responsive Bids:** To ensure full consideration, all bidders shall submit a complete response to this IFB using the format provided in Instruction to Bidders Item 10. In addition, at least one of the bids submitted shall include an **original signature** of an official authorized to bind the bidder to its provisions. Any bid not prepared and submitted in accordance with this IFB or any bid lacking the information to enable Genesee County to make a reasonable determination of compliance with the bid requirements may be considered "non-responsive" and rejected without further review.
8. **Right To Reject:** Genesee County reserves the right to waive any informality in the invitation for bids; to reject any or all bids; and to make an award which it considers to be

in the best interest of Genesee County.

9. **Work Schedule:** After contracts have been signed and dated and a Notice to Proceed is issued to the Contractor, the work must start within 15 calendar days after the issuance of the Notice to Proceed and must be completed within 90 days thereafter, according to the Work Activity Schedule. After 90 days have passed, the County will charge the Contractor **liquidated damages** of \$200 per day for each business day the contracted work is not completed. The total amount will be deducted from the final payment amount due to the Contractor. Contract extension requests should be submitted and approved by the County, in writing, via Change Order. When an Invitation for Bids (IFB) includes multiple homes, each home will have a separate contract and work schedule.
10. **Payment Schedule:** Payments due the Contractor will be paid within 15 days after the County receives the Contractor's satisfactory release of liens or claims for liens by sub-contractors, laborers, and materials suppliers for completed work or installed materials and invoice. Schedule of payments is as follows:
 - Initial installment = 30% of total contracted amount
 - Mid installment = 25% of total contracted amount
 - $\frac{3}{4}$ installment = 25% of total contracted amount
 - Final installment = 20% after all final inspections are completed from each municipality (i.e. mechanical, electrical, plumbing, building) and the County.

SIGNATURE PAGE
IFB #17-121
REHABILITATION OF A SINGLE-FAMILY HOME

The undersigned represents that he or she:

1. is duly authorized to make binding offers on behalf of the company,
2. has read and understands all information, terms, and conditions in the RFP,
3. has not engaged in any collusive actions with any other potential proposers for this RFP,
4. hereby offers to enter into a binding contract with Genesee County for the products and services herein offered, if selected by Genesee County within 120 days from proposal due date,
5. certify that it, its principals, and its key employees are not "Iran linked businesses," as that term is described in the Iran Economic Sanctions Act, P.A. 2012, No. 517, codified as MCL 129.311, et seq.
6. acknowledges the following addenda _____ issued as part of the RFP:

Conflict of Interest:

_____ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other County contracts, or property interest for this proposal.

OR

_____ The undersigned firm by attachment to this form, submits information which may be a potential conflict of interest due to other County contracts, or property interest for this Proposal.

Exceptions to Solicitation and/or Standard Contract: NO _____ YES _____ (include attached statement)

Name (typed): _____

Signature: _____ Title: _____

Company: _____

Federal Employee Identification Number (FEIN): _____

DUNS Number: _____

Date: _____

Contact Person of company representative for matters regarding this RFP

CONTACT NAME POSITION

E-MAIL

MAILING ADDRESS CITY STATE ZIP CODE

PHONE FAX

HOUSE SPECIFICATION SHEETS & BID FORMS

1. Please bid on the attached GENESEE COUNTY HOME IMPROVEMENT PROGRAM SCHEDULE A – CONTRACTOR WORK ACTIVITY SCHEDULE. A cost is to be provided for every item/service listed.
2. A contractor must bid on the address offered in this bid and provide the total bid amount in the Bid Summary.
3. Submitted bids must be not more than 10% lower or 15% higher than the County's cost estimate. If the amount of any bid received is outside of this range, the bid shall be rejected.
4. When required, Lead Reports for the corresponding house are available at the Genesee County Purchasing Department website (<http://www.gc4me.com/>) click on Departments, Purchasing – Current Bids, select the appropriate bid number and then the Lead Report for the address.

5. Section 3 requirements:

With respect to recipients of Housing and/or Community Development (NSP) funding, all contractors (or subcontractors) receiving covered funds in excess of \$100,000 to complete projects involving housing construction, rehabilitation, or other public construction are required to comply with the requirements of Section 3. The threshold of \$100,000 is base on the BID TOTAL for Genesee County NSP Invitations for Bid. When BID TOTAL exceeds \$100,000 the form **CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN CONTRACTING AND DEMONSTRATION OF CAPABILITY** is to be completed and included with the bid. When the award notification is made, the successful bidder will be instructed regarding the appropriate verification required prior to signing the contract.

Assistance meeting the Section 3 requirements is available from the Planning Commission by contacting Anna Pinter, (810) 257-3010.

6. Contractors must verify all unit quantities listed on the enclosed specification sheets prior to submitting a bid. See page 4, item 10, of **Instructions to Bidders** for a complete list of bid submission requirements.

BID SUMMARY

ADDRESS & JOB #

6063 Natchez Dr, Mt. Morris Twp 48458

BID TOTAL FOR
IFB #17-121

\$ _____

Company Name _____

**GENESEE COUNTY MINIMUM INSURANCE REQUIRED
FOR HOME REHABILITATION (NSP)**

RFP #17-121

Coverages Required	Limits (Figures denote minimums)
<u>X</u> 1. Workers' Compensation	Statutory limits of Michigan
<u>X</u> 2. Employers' Liability	\$100,000 accident/disease \$500,000 policy limit, disease
<u>X</u> 3. General Liability	Including Premises/operations \$1,000,000 per occurrence with \$2,000,000 aggregate
<u>X</u> 4. Products/Completed operations	\$1,000,000 per occurrence with \$2,000,000 Aggregate [If applicable]
<u>X</u> 5. Automobile liability	\$1,000,000 combined single limit each occurrence Owned, hired, non-owned
** 6. Umbrella liability/Excess Coverage	\$ 2,000,000 BI & PD and PI
<u>X</u> 7.	<u>Genesee County named as an additional insured on other than Workers' Compensation and Professional Liability via endorsement. A copy of the endorsement or evidence of blanket Additional Insured language in the policy must be included with the certificate.</u>
<u>X</u> 8.	Best's rating: A VIII or better, or its equivalent (Retention Group Financial Statements)
<u>X</u> 9.	The certificate must state bid number and title

** Additional coverage including excess liability, pollution and errors and omissions may be required depending on the conditions of the building and processes to be utilized. Each NSP project is to be bid separately, and each will require evaluation for possible risk exposure and additional insurance requirements.

No work may be started until satisfactory proof of coverages as described above is received by the Contract Administrator and the County Risk Manager.

FAX THIS PAGE TO YOUR INSURANCE AGENT/BROKER

Insurance Agent's Statement

I have reviewed the requirements with bidder named below. In addition:

_____ The above policies carry the following deductibles:

_____ Liability policies are **occurrence** _____ **claims made** _____

Insurance Agent

Signature

Bidder's Statement

I understand the insurance requirements and will comply in full if awarded the contract.

Bidder

Signature

Required general insurance provisions are provided in the checklist above. These are based on the contract and exposures of the work to be completed under the bid. Modifications to this checklist may occur at any time prior to signing of the contract. Any changes will require approval by the vendor/contractor, the department and County Risk Manager. To the degree possible, all changes will be made as soon as feasible.

ATTACHMENT 1 – SECTION 3 CLAUSE

135.38

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. 1701u (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 forth 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 applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

Genesee County
CERTIFICATION FOR BUSINESS CONCERNS SEEKING SECTION 3 PREFERENCE IN
CONTRACTING AND DEMONSTRATION OF CAPABILITY

Name of Business: _____

Address of Business: _____

Type of Business: ☐ Corporation ☐ Partnership ☐ Joint Venture
☐ Limited Liability Corporation ☐ Sole Proprietorship

Type of Work: _____

I _____, hereby certify that the business
(Print Name and Title)

known as _____
(Print business name)

_____ is not a Section 3 business (sign below)

_____ is a Section 3 business because (check one of the following, sign and complete page 2)

_____ 51 percent (51%) or more is owned by Section 3 residents*; or

_____ 30 percent (30%) of the permanent full time employees are currently Section 3 residents* or were Section 3 residents* when first hired (if within the last three years); or

_____ The business commits in writing to subcontract over 25 percent (25%) of the total dollar amount of all subcontracts to be let to businesses that meet the requirements of paragraphs 1 and 2 of this definition;

AND

The business was formed in accordance with state law and is licensed under state, county or municipal law to engage in the business activity for which it was formed.

* A Section 3 Resident is a person living in Genesee County who is a Public Housing resident or who is low income.

Low Income Persons means families whose incomes do not exceed 80% of the annual median income as adjusted by HUD, for Genesee County (see income limits on page 2).

It is important to note that a Genesee County Section 3 Certification in itself, shall not in any way be construed, that any bid or contract award is accepted, nor guaranteed, nor is any Business Concern entitled to any contract award based upon the Section 3 Certification.

Warning: This program is funded through Federal funds provided by the U.S. Department of Housing and Urban Development. Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to : (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R. parts 24, 28 and 30. Section 1001 of Title 18 U.S. Code makes it a criminal offense to make willful, false statements or misrepresentation of any material fact involving the use of or to obtain federal funds.

Authorizing Name and Signature

Date _____

Attach the following documentation, as applicable, as evidence of status. Not all may apply to your firm or circumstance, although at least one will apply.

For business claiming status as a Section 3 resident-owned business concern:

- ☐ Copy of resident lease
☐ Copy of evidence of participation in a public assistance program
☐ Copy of receipt of public assistance
☐ Copy of previous year's income tax filings for Section 3 residents

For business claiming Section 3 status due to at least 30% of its current workforce is Section 3 residents, or were Section 3 residents when first hired (if within the last three years) please provide:

- ☐ List of all current full-time employees
☐ PHA/IHA Residential lease less than 3 years from day of employment
☐ List of employees claiming Section 3 status
☐ Copy of previous year's income tax filings for Section 3 residents

For business claiming Section 3 status by subcontracting 25% of the dollar amount awarded to qualified Section 3 businesses:

- ☐ List of subcontracted Section 3 business(es), subcontract amount, and date of subcontract
☐ Copy of all Subcontractors' previous year's income tax filings

FY 2017 Median Family Income for Flint and Genesee County MSA - \$53,700

**Section 3
Maximum Income Limits**

Number in Household	Very-Low Income	Low Income
One Person	\$19,550	\$22,450
Two Person	\$22,350	\$25,700
Three Person	\$25,150	\$28,900
Four Person	\$27,900	\$32,100
Five Person	\$30,150	\$34,650
Six Person	\$32,400	\$37,250
Seven Person	\$34,600	\$39,800
Eight Person	\$36,850	\$42,350

Genesee County
Section 3 RESIDENT EMPLOYMENT OPPORTUNITY
ELIGIBILITY FOR PREFERENCE

Eligibility for Preference

A section 3 resident seeking the preference in training and employment provided by Section 3 will certify, or submit evidence to Genesee County, subrecipient, subgrantee, contractor or subcontractor, that the person is a Section 3 resident, as defined in Section 135.5. (Examples of evidence of eligibility for the preference include demonstration of receipt of public assistance; or evidence of participation in a public assistance program; or previous year's income tax filings.) All residents of public housing developments located in Genesee County qualify as Section 3 residents. Additionally, individuals residing in Genesee County who meet the annual income limits set forth in the following table can also qualify for Section 3 status.

A picture identification card and proof of current residency is required.

Certification for Resident Seeking Section 3 Preference in Training and Employment

I, _____, am a legal resident of _____
_____ and meet the income eligibility guidelines for a low- or very-low-income person as included in this Certification.

My permanent address is: _____

I have attached the following documentation as evidence of my status:

- | | |
|--|--|
| <input type="checkbox"/> Copy of lease | <input type="checkbox"/> Copy of receipt of public assistance |
| <input type="checkbox"/> Copy of Evidence of participation
in a public assistance program | <input type="checkbox"/> Copy of the most recent year's income tax filings |
| <input type="checkbox"/> Other evidence _____ | |

Warning: This program is funded through Federal funds provided by the U.S. Department of Housing and Urban Development. Any person who knowingly presents a false, fictitious, or fraudulent statement or claim in a matter within the jurisdiction of the U.S. Department of Housing and Urban Development is subject to criminal penalties, civil liability, and administrative sanctions, including but not limited to : (i) fines and imprisonment under 18 U.S.C. §§ 287, 1001, 1010 and 1012; (ii) civil penalties and damages under 31 U.S.C. § 3729; and (iii) administrative sanctions, claims, and penalties under 24 C.F.R. parts 24, 28 and 30. Section 1001 of Title 18 U.S. Code makes it a criminal offense to make willful, false statements or misrepresentation of any material fact involving the use of or to obtain federal funds.

Print Name _____

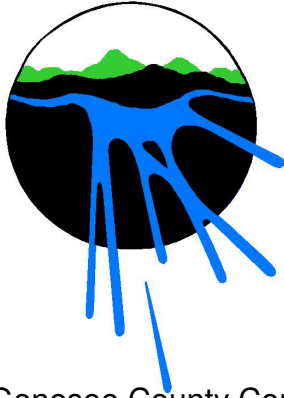
Date _____

Signature _____

Date _____

WORK SPECIFICATIONS

6063 Natchez Dr, Mt. Morris Twp 48458



Environmental Testing & Consulting, Inc.

7/25/2017

Genesee County Community Development
1101 Beach Street, Room 223
Flint, MI 48502

RE: Environmental Consulting Services Associated with Asbestos Bulk Sample Collection and Analysis. ETC Job #: 195002.

Dear Client,

As per your request on July 17, 2017, Environmental Testing & Consulting, Inc. (ETC) collected bulk samples. These samples were collected from a vacant residence (Basement 9) located at 6063 Natchez in Mt Morris, Michigan.

Collection Protocol

ETC attempted to take samples that were representative of the entire substance in question. It is standard industry practice to take a minimum of three (3) samples of each type of material in question, this practice was followed unless specifically not needed.

Analysis Protocol

All bulk samples were analyzed using Polarized Light Microscopy (PLM). This is the method of choice recognized by the Environmental Protection Agency (EPA). The PLM method serves several functions: 1) it's main purpose is to identify fibrous asbestos in bulk samples and 2) it is used to distinguish between the various types of asbestos within the sample.

When an asbestos bulk sample is received in the laboratory, several representative portions of the sample is removed and put into a labeled petri dish. The sample parts are then extracted using forceps. These extracted fibers are then placed on a microscopy slide and mounted using a liquid of similar refractive indices.

After mounting, the fibers are identified using PLM, supplemented by dispersion staining. After fiber identification, estimation is made as to the percentage of asbestos. The estimated percentages are based on size, number, shape, density of each of the components, and on comparison to a standard set of samples previously quantitated by the interim Research Triangle Institute (RTI) method.

Summary of Results

The results of this sampling are compiled on the enclosed table(s). Please note that one of the sample(s) collected tested positive for asbestos content.

The EPA limit for asbestos content is greater than one (1) percent. Any samples containing more than one (1) percent asbestos are considered to be asbestos-containing materials (ACM), however, any samples containing one (1) percent or less asbestos are not ACM. **Please note that according to EPA protocol any results below ten (10) percent asbestos content should be point counted. For this reason, any results reported as less than ten (10) percent should be considered preliminary only and should be point counted. .**

Please note that analysis of floor tile and other resinously bound materials by EPA Method 600/M4-82-020 December 1982 may yield false negative results because of the method limitations in separating closely bound fibers and in detecting fibers of small length and diameter. When analysis of such materials by the EPA Method yields negative results for the presence of asbestos, ETC recommends utilizing alternative methods of identification including Transmission Electron Microscopy.

Thank you for selecting ETC. It has been a pleasure working with you. Further environmental services are available upon request. If you have any questions regarding this report, please feel free to contact me at (734) 955-6600.

Sincerely,

Environmental Testing & Consulting, Inc.



Tracy Westcott
Office Manager

TW/pg

Enclosures

Polarized Light Microscopy Asbestos Analysis Report

Client: Genesee County Community Development

ETL Project #: 195002

Sample Date: 7/17/2017

Submitted Date: 7/24/2017

Sampled by: Kami LaFord

Analyzed by: Renee Renauer

Client Job/P.O. #:

Project Location: 6063 Natchez, Mt. Morris, MI 48458

Lab Code	Sample Code	Sample Description	Asbestos Found (Yes/No)	Percent and Type of Asbestos		Percent of Other Materials Found	
580826	01A	Floor Tile, 9X9, brown, NE corner of the basement	Y	2	Chrysotile Amosite Crocidolite Tremolite	Mineral Wool Gypsum Fiberglass Calcite Quartz Non-fibrous	
				2	Total	98	Other
580827	01B	Floor Tile, 9X9, brown, center of the basement	NA		Chrysotile Amosite Crocidolite Tremolite	Mineral Wool Gypsum Fiberglass Calcite Quartz Non-fibrous	
				0	Total	100	Other
580828	01C	Floor Tile, 9X9, brown, east of the basement	NA		Chrysotile Amosite Crocidolite Tremolite	Mineral Wool Gypsum Fiberglass Calcite Quartz Non-fibrous	
				0	Total	100	Other
580829	02A	Mastic, dark brown, NE corner of the basement	N		Chrysotile Amosite Crocidolite Tremolite	Mineral Wool Gypsum Fiberglass Calcite Quartz Non-fibrous	
				0	Total	100	Other
580830	02B	Mastic, dark brown, center of the basement	N		Chrysotile Amosite Crocidolite Tremolite	Mineral Wool Gypsum Fiberglass Calcite Quartz Non-fibrous	
				0	Total	100	Other
580831	02C	Mastic, dark brown, east of the basement	N		Chrysotile Amosite Crocidolite Tremolite	Mineral Wool Gypsum Fiberglass Calcite Quartz Non-fibrous	
				0	Total	100	Other

The data and information presented herein, while not guaranteed, are to the best of our knowledge accurate. No warranty or guarantee, implied or expressed, is made regarding these analytical results, since acquiring and properly preserving representative samples are beyond ETL control. ETL will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not authorized by ETL, Inc.

ENVIRONMENTAL TESTING LABORATORIES, INC.

38900 HURON RIVER DRIVE, SUITE 200
ROMULUS, MICHIGAN 48174
(734) 955-6600
FAX: (734) 955-6604



REVISED REPORT

To : Environmental Testing And Consulting Inc.

38900 Huron River Drive

Romulus, MI 48174

Project Location : Vacant Residence

6063 Natchez, Mt. Morris, MI 48458

Attention : Kim Stowell

Client Project : N/A

ETC Job : 195002

Report Date : 7/26/2017

Login #	Sample ID	Work Requested	Completed
580826	01A	Asbestos Analysis	07/24/2017
580827	01B	Asbestos Analysis	07/24/2017
580828	01C	Asbestos Analysis	07/24/2017
580829	02A	Asbestos Analysis	07/24/2017
580830	02B	Asbestos Analysis	07/24/2017
580831	02C	Asbestos Analysis	07/24/2017

Reviewed by:

Quality Assurance Coordinator

Polarized Light Microscopy Asbestos Analysis Report

To : Environmental Testing And Consulting Inc.
 38900 Huron River Drive
 Romulus, MI 48174
Location : Vacant Residence
 6063 Natchez, Mt. Morris, MI 48458

ETC Job : 195002
Client Project : N/A
Date Collected : 07/17/2017
Date Received : 07/24/2017
Date Analyzed : 07/24/2017

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
580826 01A North East Corner Basement Analyst: Dave Cousino	Floor Tile (9x9)	Tan Non-Fibrous Homogenous		98.5% Other	PC 1.5% Chrysotile
Estimated Conc. of Asbestos is 0%-2%					
580827 01B Center Basement Analyst: Renee Renauer		Not Analyzed			
580828 01C East Basement Analyst: Renee Renauer		Not Analyzed			
580829 02A North East Corner Basement Analyst: Renee Renauer	Mastic	Dark Brown Non-Fibrous Homogenous		100% Other	None Detected
580830 02B Center Basement Analyst: Renee Renauer	Mastic	Dark Brown Non-Fibrous Homogenous		100% Other	None Detected



Polarized Light Microscopy Asbestos Analysis Report

To : Environmental Testing And Consulting Inc.
38900 Huron River Drive
Romulus, MI 48174
Location : Vacant Residence
6063 Natchez, Mt. Morris, MI 48458

ETC Job : 195002
Client Project : N/A
Date Collected : 07/17/2017
Date Received : 07/24/2017
Date Analyzed : 07/24/2017

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
580831 02C East Basement Analyst: Renee Renauer	Mastic	Dark Brown Non-Fibrous Homogenous		100% Other	None Detected

Lab Supervisor/Other Signatory

Analyst: Dave Cousino

Analyst: Renee Renauer

400 Point Count Results by EPA 600/R-93/116 PLM (denoted by "PC")
Item 198.1: PLM Methods for Identifying and Quantitating Asbestos in Bulk Samples
Item 198.6: PLM Methods for Identifying and Quantitating Asbestos in Non-Friable Organically Bound Bulk Samples
EPA 600/R-93/116: Method for Determination of Asbestos in Bulk Building Materials
EPA 600/M4-82-020: Interim Method for Determination of Asbestos in Bulk Insulation Samples

ETL, Inc. maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced without written approval by ETL, Inc. Test Method EPA 600/R-93-116 & EPA 600/M4-82/020 or NYSDOH-ELAP item 198.1 and/or 198.6 was used to analyze all samples. Matrix interference and/or resolution limits (i.e. detecting asbestos in non-friable organically bound materials) may yield false results in certain circumstances. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing. Interpretation and use of test results are the responsibility of the client. ETL, Inc. is not responsible for the accuracy of the results when requested to physically separate and analyze layered samples. Any PLM results below 10% should be re-analyzed using the EPA recommended Point Count method. Any material that has greater than 1% asbestos content is considered to be an Asbestos Containing Material (ACM). These materials are regulated by both OSHA and the EPA and must be treated accordingly. Results are related to only to samples that were tested.

ENVIRONMENTAL TESTING LABORATORIES, INC



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Bulk Asbestos Chain of Custody

ETL Project #:
195002

Client: <u>ETC</u>	Contact: <u>Lowell</u>	Project Location/Name: <u>6063 Natchez</u>
Address: <u>38900 Huron River Drive Romulus</u>	Phone: <u>734 955 6600</u>	<u>MA Morris MI 48458</u>
	Fax:	Client Project #: <u>195002</u>
	E-mail:	Date Sampled: <u>7-17-2017</u>
Please Provide Results: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Verbal <input type="checkbox"/> Other _____		

Turnaround Time (TAT): ☒ Standard (3+ days)

PLM Instructions

(Check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> PLM EPA600/R-93/116, 1993 (Standard method) | <input checked="" type="checkbox"/> Stop at 1st Positive -
Clearly mark Homogenous Group |
| <input type="checkbox"/> Point Counting: 400 Points* | |
| <input type="checkbox"/> PLM Non-Building Material (Dust, Wipe, Tape) | <input type="checkbox"/> Soil or Vermiculite Analysis * |

* Additional charge and turnaround may be required

Lab ID	Sample ID	Sample Location	Material Description
<u>580824</u>	<u>01 A</u>	<u>N.E corner Basement</u>	<u>9x9 Brown Floor tile</u>
<u>827</u>	<u>01 B</u>	<u>Center Basement</u>	<u>9x9 Brown Floor tile</u>
<u>828</u>	<u>01 C</u>	<u>East Basement</u>	<u>9x9 Brown Floor tile</u>
<u>829</u>	<u>02 A</u>	<u>Save as above</u>	<u>Dark Brown mastic</u>
<u>830</u>	<u>02 B</u>	<u>↑</u>	<u>Dark Brown Mastic</u>
<u>831</u>	<u>02 C</u>	<u>↓</u>	<u>Dark Brown Mastic</u>

	Date	Time
Relinquished (Name/Organization): <u>[Signature]</u>	<u>7-17-2017</u>	<u>4:00</u> am/pm
Received (Name/ETL): <u>[Signature]</u>	<u>7-29-17</u>	am/pm
Stereoscopic Analysis (Name/ETL): <u>RR</u>	<u>7-24-17</u>	am/pm
Sample Login (Name/ETL):		am/pm
Analysis (Name/ETL): <u>RR</u>	<u>7-24-17</u>	am/pm
QA/QC Review (Name/ETL):		am/pm
Special Instructions:	Remarks	

Page 1 of 1



**COMBINATION LEAD BASED PAINT
INSPECTION AND
RISK ASSESSMENT SURVEY**

FOR THE PROPERTY KNOWN AS:

6063 Natchez

Mt. Morris, MI 48458

Owner's name: Genesee County Community Development

Owner's Phone #: 810-766-6568

Current Occupant's name: Vacant

Date of Construction: 1958



PREPARED FOR:

Genesee County Community Development

1101 Beach Street, Room 223

Flint, MI 48502

810-766-6568

LABWORK PROVIDED BY

Accurate Analytical Testing (AAT)

(734) 699-5227

NLLAP # 100986

DATE(S) OF ASSESSMENT:

7/17/17

REPORT PREPARED AND SUBMITTED BY:

Kami LaFord

EPA Certified Lead Risk Assessor

Certification #: P-03245

ETC Job#: 195002

38900 West Huron River Drive, Romulus, MI 48174

PHONE: (734) 955-6600 FAX: (734) 955-6604

WEBSITE: www.2etc.com

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ETC - ENVIRONMENTAL SERVICES

Summary of Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
Client	Genesee County Community Development			
Survey Location:	6063 Natchez, Mt. Morris, Michigan, 48458			
Survey Date:	7/17/2017	Job#:	195002	
Inspector:	Kami LaFord			
<p>The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.</p> <p>*Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.</p> <p>*Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.</p>				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Living Room # 1				
Side A door jamb and door stop are a friction/impact surfaces in poor condition.	Low	Low	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Stairwell # 8				
Side B door jamb are a friction/impact surface in poor condition.	Low	Low	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.



During the course of this lead combination investigation:

Lead Based Paint was identified on some components

Lead Based Paint Hazards were identified in some areas

II.) PURPOSE AND SCOPE OF WORK

Attached here within are the results of a lead based paint (LPB) combination inspection and risk assessment (combination survey) performed by Kami LaFord of ETC - Environmental Services (ETC). This combination survey was performed for Genesee County Community Development at 6063 Natchez in Mt. Morris, MI 48458. The site work was performed on 7/17/17 by Kami LaFord. Kami LaFord is an EPA certified lead risk assessor and has completed the manufacturer's training course regarding radiation safety and x-ray measurement technology.

The purpose of a lead combination survey is to identify any existing lead paint and/or lead hazards that might exist within the residence. The process of identifying all lead based paint in a residence is referred to as a lead inspection while identifying all lead hazards in a residence is a risk assessment. It has become common in the industry to perform both of these services at one time and this is referred to as a lead combination survey. Although this report represents both services, for the purposes of discussion, we will discuss the methods and goals of inspections and risk assessments separately.

A. Lead Inspections

ETC's inspection started by breaking down the dwelling into separate functional areas. For the testing of paint, each functional area was then broken down into different building components, according to the various colors and substrates. Samples were collected using a X-Ray Fluorescence (XRF) analyzer. The XRF uses radioactive cadmium to determine the amount of lead located within each surface tested. At the time of this report, HUD has defined Lead-Based Paint (LBP) as paint with an average concentration of 1.0 mg/cm², or greater using the XRF technology. Test results for this residence that can be compared against the HUD and EPA standards can be found in Appendix A.

In cases where the XRF detected LBP and the paint was in poor condition (cracked, peeling, chalking, etc.) the inspector may recommended further testing be done. Additional samples such as dust wipes, vacuum samples, air samples or soil samples may be warranted in the areas where the paint is poor condition.

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B. Lead Risk Assessments

A lead risk assessment attempts to identify lead hazards that may exist within a home. Lead hazards are defined in an important lead regulation called Title X. The Title X definition includes the following six items:

1. Lead paint that is deteriorated (flaking, chipped, peeling, etc.) in poor or fair condition as defined by Title X.
2. Lead paint on a friction surface (i.e. rubbing doors, sliding windows, etc.) where associated dust levels exceed safe limits.
3. Lead paint on an impact surface (i.e. door jambs, stair treads, etc.) where the impact is caused by another building component.
4. Lead paint on a chewable surface (i.e. window sills, shelves, etc.) where there is visible evidence of teeth marks.
5. Lead contaminated dust where levels exceed safe limits.
6. Lead contaminated soils where levels exceed safe limits.

A lead risk assessment attempts to identify hazards by taking a series of dust, soil and deteriorated paint samples and comparing them to associated limits developed by HUD and EPA.

C. Project Limitations and Problems and Property Narrative

Throughout the course of any LBP combination there can be a number of problems including: areas or surfaces that could not be tested, inaccessible areas, locked doors, problems due to inclement weather, etc. During this combination there may have been materials or items that could not be tested or sampled. These materials must be assumed to be lead based paint and treated as such. The items / materials that could not be tested and must therefore be assumed to be lead painted include:

- All items and materials were accessible and therefore, no materials need to be assumed to be lead based paint.

There may have also been unusual circumstances for this project that may have affected the project. Below is an overview of the property that may also include unusual circumstances existing at 6063 Natchez :

- Overall condition of house is Poor. House exterior is Aluminum Sided/Brick/Concrete. Exterior trim is Aluminum/ Vinyl wrapped. Windows in house are Vinyl/Wood. Basement windows are Steel. Entry doors are Wood pre-hung. Interior door/jambs are Post 1978 construction, bare-no paint. Window sills are Factory finished materials. The following components are pre-primed, pre-fabricated and/or pre-hung construction Kitchen cabinets. Walls in the following rooms are factory paneled or partially paneled or have factory wainscoting 7,9,10. Ceiling tiles in rooms Basement. Stair components were Tested. Exterior porch/decks are Concrete. Garage is Not attached. Detached garage interior was Tested. Garage Exterior is Wood. Garage windows are Wood and Fixed (non-opening). Garage overhead doors are Factory Steel. Carpet &Tile on some floors.

- X-Ray Fluorescence (XRF) is a non-destructive type of paint testing. Inspectors do not remove items that are fastened shut, down, together or otherwise made to impede access. Drop ceiling tiles, furniture, equipment, and other items are not removed by the inspectors, those areas should be made to be accessible to the inspector by the building owner. Excessive storage conditions, deferred cleaning practices, and unsafe building conditions could be cause for a building component to not be tested. If a building component is present but does not show up on the inspection report it should be considered to be lead painted unless it was installed after 1978 or has a factory finish on it.
- It is also possible that wall hangings, flags, banners, pictures wall shelving units and large furniture may hide damage to wall surfaces. If those items are covering up damage, it could change the classification of that component from intact or fair to poor. If this is the case, treat those damaged surfaces as though they are a hazard.
- Bare soil areas will change with usage, weather and other factors beyond the control of the risk assessor who wrote this report.

III.) REGULATORY INFORMATION

A. Title X

In October of 1992 the Residential Lead-Based Paint Hazard Reduction Act was passed. This was a sweeping act aimed at reducing the exposure to Americans to lead hazards. The regulation affected all areas of the population. As part of Title X, many other agencies were charged with responsibilities in assuring the LBP's were addressed. OSHA was required to pass a construction standard, HUD was required to promulgate specific and definitive rules for addressing Public and Indian housing and the EPA was required to pass regulations for real estate disclosure, pre-renovation disclosure, training and certification programs for people working on or with LBP and rules for conducting renovation activities safely following "lead safe work practices". This act is the base from which all other regulations affecting LBP have grown.

B. Department of Housing and Urban Development (HUD) Regulations

By recognizing lead based paint (LBP) as a potential health hazard, HUD became the lead federal agency in the identification of lead hazards and has the primary responsibility to regulate LBP in Public or Indian housing. HUD has generated guidelines and performed extensive research to develop comprehensive requirements for LBP inspections, risk assessments and lead abatement or removal activities. These guidelines are enforceable in Public or Indian housing projects or any other project where HUD funds are dispersed. This includes most community development block grant (CDBG) funds as well as other housing assistance as provided by HUD, VA, etc. These methods represent the "State of the Art" technology for lead activities. At this point, EPA has developed similar rules that are in force in all housing and child occupied facilities and are enforced on a State by State basis.

If the work to be completed on this project is federally, state or locally funded, it is likely the full HUD regulations will apply. HUD program requirements for most projects are determined by the amount of money spent on the project. In general the requirements are:

For all projects where the rehabilitation costs will be between \$0 - \$25,000

Genesee County Community Development or their contractors (as you determine) may choose any combination of the following three (3) options to address the hazards found in the executive summary.

- all interim control options
- some interim controls and some abatement options
- or all abatement options

Also, please note that anytime even one abatement option is chosen, the contractor and their employees must be fully certified licensed through the State of Michigan – Lead Program to perform any abatement work.

For all projects where the rehabilitation costs will exceed \$25,000

In this case, Genesee County Community Development or their contractors (as you determine) must chose ONLY abatement options to address the hazards identified.

This has serious repercussions for Genesee County Community Development as abatement options are almost always more expensive than interim controls and this price difference between \$24,999 and \$25,001 may require large extra lead expenses to the program costs for this property. *You may wish to share this information with all of your selected contractors so they better understand the potential cost increases when their bid price exceeds \$25,000.*

Please note, this is only a general outline and the HUD regulations are very complex. For instance some costs on a project (i.e. the initial risk assessment and final clearance) may not count toward the rehabilitation costs. For further information, refer to the HUD guidelines or contact a ETC representative.

C. Environmental Protection Agency (EPA):

Recently, EPA adopted HUD guidelines for conducting LBP inspections, risk assessments and abatement work practices for lead issues. Both HUD and EPA define Lead-based Paint (LBP) as an average concentration of 1.0 mg/cm² when using XRF technology and 1/2 % by weight when reviewing paint chips.

- EPA Real Estate Disclosure Act: EPA issued a regulation to insure that families receive information necessary to protect themselves from LBP hazards when purchasing, renting or leasing an older home. In order to accomplish this, the EPA required information to be disseminated during real estate transfers. This act requires sellers and landlords to:
 - Disclose all known information on LBP and hazards in the housing.
 - Complete a Federal disclosure form, including a lead warning statement, provide a copy to the purchaser/prospect, and retain it for three years.
 - Provide purchasers/prospective tenants with an EPA pamphlet on lead hazards.
 - Sellers are also required to give purchasers a 10-day opportunity to conduct a LBP inspection or risk assessment before becoming obligated to purchase the housing.

Agents are required to ensure that the seller or leaser comply with these requirements or perform these requirements themselves. Failure of the seller, leaser, or agent to comply could result in being sued for damages, and being subjected to civil and criminal penalties, such as potential fines and imprisonment.

- EPA Pre-Renovation Rule (PRE): Additionally, EPA issued a regulation to insure contractors warn occupants considering construction within their residence of the possibility that lead dust could be created and work with the selected contractor to reduce this possibility. This act requires renovation contractors of older homes to:
 - Discuss information on LBP and hazards that could be created during a renovation project.
 - Provide purchasers/prospective tenants with an EPA pamphlet on lead hazards and get a signature or other evidence of delivery.
 - This regulation also recommended that all renovations in older housing be completed by trained persons following lead safe work practices.
- EPA Renovation, Repair and Painting Rule (RRP): The most recent EPA regulation (April 2010) regarding LBP was the RRP. This regulation substantially changed requirements for all contractors performing renovations in older housing. This act requires renovation contractors of older homes to:
 - Requires all contractors to have a “certified renovator” working on each project to insure that the regulation is followed. Must be on-site during set-up, cleaning and self conducted clearance.
 - Certified renovators must take an 8 hour training class to receive their certification directly from the EPA.
 - Not only do individuals have to become certified, the companies taking contracts for work need to become “Certified Firms”. This involves applying to the EPA and paying a fee.
 - All work on any affected project must be done following lead safe work practices as taught in the class.
 - Requires posting of work area and possibly containment of work space.
 - Requires a final visual wipe test clearance be performed by the “Certified Renovator”. No neutral third party clearance is required but can be done if desired.

D. Occupational Safety and Health Administration (OSHA):

Additionally, OSHA has established regulations to prevent high lead exposure to employees working in lead related occupations. Along with establishing a permissible exposure limit (PEL), OSHA, working with the National Institute for Occupational Safety and Health (NIOSH), has mandated engineering, work practice and administrative controls to protect the worker. The current PEL at the time of this report is a concentration no greater than 50 micrograms per cubic meter of air.

E. City of Detroit (Ordinances and Codes)

The purpose and intent of the proposed amendments is to protect the health and welfare of children who occupy rented residential dwellings that contain lead-based paint hazards. Part II of this division requires owners of rental property to have a lead inspection and risk assessment performed at the rental property to determine the presence of lead paint and lead-based paint hazards. If lead based paint hazards exist, then the hazards must be reduced and controlled through interim controls or abatement prior to a tenant occupying the rental property. After interim controls or abatement are performed, the owner must obtain a clearance examination. Owners of rental property must obtain a lead clearance pursuant to Part II in order to receive a certificate of compliance from the City. A certificate of compliance is required for occupancy.

IV.) SAMPLE RESULTS AND INFORMATION

A. Lead Paint Sampling

Lead paint sample results are contained in Appendix B. All types of painted surfaces were tested using X-Ray fluorescence (XRF) technologies. XRF uses gamma photons from a sealed irradiation source to strike the atoms within the painted surface. Most commonly, an isotope of cobalt or cadmium is used to produce gamma photons. Because the source is radioactive, training and certification is required to operate an XRF lead analyzer. All inspectors have received the EPA three day lead inspection training and the manufacturer's XRF training. The radiation safety officer for ETC is Jeremy Westcott.

The serial number of the XRF instrument utilized in this project was 15157. These instruments are registered as radioactive materials with the State of Michigan Department of Environmental Quality. The registration number for these instruments is 031070-01-l01. ETC's representatives handle and operate the XRF instrument in accordance with the manufacturers' directives and methods described in the HUD Guidelines.

ETC's lead testing results are applicable for the time that testing was conducted and for the condition of surfaces at the time they were tested. If questions arise regarding lead content on surfaces that were not tested (or were inaccessible) by ETC, then additional testing services should be solicited to test those surfaces for lead.

B. Lead Dust Sampling

For combination surveys, lead dust sampling is required in areas where children are most likely to come into contact with dust. Areas for consideration include: children's bedrooms, family rooms, play rooms, kitchens, bathrooms, etc. Lead dust samples are to be taken from at least six different rooms with samples from both the floor and either a window sill or window well within each room.

Current limits for lead dust samples taken during combination surveys are as follows in micrograms per square foot ($\mu\text{g}/\text{ft}^2$):

	Floors	Window Sills	Window Wells/ Troughs	Ext. Concrete
HUD	40	250	400	800
EPA	40	250	400	800

Actual dust level results noted at the 6063 Natchez residence are below. Any sample above the allowable regulatory limit is in bold.

<i>Sample #</i>	<i>Room Location</i>	<i>Component</i>	<i>Is Surface Smooth and Cleanable</i>	<i>Area Wiped (in sq. ft.)</i>	<i>Lead Concentration (in $\mu\text{g}/\text{ft}^2$)</i>
DW 1	Kitchen C	Trough	Yes	0.31 SF	<16.00
DW 2	Kitchen A	Hard Floor	Yes	1.00 SF	<5.00
DW 3	Bedroom 3 D	Sill	Yes	1.50 SF	<3.34
DW 4	Bedroom 3 B	Hard Floor	Yes	1.00 SF	<5.00
DW 5	Bedroom 2 A	Trough	Yes	0.24 SF	90.26
DW 6	Bedroom 2 C	Hard Floor	Yes	1.00 SF	<5.00
DW 7	Living Room A	Sill	Yes	4.02 SF	<1.24
DW 8	Living Room A	Hard Floor	Yes	1.00 SF	<5.00
DW 9	Bedroom 4 D	Sill	Yes	1.49 SF	<3.36
DW 10	Bedroom 4 A	Hard Floor	Yes	1.00 SF	<5.00
DW 11	Bathroom 5 C	Sill	Yes	1.19 SF	<4.20
DW 12	Bathroom 5 A	Hard Floor	Yes	1.00 SF	<5.00

Any high dust levels noted here represent lead hazards and are included in the hazard charts in the Executive Summary. This chart details the lead dust problems identified (or lack thereof) within this residence. *Please keep in mind that if lead dust samples were not taken in each room of the residence the samples that were taken will be used to represent overall conditions in the residence.* This means that areas that were not individually sampled may be listed as having problems based upon the sampling that was conducted in other areas.

C. Lead Soil Sampling

Lead soil sampling is required in areas where bare exposed soil is present around the house and the yard. Areas for consideration include: house perimeter, gardens, play areas, driveways, etc. Lead soil samples will only be taken if bare exposed soils exist. Sampling usually involves four areas: play areas where children are likely to come in contact with soil, gardens, the perimeter of the home, and other non-play areas of the yard where contact is less likely.

Current limits for lead soil samples taken during combination surveys are as follows in parts per million (ppm):

	Play Areas And Gardens	House Perimeter or Other Areas of Yard
HUD	400	1200
EPA	400	1200

Actual soil results for the 6063 Natchez residence can be found in the chart below. Any sample above the allowable regulatory limit is in bold.

	Location	Approximate area of bare soil represented by composite sample (ft ²)	Results (parts per million)
SS-1	Dripline of Home	250 SF	64.58
SS-2	Bare Soil Back Yard	175 SF	33.34

Any high soil levels noted here represent lead hazards and are included in the hazard charts in the Executive Summary. This chart details the lead soil problems identified (or lack thereof) within this residence. Please keep in mind that lead soil samples are composite samples where a small portion is taken from three to six different locations to make up the one sample. Therefore the results of this one sample represent all of the different areas where the separate pieces were acquired. Play areas, garden, and non-play areas should never be mixed in the same sample.

V.) HAZARD CONTROL OPTION RECOMMENDATIONS

Types of hazards that may have been identified during the lead combination include both identified hazards and potential hazards. Identified hazards include paint, dust and soil hazards that fit the six (6) hazard definitions of HUD and the EPA detailed previously. For each identified hazard, hazard control options (recommendations) are given to explain how to address any problems identified in the sampling. In the case of the 6063 Natchez property, hazard control options can be found in the Executive Summary Chart.

Potential hazards are areas of the residence where the occupant or owner may be completing renovation activities in the future. If future renovation activities were identified, these areas were sampled using the XRF instrument to determine lead content. If the paint in these areas was found to be above 1.0 mg/cm^2 , they were listed as potential hazards. This is required as the up-coming renovation activities will likely disturb the paint and possibly create lead based dust hazards that do not currently exist.

The sampling results also detail which items are above or below the de minimus levels. If the identified item is below the de minimus levels, the homeowner (or selected renovation contractor) is not required to follow "lead safe work practices". However, it is very important when working on the existing or potential hazards to avoid creating lead dust hazards. A list of potential hazards identified during the combination can be found in Appendix C.

It is ETC’s strongest recommendation that all work on existing lead hazards, potential hazards or other lead based paint that “lead safe work practices” or “abatement methods” always be followed to protect the occupants of the home.

VI.) RE-EVALUATION SCHEDULE

The lead based paint (LBP) rules require that a home that has lead based paint be rechecked (reevaluated) at various times to insure that the LBP is still in intact condition and that LBP hazards have not reoccurred within the property. The frequency of this recheck is dependent on the original findings:

- As the current combination (full inspection and risk assessment) for this property **found both LBP and LBP hazards** the following work must occur:
 - The owner must address (or hire a trained contractor to address) all the LBP hazards found with either abatement or interim controls using Lead Safe Work Practices or Abatement procedures.
 - The owner must then arrange for a clearance to verify that all hazards have been properly addressed. Following this, the reevaluation requirements are:
 - At 6 months, 1 year and 1 ½ years the owner shall conduct a visual inspection to verify that no LBP has been disturbed and potentially caused new LBP hazards.
 - At least every two years (plus or minus 60 days) by a professional risk assessor to verify that no LBP hazards have reoccurred. *

**If at any point, the property passes two consecutive reevaluations in a row (two years apart) with no new hazards being identified, then the reevaluation process may be terminated.*

VII.) COST ESTIMATE

HUD and EPA regulations require the risk assessor to provide cost estimates for possible work to be completed. Below find a rough estimate of costs associated with lead remediation activities.

Encapsulation	\$3.50 sq. ft.	Enclosure wood	\$4.00 sq. ft.
Wet plane friction & impact points	\$2.50 sq. ft.	Enclosure metal	\$5.00 sq. ft.
Wet scrape and repaint	\$2.00 sq. ft.	Enclosure drywall	\$2.50 sq. ft.
Window replacement	\$500 each	Door replacement	\$750.00 each.
Dust removal-clean up	\$1.25 sq. ft.	Soil abatement	\$10.00 sq. ft
Siding Installation	\$2.75 sq. ft	Component replacement	5 times material cost

VIII.) RECOMMENDATIONS FOR FUTURE OPERATIONS AND MAINTENANCE

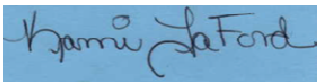
It is very important to note that future disturbance of lead painted surfaces may cause new and additional lead hazards. Homeowners, building managers and landlords are expected to follow “lead safe work practices” any time that a lead painted surface is disturbed. This means making sure very little dust is generated (i.e. wet sanding not dry sanding), not burning lead painted items, cleaning up thoroughly after work, etc.

In order to provide guidance for the owners, managers and landlords when conducting renovation, maintenance or potential future disturbance of painted surfaces, they should refer to an excellent manual developed by HUD titled "Lead Paint Safety: A Field Guide for Painting, Home Maintenance, and Renovation Work". This manual can be found for free on the Internet at <http://www.hud.gov/offices/lead/training/LBPguide.pdf>. Please download a copy of this manual before disturbing any painted surfaces within the residence. If access to the Internet is not available, you may order a copy at 1-800-424-5323.

If you have any questions not answered by this manual, please contact our office at (734) 955-6600. Thank you.

This report reviewed and submitted by

ETC - Environmental Services

A handwritten signature in blue ink on a light blue rectangular background. The signature reads "Kami LaFord" in a cursive script.

Kami LaFord (Cert. # P-03245)
EPA / Michigan Certified Risk Assessor

ETC - ENVIRONMENTAL SERVICES

APPENDIX A

All Paint Samples Taken - In Order Sampled

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Community Development													
Survey Location:			6063 Natchez, Mt. Morris, Michigan, 48458													
Survey Date:			7/17/2017													
Inspector:			Kami LaFord		License #	P-03245								Job#	195002	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Friction / Impact Surface	Teeth Marks Present	Main Cause of Damage	de Minimus Level	Amount of Damage	Depth Index	Result	PbC mg/cm ²	
1														Positive	3.48	
2				Calibrate									1.06	Positive	1.00	
3				Calibrate									1.08	Positive	1.00	
4				Calibrate									1.07	Positive	1.00	
5	1st	Ceiling	Living Room 1	Ceiling	Plaster	INTACT	Beige						1	Negative	0.00	
6	1st	A	Living Room 1	Wall	Drywall	INTACT	Beige						2.43	Negative	0.01	
7	1st	B	Living Room 1	Wall	Drywall	INTACT	Beige						1.26	Negative	0.00	
8	1st	C	Living Room 1	Wall	Plaster	INTACT	Beige						1	Negative	0.00	
9	1st	D	Living Room 1	Wall	Drywall	INTACT	Beige						1	Negative	0.00	
10	1st	A	Living Room 1	Win. Sill/Stool	Wood	Deteriorated	Beige						3.12	Negative	0.03	
11	1st	A	Living Room 1	Win. Apron	Wood	INTACT	Beige						3.27	Negative	0.03	
12	1st	A	Living Room 1	Baseboard	Wood	Deteriorated	Beige						3.37	Negative	0.04	
13	1st	A	Living Room 1	Wall Register	Metal	Deteriorated	Beige						4.85	Negative	0.04	
14	1st	A	Living Room 1	Door Casing	Wood	Deteriorated	Brown						2.55	Negative	0.03	
15	1st	A	Living Room 1	Door Jamb	Wood	Deteriorated	Beige	Yes	No	Friction	Above	> 10%	4.54	Positive	1.30	
16	1st	A	Living Room 1	Door Jamb	Wood	Deteriorated	Beige	Yes	No	Friction	Above	> 10%	2.74	Positive	1.30	
17	1st	A	Living Room 1	Door Stop	Wood	Deteriorated	Beige	Yes	No	Impact	Above	> 10%	3.43	Positive	1.80	
18	1st	A	Living Room 1	Door	Wood	Deteriorated	Green						4.27	Negative	0.80	
19	1st	A	Living Room 1	Door	Wood	Deteriorated	Green						5.68	Negative	0.80	
20	1st	A	Living Room 1	Door Threshold	Concrete	Deteriorated	Green						3.21	Negative	0.03	
21	1st	A	Living Room 1	Door Threshold	Concrete	Deteriorated	Green						1	Negative	0.00	
22	1st	D	Living Room 1	Baseboard	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
23	1st	Floor	Living Room 1	Floor	Wood	Deteriorated	Clear/Stain						1.08	Negative	0.01	
24	1st	Floor	Living Room 1	Floor	Wood	Deteriorated	Clear/Stain						1	Negative	0.00	
25	1st	Floor	Bedroom 2	Floor	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
26	1st	C	Bedroom 2	Door	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
27	1st	C	Bedroom 2	Door Jamb	Wood	Deteriorated	Clear/Stain						1.1	Negative	0.01	
28	1st	C	Bedroom 2	Door Stop	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
29	1st	C	Bedroom 2	Door Casing	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
30	1st	C	Bedroom 2	Clos. Shelf	Wood	Deteriorated	Clear/Stain						1.24	Negative	0.02	
31	1st	A	Bedroom 2	Win. Sill/Stool	Wood	Deteriorated	Clear/Stain						1.83	Negative	0.02	
32	1st	A	Bedroom 2	Baseboard	Wood	Deteriorated	Clear/Stain						1.91	Negative	0.04	
33	1st	A	Bedroom 2	Win. Apron	Wood	INTACT	Clear/Stain						1	Negative	0.01	
34	1st	A	Bedroom 2	Wall Register	Metal	Deteriorated	Brown						1	Negative	0.01	
35	1st	B	Bedroom 2	Wall Register	Metal	Deteriorated	Beige						1.04	Negative	0.01	
36	1st	C	Bedroom 2	Clos. Shelf sup	Wood	INTACT	Beige						1	Negative	0.01	
37	1st	Ceiling	Bedroom 2	Ceiling	Plaster	INTACT	Beige						1.44	Negative	0.03	
38	1st	A	Bedroom 2	Wall	Plaster	INTACT	Beige						1.05	Negative	0.02	
39	1st	B	Bedroom 2	Wall	Plaster	INTACT	Beige						3.76	Negative	0.06	
40	1st	D	Bedroom 2	Wall	Plaster	INTACT	Beige						3.45	Negative	0.10	
41	1st	C	Bedroom 2	Wall	Plaster	INTACT	Beige						2.79	Negative	0.10	
42	1st	C	Bedroom 2	Clos. Wall	Plaster	Deteriorated	Beige						2.26	Negative	0.07	
43	1st	C	Bedroom 2	Clos. Door	Metal	Deteriorated	Beige						2.23	Negative	0.06	
44	1st	C	Bedroom 2	Door Casing	Wood	INTACT	Beige						1.65	Negative	0.04	
45	1st	C	Bedroom 3	Door Casing	Wood	INTACT	Beige						1	Negative	0.00	
46	1st	C	Bedroom 3	Clos. Baseboard	Wood	Deteriorated	Beige						1.14	Negative	0.01	
47	1st	C	Bedroom 3	Clos. Shelf sup	Wood	Deteriorated	Beige						1	Negative	0.00	

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Survey Date:			7/17/2017													
Inspector:			Kami LaFord			License #	P-03245							Job#	195002	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Friction / Impact Surface	Teeth Marks Present	Main Cause of Damage	de Minimus Level	Amount of Damage	Depth Index	Result	PbC mg/cm ²	
48	1st	C	Bedroom 3	Clos. Door	Metal	Deteriorated	Beige						6.32	Negative	0.06	
49	1st	C	Bedroom 3	Clos. Door	Wood	INTACT	White						1	Negative	0.00	
50	1st	A	Bedroom 3	Wall Register	Metal	Deteriorated	Beige						1	Negative	0.00	
51	1st	A	Bedroom 3	Win. Sill/Stool	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
52	1st	A	Bedroom 3	Win. Apron	Wood	INTACT	Clear/Stain						1	Negative	0.01	
53	1st	Floor	Bedroom 3	Floor	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
54	1st	Ceiling	Bedroom 3	Ceiling	Plaster	INTACT	Beige						1	Negative	0.01	
55	1st	A	Bedroom 3	Wall	Plaster	INTACT	Beige						1	Negative	0.00	
56	1st	B	Bedroom 3	Wall	Plaster	INTACT	Beige						1.15	Negative	0.01	
57	1st	D	Bedroom 3	Wall	Plaster	INTACT	Beige						2.99	Negative	0.02	
58	1st	C	Bedroom 3	Wall	Plaster	INTACT	Beige						3.66	Negative	0.03	
59	1st	C	Bedroom 3	Clos. Wall	Plaster	INTACT	Beige						1.69	Negative	0.01	
60	1st	D	Bedroom 4	Clos. Wall	Plaster	INTACT	Purple						5.66	Negative	0.16	
61	1st	D	Bedroom 4	Wall	Plaster	Deteriorated	Purple						3.14	Negative	0.12	
62	1st	C	Bedroom 4	Wall	Plaster	Deteriorated	Purple						6.38	Negative	0.20	
63	1st	D	Bedroom 4	Wall	Plaster	Deteriorated	Purple						2.36	Negative	0.06	
64	1st	A	Bedroom 4	Wall	Plaster	Deteriorated	Purple						1	Negative	0.03	
65	1st	Ceiling	Bedroom 4	Ceiling	Plaster	INTACT	Purple						2.72	Negative	0.09	
66	1st	A	Bedroom 4	Wall Register	Metal	Deteriorated	Purple						1.2	Negative	0.01	
67	1st	B	Bedroom 4	Clos. Shelf sup	Metal	Deteriorated	Purple						1	Negative	0.01	
68	1st	A	Bedroom 4	Door	Wood	Deteriorated	Brown						1.81	Negative	0.02	
69	1st	A	Bedroom 4	Door Jamb	Wood	Deteriorated	Brown						1.71	Negative	0.02	
70	1st	A	Bedroom 4	Door Stop	Wood	Deteriorated	Brown						1	Negative	0.00	
71	1st	A	Bedroom 4	Door Casing	Wood	Deteriorated	Brown						2.59	Negative	0.04	
72	1st	B	Bedroom 4	Clothes Rod	Wood	Deteriorated	White						1	Negative	0.00	
73	1st	B	Bedroom 4	Clos. Door	Metal	Deteriorated	Purple						4.56	Negative	0.25	
74	1st	B	Bedroom 4	Clos. Baseboard	Wood	Deteriorated	Beige						1.06	Negative	0.02	
75	1st	B	Bedroom 4	Attic Cover	Wood	INTACT	Beige						2.55	Negative	0.09	
76	1st	B	Bedroom 4	Attic Dr. Casing	Wood	INTACT	Beige						3.14	Negative	0.11	
77	1st	B	Bedroom 4	Door Casing	Wood	INTACT	Purple						2.14	Negative	0.11	
78	1st	C	Bedroom 4	Win. Sill/Stool	Wood	Deteriorated	Clear/Stain						1	Negative	0.02	
79	1st	C	Bedroom 4	Win. Apron	Wood	Deteriorated	Clear/Stain						1.27	Negative	0.03	
80	1st	Floor	Bedroom 4	Floor	Wood	Deteriorated	Clear/Stain						1.3	Negative	0.02	
81	1st	C	Bathroom 5	Win. Apron	Wood	INTACT	Brown						1	Negative	0.00	
82	1st	C	Bathroom 5	Win. Casing	Wood	Deteriorated	White						1	Negative	0.00	
83	1st	A	Bathroom 5	Door Casing	Wood	INTACT	White						1	Negative	0.00	
84	1st	A	Bathroom 5	Door Stop	Wood	INTACT	Brown						1	Negative	0.00	
85	1st	A	Bathroom 5	Door Jamb	Wood	Deteriorated	Brown						1	Negative	0.00	
86	1st	A	Bathroom 5	Door	Wood	Deteriorated	Brown						1	Negative	0.00	
87	1st	B	Bathroom 5	Cabinet	Wood	Deteriorated	Black						1	Negative	0.00	
88	1st	B	Bathroom 5	Cabinet drawer	Wood	Deteriorated	Black						1	Negative	0.00	
89	1st	B	Bathroom 5	Wall	Drywall	INTACT	Brown						1.02	Negative	0.00	
90	1st	D	Bathroom 5	Wall	Drywall	INTACT	Brown						1	Negative	0.00	
91	1st	C	Bathroom 5	Wall	Plaster	INTACT	Brown						10	Negative	0.03	
92	1st	A	Bathroom 5	Wall	Plaster	INTACT	Brown						1	Negative	0.00	
93	1st	Ceiling	Bathroom 5	Ceiling	Plaster	INTACT	Brown						1	Negative	0.00	
94	1st	D	Bathroom 5	Wall Register	Metal	INTACT	Black						1.01	Negative	0.00	

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Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Friction / Impact Surface	Teeth Marks Present	Main Cause of Damage	de Minimus Level	Amount of Damage	Depth Index	Result	PbC mg/cm ²	
95	1st	D	Bathroom 5	Baseboard	Wood	INTACT	Black						1	Negative	0.00	
96	1st	D	Bathroom 5	Shoe Mold	Wood	INTACT	Black						1	Negative	0.00	
97	1st	A	Hallway 6	Shoe Mold	Wood	Deteriorated	Brown						1.42	Negative	0.01	
98	1st	A	Hallway 6	Baseboard	Wood	INTACT	Brown						1.19	Negative	0.01	
99	1st	A	Hallway 6	Door Casing	Wood	Deteriorated	Brown						2.39	Negative	0.03	
100	1st	D	Hallway 6	Clos. Baseboard	Wood	INTACT	Brown						1	Negative	0.01	
101	1st	D	Hallway 6	Clos. Door	Wood	Deteriorated	Brown						3.29	Negative	0.05	
102	1st	D	Hallway 6	Clos. Shelf sup	Wood	INTACT	Brown						1	Negative	0.01	
103	1st	D	Hallway 6	Clos. Shelf	Wood	Deteriorated	Clear/Stain						1.06	Negative	0.01	
104	1st	D	Hallway 6	Door Jamb	Wood	Deteriorated	Clear/Stain						1	Negative	0.00	
105	1st	D	Hallway 6	Door Stop	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
106	1st	Floor	Hallway 6	Floor	Wood	Deteriorated	Clear/Stain						1	Negative	0.01	
107	1st	B	Hallway 6	Clos. Wall	Drywall	Deteriorated	Brown						1.13	Negative	0.01	
108	1st	B	Hallway 6	Wall	Drywall	Deteriorated	Brown						1.63	Negative	0.01	
109	1st	C	Hallway 6	Wall	Drywall	Deteriorated	Brown						1	Negative	0.00	
110	1st	D	Hallway 6	Wall	Drywall	INTACT	Brown						1	Negative	0.00	
111	1st	A	Hallway 6	Wall	Drywall	INTACT	Brown						2.01	Negative	0.01	
112	1st	Ceiling	Hallway 6	Ceiling	Drywall	INTACT	Brown						1	Negative	0.00	
113	1st	Ceiling	Kitchen 7	Ceiling	Drywall	INTACT	Brown						3.44	Negative	0.09	
114	1st	A	Kitchen 7	Wall	Drywall	INTACT	Brown						5.14	Negative	0.16	
115	1st	D	Kitchen 7	Wall	Drywall	Deteriorated	Brown						3.3	Negative	0.02	
116	1st	C	Kitchen 7	Wall	Drywall	INTACT	Brown						5.34	Negative	0.19	
117	1st	B	Kitchen 7	Wall	Drywall	INTACT	Brown						3.43	Negative	0.13	
118	1st	Ceiling	Kitchen 7	Ceiling	Drywall	INTACT	Brown						6.35	Negative	0.27	
119	1st	C	Kitchen 7	Win. Sill/Stool	Wood	INTACT	Brown						1	Negative	0.00	
120	1st	C	Kitchen 7	Win. Apron	Wood	INTACT	Brown						2.97	Negative	0.03	
121	1st	A	Kitchen 7	Cabinet Trim	Wood	INTACT	Brown						1	Negative	0.00	
122	1st	A	Kitchen 7	Door Casing	Wood	Deteriorated	Brown						1.58	Negative	0.01	
123	1st	A	Kitchen 7	Door Jamb	Wood	Deteriorated	Brown						1	Negative	0.01	
124	1st	A	Kitchen 7	Door Stop	Wood	Deteriorated	Brown						2.08	Negative	0.03	
125	1st	B	Kitchen 7	Win. Apron	Wood	INTACT	Brown						5.29	Negative	0.07	
126	1st	B	Kitchen 7	Win. Sill/Stool	Wood	Deteriorated	Brown						1.25	Negative	0.01	
127	1st	A	Kitchen 7	Clos. Door	Wood	Deteriorated	Clear/Stain						1	Negative	0.00	
128	Bsmt	B	Stairwell 8	Baseboard	Wood	INTACT	Brown						1	Negative	0.01	
129	Bsmt	B	Stairwell 8	Shoe Mold	Wood	Deteriorated	Brown						5.04	Negative	0.08	
130	Bsmt	C	Stairwell 8	Door Casing	Wood	INTACT	Brown						1.53	Negative	0.02	
131	Bsmt	C	Stairwell 8	Door Jamb	Wood	INTACT	Brown						1.31	Negative	0.02	
132	Bsmt	B	Stairwell 8	Door Jamb	Wood	Deteriorated	Green	Yes	No	Friction	Above	> 10%	1.93	Positive	1.00	
133	Bsmt	B	Stairwell 8	Door Stop	Wood	Deteriorated	Green						3.54	Negative	0.70	
134	Bsmt	B	Stairwell 8	Door	Wood	Deteriorated	Green						6.44	Negative	0.80	
135	Bsmt	A	Stairwell 8	trim	Wood	INTACT	Brown						2.14	Negative	0.08	
136	Bsmt	Floor	Stairwell 8	Stair Stringer	Wood	Deteriorated	Brown						1	Negative	0.00	
137	Bsmt	Floor	Stairwell 8	Stair Riser	Wood	Deteriorated	Brown						5.01	Negative	0.07	
138	Bsmt	Floor	Stairwell 8	Stair Tread Nose	Wood	Deteriorated	Brown						2.36	Negative	0.12	
139	Bsmt	A	Stairwell 8	Wall	Drywall	INTACT	Brown						2.61	Negative	0.13	
140	Bsmt	C	Stairwell 8	Wall	Drywall	INTACT	Brown						2.67	Negative	0.14	
141	Bsmt	B	Stairwell 8	Wall	Drwall	INTACT	Brown						5.25	Negative	0.29	

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142	Bsmt	D	Stairwell 8	Wall	Plaster	INTACT	Brown						3.44	Negative	0.23	
143	Bsmt	Ceiling	Stairwell 8	Ceiling	Plaster	INTACT	Brown						2.14	Negative	0.09	
144	Bsmt	C	Stairwell 8	Railing	Wood	Deteriorated	Brown						3.7	Negative	0.04	
145	Bsmt	A	Stairwell 8	Column	Metal	Deteriorated	Grey						1.03	Negative	0.03	
146	Bsmt	Ceiling	Basement 9	Beam	Metal	Deteriorated	Grey						1	Negative	0.02	
147	Bsmt	B	Basement 9	Win. Sash Int.	Metal	Deteriorated	White						1	Negative	0.02	
148	Bsmt	A	Basement 9	Wall	Concrete	Deteriorated	White						2.22	Negative	0.02	
149	Bsmt	D	Basement 9	Wall	Concrete	Deteriorated	White						1	Negative	0.01	
150	Bsmt	B	Basement 9	Wall	Concrete	Deteriorated	White						1.22	Negative	0.01	
151	Bsmt	C	Basement 9	Wall	Wood	Deteriorated	Brown						1.59	Negative	0.01	
152	Bsmt	C	Basement 9	Clos. Door	Wood	Deteriorated	Brown						1	Negative	0.00	
153	Bsmt	C	Utility Room 10	Pipe, Drain	Metal	Deteriorated	Black						1	Negative	0.01	
154	Bsmt	C	Utility Room 10	Wall	Concrete	Deteriorated	White						1	Negative	0.00	
155	Bsmt	B	Utility Room 10	Wall	Concrete	Deteriorated	White						1	Negative	0.00	
156	Bsmt	D	Utility Room 10	Wall	Concrete	Deteriorated	White						1	Negative	0.00	
157	Bsmt	D	Utility Room 10	Win. Sash Int.	Metal	Deteriorated	White						1.91	Negative	0.01	
158	Bsmt	A	Utility Room 10	2" x 4"	Wood	Deteriorated	Grey						1.2	Negative	0.02	
159	1st	A	Ext. Garage 11	Win. Casing	Wood	Deteriorated	Brown						1	Negative	0.00	
160	1st	A	Ext. Garage 11	Wall	Wood	Deteriorated	Green						1.81	Negative	0.02	
161	1st	A	Ext. Garage 11	Door Casing	Wood	Deteriorated	Green						4.59	Negative	0.08	
162	1st	A	Ext. Garage 11	Door Jamb	Wood	Deteriorated	Green						1	Negative	0.01	
163	1st	A	Ext. Garage 11	Soffit	Wood	Deteriorated	Green						3.75	Negative	0.07	
164	1st	D	Ext. Garage 11	Soffit	Wood	Deteriorated	Green						1.35	Negative	0.03	
165	1st	D	Ext. Garage 11	Fascia	Wood	Deteriorated	Green						4.39	Negative	0.09	
166	1st	A	Ext. Garage 11	Trim, Upper	Wood	Deteriorated	Green						2.52	Negative	0.05	
167	1st	A	Ext. Garage 11	Trim, Upper	Wood	Deteriorated	Green						3.54	Negative	0.07	
168	1st	A	Ext. Garage 11	Door	Metal	Deteriorated	Grey						1	Negative	0.01	
169	1st	B	Ext. Garage 11	Wall	Wood	Deteriorated	Grey						3.78	Negative	0.12	
170	1st	D	Ext. Garage 11	Wall	Wood	Deteriorated	Green						2.31	Negative	0.08	
171	1st	D	Ext. Garage 11	Door Casing	Wood	Deteriorated	Green						6.58	Negative	0.21	
172	1st	D	Ext. Garage 11	Door Jamb	Wood	Deteriorated	Green						1	Negative	0.00	
173	1st	D	Ext. Garage 11	Door Stop	Wood	Deteriorated	Green						1	Negative	0.01	
174	1st	D	Ext. Garage 11	Door	Metal	Deteriorated	Brown						8.75	Negative	0.29	
175	1st	D	Ext. Garage 11	Win. Casing	Wood	Deteriorated	Green						1.55	Negative	0.04	
176	1st	C	Ext. Garage 11	Wall	Wood	Deteriorated	Green						1.32	Negative	0.03	
177	1st	C	Ext. Garage 11	Trim	Wood	Deteriorated	White						2.48	Negative	0.06	
178	1st	C	Grounds 12	Clothes Pole	Metal	Deteriorated	Silver						1	Negative	0.01	
179	1st	C	Exterior House 12	Downspout	Metal	Deteriorated	Green						1.5	Negative	0.01	
180	1st	C	Exterior House 12	Rain Gutter	Metal	Deteriorated	Green						4.19	Negative	0.05	
181	1st	C	Exterior House 12	Foudation	Concrete	Deteriorated	Green						3.44	Negative	0.04	
182	1st	C	Exterior House 12	Wall	Metal	Deteriorated	Green						1	Negative	0.00	
183	1st	C	Exterior House 12	Conduit	Metal	Deteriorated	White						1.27	Negative	0.23	
184	1st	B	Exterior House 12	Wall	Metal	Deteriorated	Green						10	Negative	0.16	
185	Bsmt	B	Exterior House 12	Win. Sill/Stool	Concrete	Deteriorated	Grey						1	Negative	0.00	
186	1st	B	Exterior House 12	Win. Sash	Metal	Deteriorated	Black						5.02	Negative	0.04	
187	1st	B	Exterior House 12	Door Threshold	Concrete	Deteriorated	Green						2.15	Negative	0.01	
188	1st	A	Exterior House 12	Railing Cap	Wood	Deteriorated	Green						2.07	Negative	0.01	

ETC - ENVIRONMENTAL SERVICES

APPENDIX A

All Paint Samples Taken - In Order Sampled

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Community Development													
Survey Location:			6063 Natchez, Mt. Morris, Michigan, 48458													
Survey Date:			7/17/2017													
Inspector:			Kami LaFord			License #	P-03245							Job#	195002	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Friction / Impact Surface	Teeth Marks Present	Main Cause of Damage	de Minimus Level	Amount of Damage	Depth Index	Result	PbC mg/ cm ²	
189	1st	A	Exterior House 12	Stair Tread	Wood	Deteriorated	Green						1	Negative	0.00	
190	1st	A	Exterior House 12	Stair Riser	Wood	Deteriorated	Green						1	Negative	0.00	
191	1st	A	Exterior House 12	Porch Floor	Concrete	Deteriorated	Green						1	Negative	0.00	
192	1st	A	Exterior House 12	Mailbox	Metal	Deteriorated	Green						1	Negative	0.00	
193	1st	A	Exterior House 12	Win. Casing	Metal	Deteriorated	Green						1	Negative	0.00	
194	1st	A	Exterior House 12	Wall	Metal	INTACT	Green						1	Negative	0.00	
195	1st	A	Exterior House 12	Door Casing	Wood	Deteriorated	White						1	Negative	0.00	
196	1st	D	Exterior House 12	Wall	Metal	INTACT	Green						1	Negative	0.00	
197	1st	A	Exterior House 12	Porch Lattice	Wood	Deteriorated	Green						1	Negative	0.00	
198				Calibrate									1.09	Positive	1.00	
199				Calibrate									1.1	Positive	1.10	
200				Calibrate									1.11	Positive	1.00	

ETC - ENVIRONMENTAL SERVICES

APPENDIX B

Lead Paint ONLY Samples - Ordered by Room

Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client		Genesee County Community Development													
Survey Location:		6063 Natchez, Mt. Morris, Michigan, 48458													
Survey Date:		7/17/2017													
Inspector:		Kami LaFord				License #		P-03245					Job#		195002
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Friction / Impact Surface	Teeth Marks Present	Main Cause of Damage	de Minimus Level	Amount of Damage	Depth Index	Result	PbC mg/cm²
15	1st	A	Living Room 1	Door Jamb	Wood	Deteriorated	Beige	Yes	No	Friction	Above	> 10%	4.54	Positive	1.3
16	1st	A	Living Room 1	Door Jamb	Wood	Deteriorated	Beige	Yes	No	Friction	Above	> 10%	2.74	Positive	1.3
17	1st	A	Living Room 1	Door Stop	Wood	Deteriorated	Beige	Yes	No	Impact	Above	> 10%	3.43	Positive	1.8
132	Bsmt	B	Stairwell 8	Door Jamb	Wood	Deteriorated	Green	Yes	No	Friction	Above	> 10%	1.93	Positive	1

ETC - ENVIRONMENTAL SERVICES**APPENDIX C****Potential Future Lead Paint Hazards - Ordered by Room*****Please note: Post 1978 Construction, factory finished and unpainted items were not sampled***

Client		Genesee County Community Development									
Survey Location:		6063 Natchez, Mt. Morris, Michigan, 48458									
Survey Date:		7/17/2017									
Inspector:		Kami LaFord			License #	P-03245			Job#	195002	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Friction / Impact Surface	Depth Index	Result	PbC mg/cm²

This property contains LBP but does not contain any potential hazard.

APPENDIX D

Maps of Residence

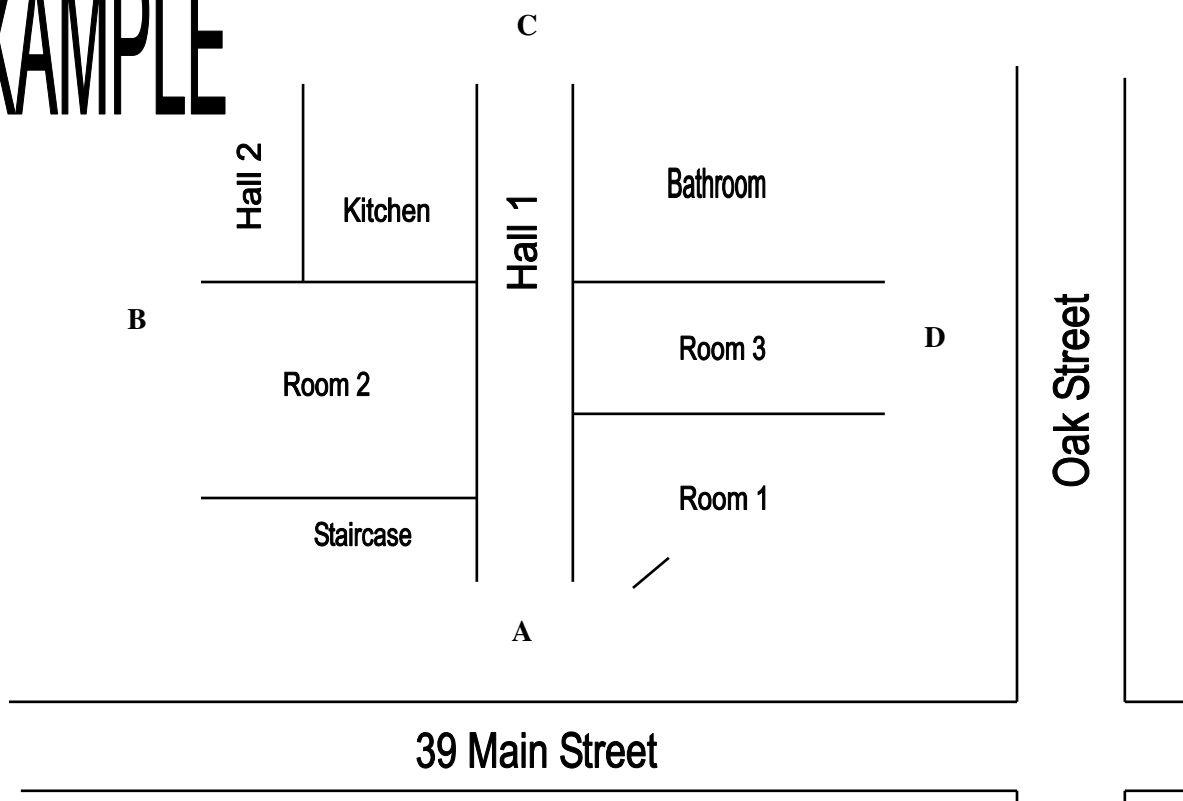
The inspection process uses a standard method of describing where lead paint is located. This is so that all parties involved will have a clear understanding as to what surfaces contain lead.

The outsides of the house will be lettered, starting with the letter A for the side of the house where the house gets its street address from. Starting at the A side, the rest of the house is lettered consecutively, clockwise around the house. Regardless of where the front door is located, the side of the house facing the street where the address is derived from will always be side A.

Inside the house, the process is much the same. The wall of each room that is nearest the A side of the house will be identified as wall A in the report. The wall nearest the B side will be labeled wall B, and so on.

For identifying the rooms and other areas of the interior of the house, a numbering system is used. Most rooms, with the exception of the kitchen and bath could be used for different purposes. When numbers are used, deciphering which room is called what will not be required. See dwelling map and labeling to determine the locations of the tests and hazards.

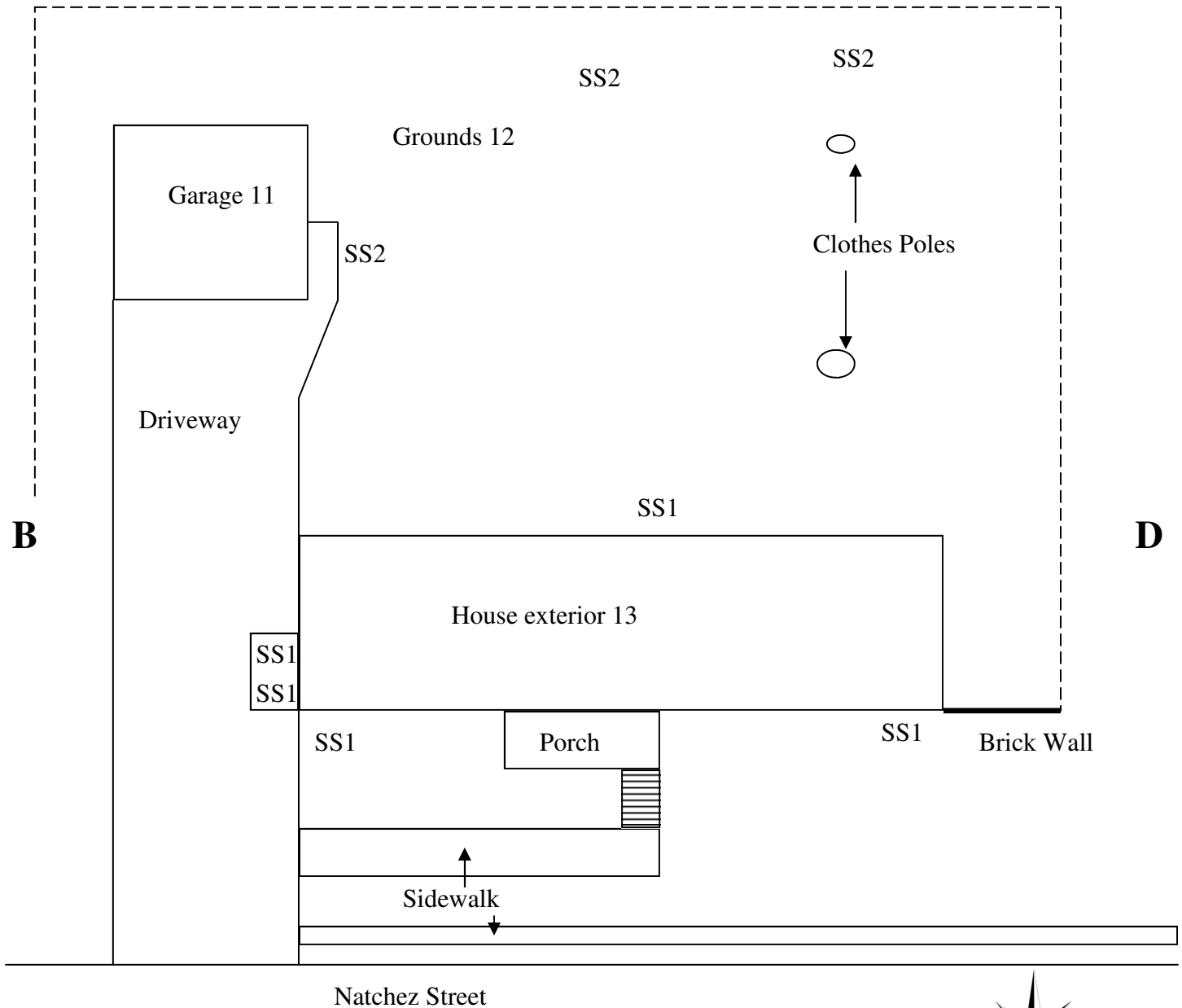
EXAMPLE



Property Layout

C

6063 Natchez
Mt. Morris, MI 48458
Year Built: 1958



Dust wipe samples:

F = Floor, HF = Hard floor, CF = carpeted floor
S = Window Sill, T = Window Trough

Window types:

W = Wood windows
V = Vinyl windows
A = Aluminum windows
M = Metal windows
GB = Glass block windows
ST = Steel windows

A

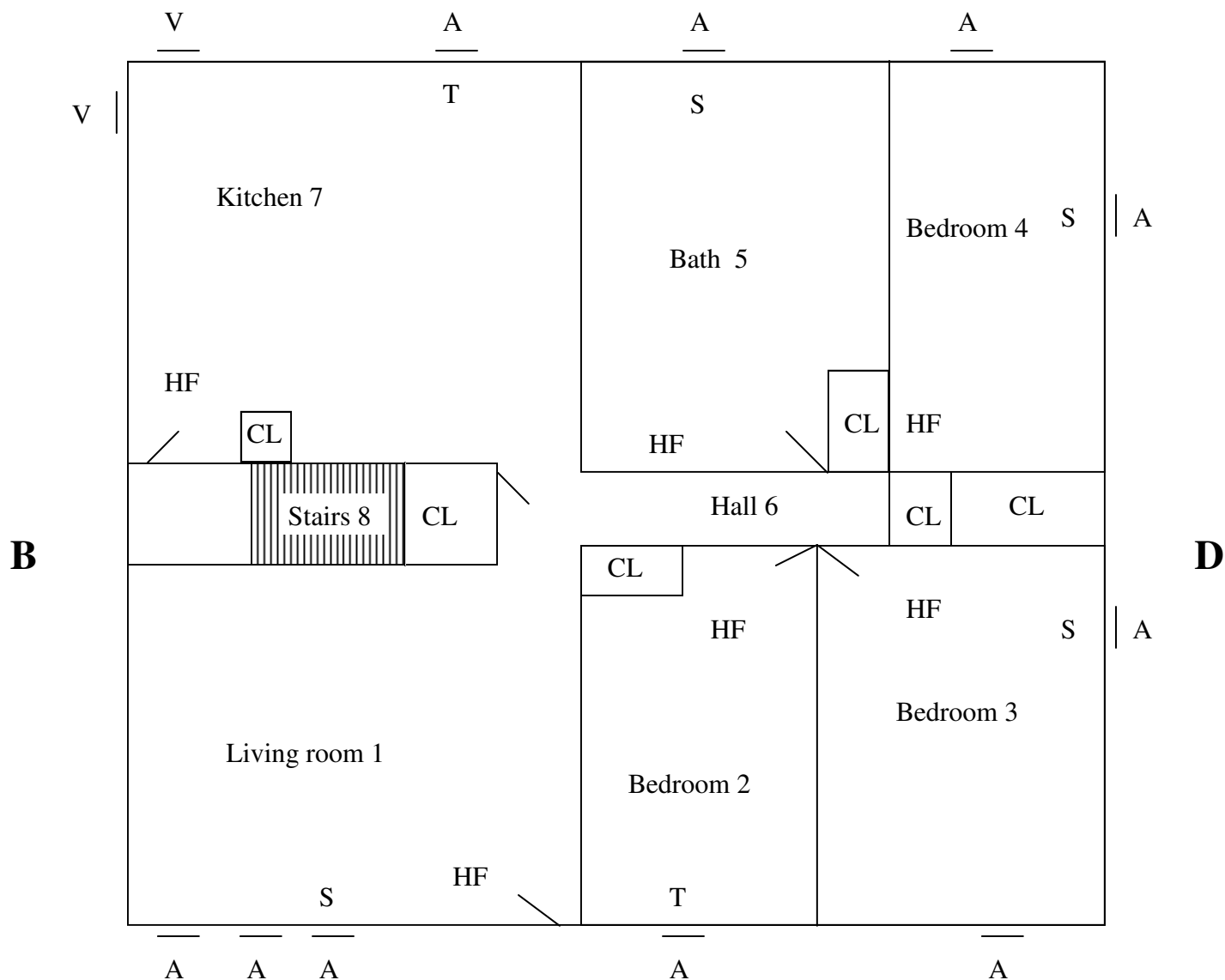
Please Note: This is a rough floor plan only. All items, (doorways, Windows, etc.) may not be included in this illustration. Also, room and component sizes are not drawn to scale.

Genesee County Community Development
195002

1st floor

C

6063 Natchez
Mt. Morris, MI 48458
Year Built: 1958



Dust wipe samples:

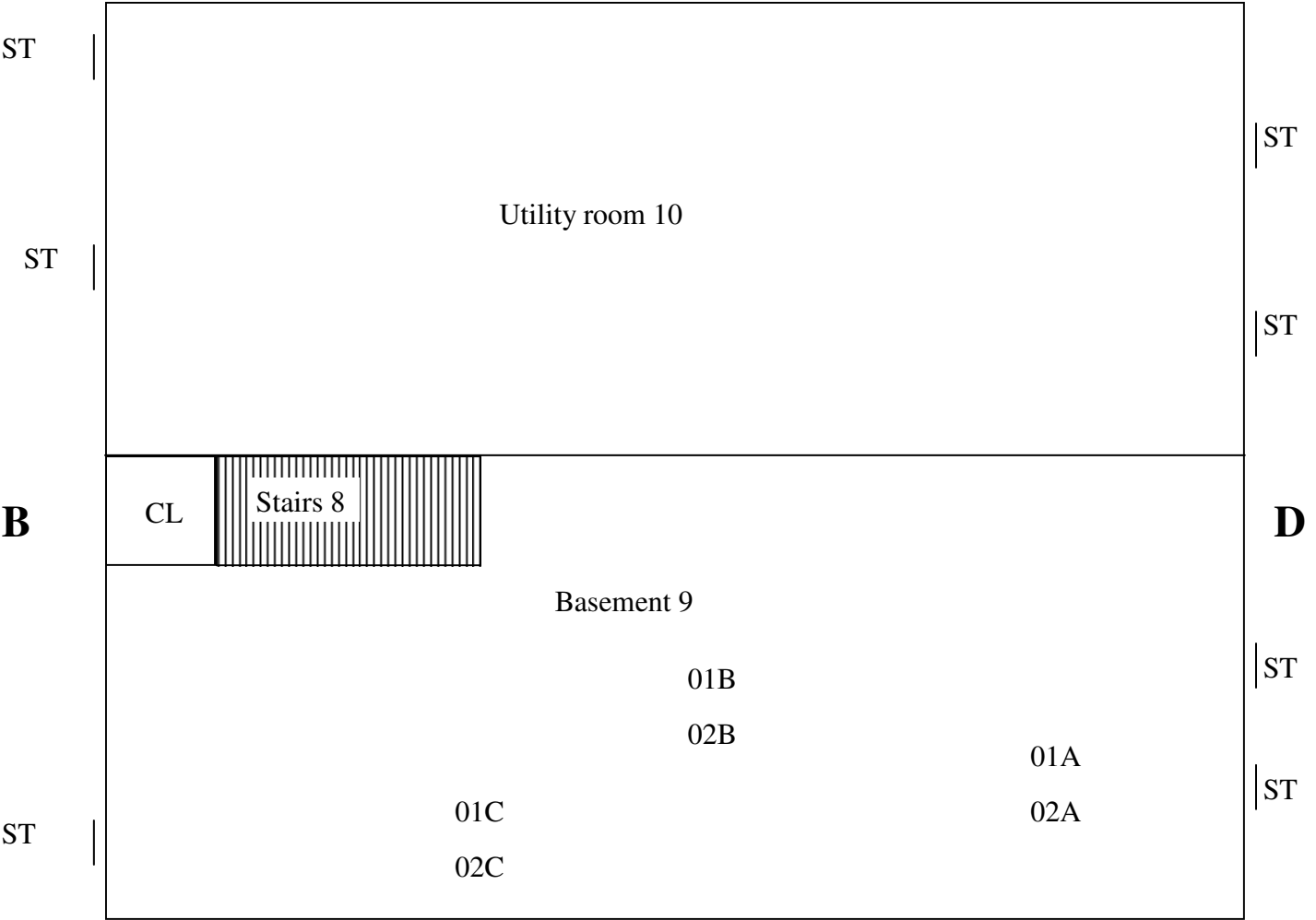
F = Floor, HF = Hard floor, CF = carpeted floor
S = Window Sill, T = Window Trough

Window types:

W = Wood windows
V = Vinyl windows
A = Aluminum windows
M = Metal windows
GB = Glass block windows
ST = Steel windows

Please Note: This is a rough floor plan only. All items, (doorways, Windows, etc.) may not be included in this illustration. Also, room and component sizes are not drawn to scale.

Genesee County Community Development
195002



Dust wipe samples:
F = Floor, HF = Hard floor, CF = carpeted floor
S = Window Sill, T = Window Trough

Window types:
W = Wood windows
V = Vinyl windows
A = Aluminum windows
M = Metal windows
GB = Glass block windows
ST = Steel windows

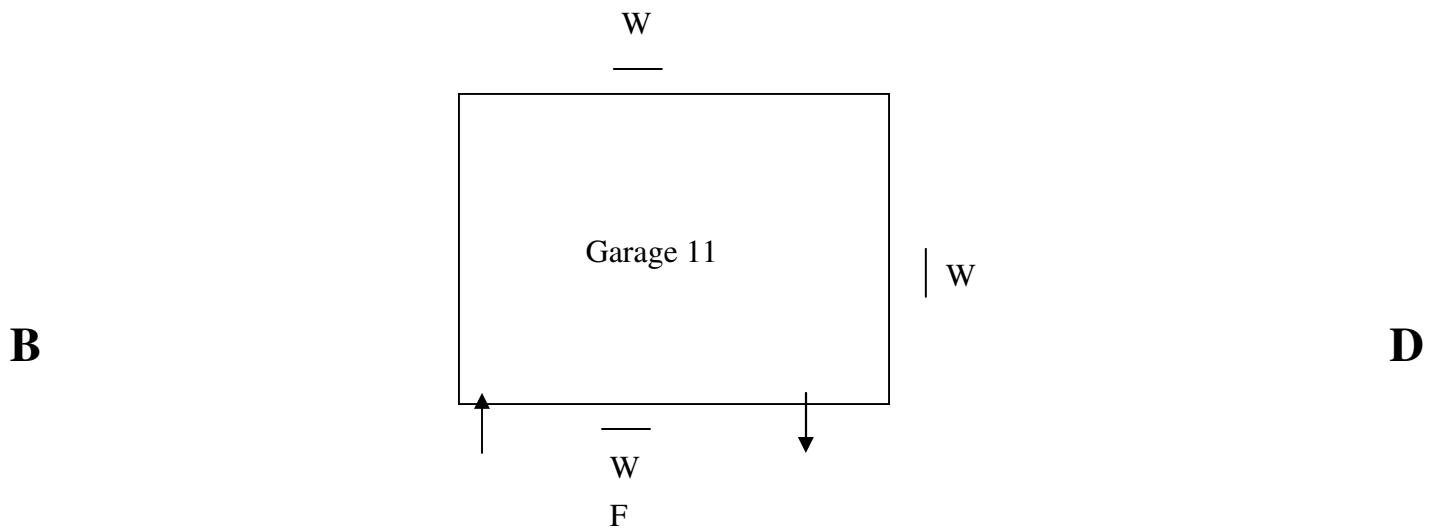
Please Note: This is a rough floor plan only. All items, (doorways, Windows, etc.) may not be included in this illustration. Also, room and component sizes are not drawn to scale.

Genesee County Community Development
195002

Garage

C

6063 Natchez
Mt. Morris, MI 48458
Year Built: 1958



Dust wipe samples:

F = Floor, HF = Hard floor, CF = carpeted floor
S = Window Sill, T = Window Trough

Window types:

W = Wood windows
V = Vinyl windows
A = Aluminum windows
M = Metal windows
GB = Glass block windows
ST = Steel windows

A



Please Note: This is a rough floor plan only. All items, (doorways, Windows, etc.) may not be included in this illustration. Also, room and component sizes are not drawn to scale.

Genesee County Community Development
195002

APPENDIX E

Building Condition Form

Building Condition Form

If two or more components have been found to be in poor condition, this house needs more than a Risk Assessment. A complete paint inspection will give information as to the potential hazards not identified in a standard

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc)	X		Tiles on Ground Side C
Roof has holes or large cracks		X	
Gutters 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 pointing (if masonry) or painting	X		
Exterior siding has missing boards or shingles	X		Garage
Water stains on interior walls or ceilings			
Walls or ceilings deteriorated	X		Garage
More than “very small” amount of paint in any room deteriorated*		X	
Two or more windows or doors broken, missing, or boarded up	X		Garage missing Windows Bullet holes in Home Window
Porch or steps have major elements broken, missing, or boarded up	X		Porch A Concrete Missing
Foundation has major cracks, missing material, structure leans, or visibly unsound	X		Cracks In Walls
Total number	8	3	
Notes (including other conditions of concern, i.e., fire damage, debris piles or other “extreme” storage issues, flooded basement, mold grow, etc)			

*The “very small” amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)).

APPENDIX F

Site Photos



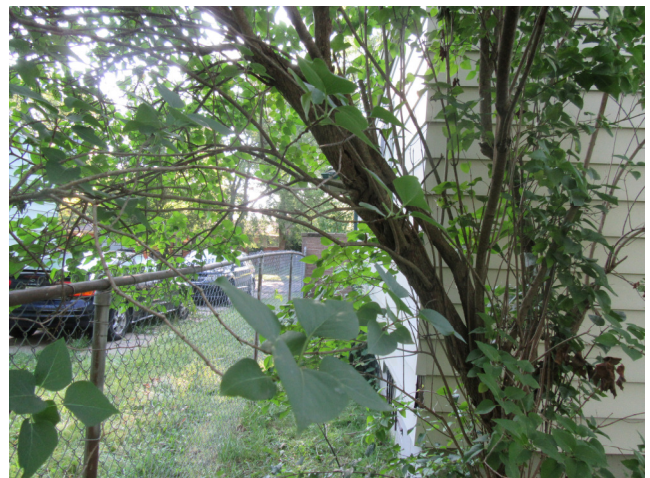
Front of Home (Side A)



Side B



Rear of Home (Side C)



Side D



Garage



12-Grounds Roof Shingles On Ground

APPENDIX G

Original Laboratory Results



30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

Certificate of Analysis: Lead In Dust Wipe by EPA Method 7000B/3050B*

Client : Environmental Testing and Consulting R
38900 Huron River Drive
Romulus, MI 48174

Attn : Peggy Genson **Email :** labresults@2etc.com
Phone : 734-955-6600 **Fax :** 734-955-6604

AAT Project : 355028
Sampling Date : 07/17/2017
Date Received : 07/18/2017
Date Analyzed : 07/19/2017
Date Reported : 7/19/2017 7:13:17AM

Client Project : KL-195002

Project Location : 6063 NATCHEZ MT MORRIS MI 48458

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Results Lead µg/ft² *
3358667	DW-FB1	FIELD BLANK	N/A	N/A	N/A	N/D
3358668	DW-1	KITCHEN C T	1.5	30	0.31	<16.00
3358669	DW-2	KITCHEN A HF	12	12	1.00	<5.00
3358670	DW-3	BEDROOM 3 D S	6.25	34.5	1.50	<3.34
3358671	DW-4	BEDROOM 3 B HF	12	12	1.00	<5.00
3358672	DW-5	BEDROOM 2 A T	1.5	23	0.24	90.26
3358673	DW-6	BEDROOM 2 C HF	12	12	1.00	<5.00
3358674	DW-7	LIVING ROOM A S	6.125	94.625	4.02	<1.24
3358675	DW-8	LIVING ROOM A HF	12	12	1.00	<5.00
3358676	DW-9	BEDROOM 4 DS	6.25	34.25	1.49	<3.36
3358677	DW-10	BEDROOM 4 A HF	12	12	1.00	<5.00
3358678	DW-11	BATHROOM 5 C S	5	34.25	1.19	<4.20
3358679	DW-12	BATHROOM 5 A HF	12	12	1.00	<5.00

Analyst Signature

Joshua Winston

Nathan Ditty

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (2) significant figures. AAT internal SOP S205/S207. The method and batch QC are acceptable unless otherwise stated.

EPA Regulatory Limits: 40 ug/ft² (Floors, Carpeted/Uncarpeted), 250 ug/ft² (Window Sill/Stools), 400 ug/ft² (Window Trough/Well/Ext Concrete Surfaces), HUD Regulatory Limits: 10 ug/ft² (Interior Floors), 40 ug/ft² (Porch Floors), 100 ug/ft² (Window Sills), 100 ug/ft² (Window Troughs).

The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality control requirements for the samples this report contains have been met. AAT does not blank correct reported values. * = Validated modified method Sample data apply only to items analyzed. Reproduction of this document other than in its entirety is not authorized by AAT, LLC. Samples are stored for 30 days following report date.

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

Date Printed: 07/19/2017

AAT Project: 355028



Certificate of Analysis: Lead In Soil by EPA SW-846 7420 and 3050B Method*

Client : Environmental Testing and Consulting R
38900 Huron River Drive
Romulus, MI 48174

Attn : Peggy Genson **Email :** labresults@2etc.com
Phone : 734-955-6600 **Fax :** 734-955-6604

Client Project : KL-195002

Project Location : 6063 NATCHEZ MT MORRIS MI 48458

AAT Project : 355028
Sampling Date : 07/17/2017
Date Received : 07/18/2017
Date Analyzed : 07/19/2017
Date Reported : 7/19/2017 7:13:17AM

Lab Sample ID	Client Code	Sample Description	Results Lead µg/g (PPM)	Calculated RL µg/g *
3358680	SS1	DRIPLINE OF HOME	64.58	15.15
3358681	SS2	BARE SOILD BACK YARD	33.34	22.42

Analyst Signature



Joshua Winston



Nathan Ditty

*RL= Reporting Limit * For true values assume (2) significant figures. The method and batch QC are acceptable unless otherwise stated. Current EPA/HUD Interim Standard for soil samples are: 400 PPM (parts per million) for play area's, 1200 PPM for building Perimeters and 1000 PPM for California Building Perimeters. AAT internal sop S204. The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. Reproduction of this document other than in its entirety is not permitted. AAT does not blank correct reported values. Sample data apply only to items analyzed.

*= Validated modified method

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

Date Printed: 07/19/2017 7:13AM

AAT Project: 355028





30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : Environmental Testing and Consulting R
38900 Huron River Drive
Romulus, MI 48174

Attn : Peggy Genson

Email : labresults@2etc.com

Phone : 734-955-6600

Project Location : 6063 NATCHEZ MT MORRIS MI 48458

AAT Project : 355028
Client Project : KL-195002
Date Reported : 7/19/2017 7:13:17AM

Sample	Client Code	Analysis Requested	Completed	Analyst
3358667	DW-FB1	Dust Wipe	07/19/2017	Joshua Winston
3358668	DW-1	Dust Wipe	07/19/2017	Joshua Winston
3358669	DW-2	Dust Wipe	07/19/2017	Joshua Winston
3358670	DW-3	Dust Wipe	07/19/2017	Joshua Winston
3358671	DW-4	Dust Wipe	07/19/2017	Joshua Winston
3358672	DW-5	Dust Wipe	07/19/2017	Joshua Winston
3358673	DW-6	Dust Wipe	07/19/2017	Joshua Winston
3358674	DW-7	Dust Wipe	07/19/2017	Joshua Winston
3358675	DW-8	Dust Wipe	07/19/2017	Joshua Winston
3358676	DW-9	Dust Wipe	07/19/2017	Joshua Winston
3358677	DW-10	Dust Wipe	07/19/2017	Joshua Winston
3358678	DW-11	Dust Wipe	07/19/2017	Joshua Winston
3358679	DW-12	Dust Wipe	07/19/2017	Joshua Winston
3358680	SS1	Lead Soil	07/19/2017	Nathan Ditty
3358681	SS2	Lead Soil	07/19/2017	Nathan Ditty

Reviewed By

Quality Assurance Coordinator - Robert A Theys

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

Date Printed: 07/19/2017 7:13AM

AAT Project: 355028

30106 BEVERLY RD.
ROMULUS MI 48174
(734) 697-1485 (5227)
FAX: (734) 697-9407



ACCURATE
ANALYTICAL TESTING LLC

Natchez

www.accurate-test.biz

CHAIN-OF-CUSTODY FORM

CLIENT: ETC	CONTACT: TAMMY WALL	PROJECT NAME: 6063 NATCHEZ, MT. MORRIS, MI., 48458
PHONE: 734-955-6600	SAMPLE COLLECTOR: KAMI LAFORD P-03245	
FAX: 734-955-6604	DATE COLLECTED: 7-17-2017	
E-MAIL: results@2etc.com	PROJECT NUMBER: KL-195002	

LAB ID #	SAMPLE #	SAMPLE DESCRIPTION LOCATION/AREA	# OF CONTAINERS		MATRIX (D=DUST, W=WATER, R=AIR, S=SOIL, P=PAINT, B=BULK.)	AREA SAMPLED (INCHES)		WIFE AREA HF=HARD FLOOR CF=CARPETED FLOOR S=SILL T=TROUGH	SURFACE SMOOTH & CLEANABLE YES OR NO	REQUESTED ANALYSIS			
			GRAB	COMPOSITE						Lead Dust	Lead Soil	Lead Paint	Lead H2O
335667	DW-FB1	Field Blank	x	1	D	0	X	0	N/A	X			
68	DW-1	Kitchen C	x	1	D	1 1/2	X	30	Yes/No	X			
69	DW-2	Kitchen A	x	1	D	12	X	12	Yes/No	X			
70	DW-3	Bedroom 3 D	x	1	D	60x4	X	34x2	Yes/No	X			
71	DW-4	Bedroom 3 B	x	1	D	12	X	12	Yes/No	X			
72	DW-5	Bedroom 2 A	x	1	D	1 1/2	X	23	Yes/No	X			
73	DW-6	Bedroom 2 C	x	1	D	12	X	12	Yes/No	X			
74	DW-7	Living Room A	x	1	D	60x8	X	94x8	Yes/No	X			
75	DW-8	Living Room A	x	1	D	12	X	12	Yes/No	X			
76	DW-9	Bedroom 4 D	x	1	D	60x4	X	34x4	Yes/No	X			
77	DW-10	Bedroom 4 A	x	1	D	12	X	12	Yes/No	X			
78	DW-11	Bathroom 5 C	x	1	D	5	X	34x2	Yes/No	X			
79	DW-12	Bathroom 5 A	x	1	D	12	X	12	Yes/No	X			
80	SS1	Driveline of Home	x	1	S	250	Sq. ft.				X		
81	SS2	Bare Soil Backyard	x	1	S	175	Sq. ft.				X		

COMMENTS: 1 OF 1	SAMPLES RECEIVED BY	DATE	REMARKS:
SAMPLES SUBMITTED BY KAMI LAFORD DROPPED OF TO FED EX	AA 7-18-17 4:00		1381
TURNAROUND (PLEASE CIRCLE): 24 HOUR SERVICE	AAT LAB PROJECT #: 355028	LAB USE ONLY:	SEALS INTACT UPON RECEIPT SAMPLES PRESERVED CONTAINERS
			Y N

SPECS BY LOCATION/TRADE

8/16/2017

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	_____	_____
36	BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work and receiving a Certificate of Occupancy at the end of the project.	1.00	EA	_____	_____
93	Requ'd bond in compliance w/addtn'l terms&conditions, for bond Prior to commencing work, contractor shall provide owner with a bond written on the AIA form for 100% of the contract, callable in the event of either non- performance or non-payment. NOTE: See Purchasing Department requirements.	1.00	M	_____	_____
120	Remove construction debris Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications. Note: Clean all surfaces - including doors, trim moldings, countertops, appliances, plumbing fixtures, light fixtures and interior and exterior of cabinets. Clean ceiling bath fan. Wash basement walls and windows prior to painting basement floor.	1.00	RM	_____	_____

Trade: 9 Environmental Rehab

9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA	1.00	DU	_____	_____
------	--	------	----	-------	-------

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				

Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

NOTE: See ETC LBP Report #195002 , assessment date 7-17-17 . If not specified in the following specifications, use the remove and replace component method to remove lead hazards listed in the report.

NOTE: If not specified in the work write up specifications use the remove and replace component option in the LBP Report.

9007 CLEAN TO LEAD CLEARANCE

1.00 DU

Prior to final acceptance of the lead hazard reduction work and all rehabilitation 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, windows sills and window troughs. The contractor shall re-clean (Using the HEPA/wash/HEPA method) all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceed the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.

Location Total:**Location: 2 - General 1st Floor Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

2350 FLOOR--REFINISH WOOD

700.00 SF

Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a stain and two coats of oil based polyurethane varnish. Vacuum room. Have GCMPC approve stain color.

NOTE: Include remove and replacing shoe molding. Stain shoe to match floor.

Trade: 17 Drywall & Plaster**5225 DRYWALL REPAIR--CUSTOM**

1.00 SF

Touch up imperfections and damaged drywall throughout house prior to repainting. \$300 Allowance in addition to normal touch up that would be included when repainting.

Trade: 19 Paint & Wallpaper**5565 PREP & PAINT VACANT ROOM**

936.00 SF

Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Spot prime and

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 2 - General 1st Floor Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	top coat trim, ceiling, walls, doors & window trim with owner's choice of premixed acrylic latex. Include any closets. Use an interior enameled finished semi-gloss paint on doors and trim and an interior acrylic latex paint with an eggshell or satin finish on walls and flat finish on ceilings. Trim and ceilings to be white and walls to be one color, have GCMPC approve colors prior to start.				
Custom	WALLPAPER REMOVAL	3.00	RM		
	Remove remaining wallpaper in Living Room, Hall and Bath Room. Repair any damage to wall and prep for paint.				
Trade: 21	HVAC				
6330	REGISTER COVER--REPLACE	11.00	EA		
	Replace all heat and return air register covers with an adjustable metal floor registers and fixed return air grills. If return air wall register, caulk in place prior to painting. NOTE: Reuse bathroom register, remove, repaint and caulk in place.				
Location Total:					

Location: 3 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2995	WINDOW--3 LIGHT VINYL SLIDER	1.00	EA		
	Field measure, order, remove and install a vinyl, 3 light slider, double glazed, window. Including screen, caulk, interior casing and exterior trim, wrapped in aluminum. If necessary, replace extension jambs, stools (sills) and apron trim. Use finger-jointed primed casing. Paint all wood trim with acrylic latex enameled finish paint. NOTE: Replace wood sill and apron molding				
3150	DOOR--EXT STEEL 4 PANEL WITH FAN LIGHT	1.00	EA		
	Install a 4 panel, exterior steel door with fan light, entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, adjustable threshold, weatherstripping, and wide angle peepsight. Trim inside with 2 1/4" finger-jointed casing. Prime and top coat all wood and trim. Paint interior and exterior surface of door with a quality paint. Include appropriate door stop, hinge bump or base bump to match color of hinges.				
Location Total:					

Location: 4 - Kitchen/Dining/Back Entry

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 4 - Kitchen/Dining/Back Entry

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
707	DEMO CABINETS Remove kitchen or bathroom cabinets, countertop and back splash by withdrawing fasteners to minimize wall damage. Remove debris from site and haul to a legal landfill. Vacuum wall and floor surfaces.	1.00	RM	_____	_____
Trade: 10	Carpentry				
2406	BASEBOARD--COLONIAL 3 1/4" Install finger jointed 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Miter all lap joints, and break all lap joints over framing. Caulk top to wall and paint with semigloss enameled paint. NOTE: Remove and replace existing	60.00	LF	_____	_____
2841	TRIM--CASING SET, INTERIOR--2 1/4" COLONIAL Trim window including extension jamb and casings in " x 2-1/4" wide colonial style casing, apron and sill in finger jointed pine.	2.00	EA	_____	_____
2981	WINDOW--2 LIGHT VINYL SLIDER Field measure, order, remove and install a vinyl, 2 light slider, double glazed, window and jamb including screen, caulk, interior casing, extension jambs, necessary stools (sills) and exterior trim. If necessary, replace extension jambs, stools (sills) and apron trim. Use finger-jointed primed casing. Paint all wood trim with acrylic latex enameled finish paint.	1.00	EA	_____	_____
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, adjustable threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. Include appropriate door stop, hinge bump or base bump to match color of hinges. Trim inside with 2 1/4" finger-jointed casing. Prime and top coat all wood and trim. Paint interior and exterior surface of door with a quality paint. Include appropriate door stop, hinge bump or base bump to match color of hinges. NOTE: GCMPC to pick paint color	1.00	EA	_____	_____
3355	DOOR--PREHUNG REMOVE AND TRIM OPENING Remove existing prehung door. Widen opening on the North side of the opening by 2" +/- . Add new jamb in opening and add casing on both sides to match door casings. Back Entry	1.00	EA	_____	_____
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid oak or maple stiles. Frame with solid oak or maple stiles, 1/2" veneered sides and metal or plastic corner bracing. Drawers shall be made of wood with dovetail connection at drawer front. GCMPC to approve cabinet layout and have choice of in-stock designs. Cabinets will be Smart Cabinet from Starline Cabinets or approved equal. NOTE: See attached new cabinet/kitchen layout.	13.00	LF	_____	_____

Location: 4 - Kitchen/Dining/Back Entry

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3725	CABINET--WOOD WALL Replace wall cabinets. Install wall cabinet with doors of solid oak or maple stiles. Frame with solid oak or maple stiles, 1/2" veneered sides and metal or plastic corner bracing. GCMPC to approve cabinet layout and have choice of in-stock designs. Cabinets will be Smart Cabinet from Starline Cabinets or approved equal. NOTE: See attached new cabinet/kitchen layout.	13.00	LF	_____	_____
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and manufacture a plastic laminate counter top and 4" back splash, glued to particle board designed for this purpose. Provide cutout for sink. Owner's choice of in-stock color and texture.	12.00	LF	_____	_____
3770	PANTRY SHELVING Install 4 new 3/4" BCX plywood shelving, faced with lattice molding to create an edge stop. Support shelving to side and back walls. Stain similar to pantry door.	8.00	LF	_____	_____
Custom	MILK BOX Remove milk box in outside wall. Repair drywall and make exterior repairs. Do prior to final drywall repairs and siding replacement.	1.00	EA	_____	_____
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment per manufacturer's specifications. Install Armstrong "Flexstep" OR GCMPC approved equal, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings & shoe molding. \$1.67/sq ft material allowance for vinyl. NOTE: Include back entry area in addition to the kitchen and dining area.	200.00	SF	_____	_____
5960	REMOVE FLOOR COVERING TO SUBFLOOR Remove floor covering to subfloor, remove all staples/nails, inspect subfloor for water/mold damage. Remove all transitions. Spot screw exposed subfloor to eliminate squeaks and loose areas. NOTE: Include back entry in addition to the kitchen and dining area	200.00	SF	_____	_____
Trade: 21 HVAC					
6325	HEAT DUCT AND REGISTER Install low velocity metal or flexible duct work from main trunk to floor or wall register in Kitchen area.	1.00	EA	_____	_____
Trade: 22 Plumbing					
6835	SINK--DOUBLE BOWL COMPLETE--GCI Install a 22 gauge 33" x 22" x 8" double bowl, stainless steel,	1.00	EA	_____	_____

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 4 - Kitchen/Dining/Back Entry

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued. NOTE: Relocate kitchen sink, see drawing.				

Trade: 23 **Electric****7840 INSTALL RANGE HOOD--RECIRCULATING**

1.00

EA

Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Use #14 romex and connect to junction box. Include any repairs to drywall. Color choice by GCMPC.

Location Total:

Location: 5 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2981	WINDOW--2 LIGHT VINYL SLIDER	1.00	EA		
	Field measure, order, remove and install a vinyl, 2 light slider, double glazed, window and jamb including screen, caulk, interior casing, extension jambs, necessary stools (sills) and exterior trim. If necessary, replace extension jambs, stools (sills) and apron trim. Use finger-jointed primed casing. Paint all wood trim with acrylic latex enameled finish paint. NOTE: Frosted or obscured glass.				
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW	1.00	EA		
	Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door.				
3820	TOWEL SET-- 3-PIECE CHROME	1.00	EA		
	Install a chrome plated steel bath set comprised of a tub soap dish, 24" towel bar and toilet paper holder.				
3832	BATH MIRROR	15.00	SF		
	Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.				
3845	BATHROOM FIXTURE--ACCESS PANEL	1.00	EA		
	Install prefab access panel for tub/shower fixtures. To include new trim, prime & paint complete OR use plastic prefabricated unit. Include drywall repair if needed.				

Trade: 20 **Floor Coverings**

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 5 - Bathroom

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment per manufacturer's specifications. Install Armstrong "Flexstep" OR GCMPC approved equal, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings & shoe molding. \$1.67/sq ft material allowance for vinyl.	50.00	SF	_____	_____
5960	REMOVE FLOOR COVERING TO SUBFLOOR Remove floor covering to subfloor, remove all staples/nails, inspect subfloor for water/mold damage. Remove all transitions. Spot screw exposed subfloor to eliminate squeaks and loose areas.	50.00	SF	_____	_____

Trade: 22 Plumbing

6895	VANITY -- 60" COMPLETE Install a 60" vanity complete with plywood cabinet, cultured marble top OR laminate counter top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation.	1.00	EA	_____	_____
6930	TUB/SHOWER DIVERter--SINGLE CONTROL Install a single lever, metal shower diverter (Delta or Moen) and a water saving shower head, tub spout and new drain.	1.00	EA	_____	_____
7010	COMMODE--REPLACE--1.6 GPF Install a 2 piece, close coupled, elongated, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. GCMPC choice of color). Replace flange in floor with PVC and small section of verticle cast iron drain. Use Fernco type connection to join together.	1.00	EA	_____	_____

Location Total: _____

Location: 6 - Bedroom 1 NW

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2981	WINDOW--2 LIGHT VINYL SLIDER Field measure, order, remove and install a vinyl, 2 light slider, double glazed, window and jamb including screen, caulk, interior casing, extension jambs, necessary stools (sills) and exterior trim. If necessary, replace extension jambs, stools (sills) and apron trim. Use finger-jointed primed casing. Paint all wood trim with acrylic latex enameled finish paint.	2.00	EA	_____	_____
3375	DOOR-- BIFOLD Hang a 6 panel, hollow core, masonite bifold door includng overhead track, all hardware and casing on one side, plumb and centered within the opening.	1.00	EA	_____	_____

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 6 - Bedroom 1 NW

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	NOTE: Remove existing doors, frame opening down to standard hieght door. Drywall and finish ready for paint. Install new bifold dooors and hardware with style of door to match swing doors.				
3445	DOOR--CUSTOM INTERIOR	1.00	EA	_____	_____
	Replace existing door with door from BR#2. Reinstall door. Add hardware, door stops and trim to match with other new doors being installed and paint to match.				
4015	CLOSET SHELF & ROD	1.00	LF	_____	_____
	Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth. Field measure and install 1-1/2" diameter wood closet pole and sockets.				
	NOTE: Replace existing				

Location Total: _____

Location: 7 - Bedroom 2 NE

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2981	WINDOW--2 LIGHT VINYL SLIDER	2.00	EA	_____	_____
	Field measure, order, remove and install a vinyl,2 light slider, double glazed, window and jamb including screen, caulk, interior casing, extension jambs, necessary stools (sills) and exterior trim. If necessary, replace extension jambs, stools (sills) and apron trim. Use finger-jointed primed casing. Paint all wood trim with acrylic latex enameled finish paint.				
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW	1.00	EA	_____	_____
	Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door.				
3375	DOOR-- BIFOLD	1.00	EA	_____	_____
	Hang a 6 panel, hollow core,masonite bifold door includng overhead track, all hardware and casing on one side, plumb and centered within the opening.				
	NOTE: Remove existing doors, frame opening down to standard hieght door. Drywall and finish ready for paint. Install new bifold dooors and hardware with style of door to match swing doors.				

Location Total: _____

Location: 8 - Bedroom 3

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 8 - Bedroom 3

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2981	WINDOW--2 LIGHT VINYL SLIDER Field measure, order, remove and install a vinyl,2 light slider, double glazed, window and jamb including screen, caulk, interior casing, extension jambs, necessary stools (sills) and exterior trim. If necessary, replace extension jambs, stools (sills) and apron trim. Use finger-jointed primed casing. Paint all wood trim with acrylic latex enameled finish paint.	1.00	EA	_____	_____
3355	DOOR--PREHUNG 6 PANEL INT, HOLLOW Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 3 butt hinges. Include casing both sides. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door.	1.00	EA	_____	_____
3375	DOOR-- BIFOLD Hang a 6 panel, hollow core,masonite bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening. NOTE: Remove existing doors, frame opening down to standard hieght door. Drywall and finish ready for paint. Install new bifold dooors and hardware with style of door to match swing doors.	1.00	EA	_____	_____

Location Total: _____

Location: 9 - Hall

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--PREHUNG CLOSET Replace hinges, hardware and trim on both closet doors. Adjust for proper fit. Include passage lockset and 2 butt hinges. Include casing to match the rest of the doors. Include appropriate door stop, hinge bump or base bump to match color of hinges. 2 coats of paint, per 6 sides of door.	2.00	EA	_____	_____

Location Total: _____

Location: 10 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
760	DEMOLISH AND REMOVE Demolish and dispose of basement ceiling, walls and remaing floor tile and remove debris from property to code legal dump. Remove and unused electrical back to panel. NOTE: Refer to the ETC Asbestos Bulk Sample Collection and Analysis report #195002 and susequent "point counting" report for tile compositition and asbestos content. If ACM is greater than 1% have certified contractor do removal.	1.00	RM	_____	_____

Location: 10 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2520	HANDRAIL--REPLACE INTERIOR Install 2" round hardwood handrail with returned ends and braces screwed to studs and handrail. Install to meet current building codes. Replace existing.	12.00	LF	_____	_____
2533	OPEN BASEMENT STAIRWELL Install 1/4" paneling on open side of stairwell. Fasten into existing 2x4 framing.	1.00	EA	_____	_____
Trade: 19 Paint & Wallpaper					
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed chlorinated rubber paint per manufacturer's recommendations.	936.00	SF	_____	_____
Trade: 21 HVAC					
6041	FURNACE-- GAS REPLACE: 90+ Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace and dispose of all other materials in a code legal landfill. FURNACE: install a 90+ gas fired forced air furnace with minimum AFUE rating of 90% on 2" patio block to existing duct work & gas line. Both exhaust and intake lines air piping will be run outside. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 10 years on heat exchangers; 5 years on parts. Include digital thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box with a removable cover shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Include all electrical hookups including an on/off switch near the unit and new electrical circuit if required by code. Permit for HVAC work is required. Correct venting for orphaned water heater, if needed. NOTE: Remove old AC condensate lines and install electrical junction box (or reuse existing if allowed by code) near old unit.	1.00	EA	_____	_____
Trade: 22 Plumbing					
6695	WATER SUPPLY--CUSTOM Rehook up water meter. Make arrangements with Beecher water to restart service (if needed). Leak test system.	1.00	LF	_____	_____
6705	WASTE AND WATER LINES-REPAIR & INSPECT Test waste lines for leaks and proper venting. Identify defects	1.00	DU	_____	_____

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 10 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.				
	Rehook water meter to water lines to the house. Repair water line in basement at "tee" fitting going up to first floor.				
7070	WATER HEATER--40 GALLON GAS Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent to code, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal landfill.	1.00	EA	_____	_____
7115	LAUNDRY TUB AND FAUCET - REPLACE Remove existing sink to code legal dump. Install single bowl, 24" fiberglass laundry tray to fit under faucet. Include standard 2 handle chrome laundry faucet. Include and hook up waste line. Include applicable washer hook ups that shall include boiler drains and air hammers as required. NOTE: Change orientation to back wall with washer and dryer all side by side.	1.00	EA	_____	_____
7145	SUMP PUMP COMPLETE Install a 1/3 horse power, submersible sump pump complete with pit, liner, and discharge piping on a separate 15 amp circuit (electrical is in separate specification). Separate storm and sanitary sewer, replace any concrete. Place top of sump crook flush with concrete floor. NOTE: Complete this specification prior to painting concrete floor and walls.	1.00	EA	_____	_____

Trade: 200 Site Work (CSI)

C02700	SEWERAGE & DRAINAGE Have a company, similar to American Sewer Cleaners, snake out the storm sewer lines (after the sump pump has been installed) and the sanitary sewer lines.	1.00	DU	_____	_____
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Location Total: _____

Location: 11 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
4935	ATTIC R-38 CELLULOSE--GCI Install blown- in cellulose insulation per manufacturer's specifications to R38. Maintain ventilation routes from soffit and other vents with baffles. Build solid wood curb around attic access. Insulate and weatherstrip attic access; insulate access panel with R38 batt insulation secured to lid. NOTE: See note about adding baffles in other specification.	936.00	SF	_____	_____

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 11 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				

Trade: 23 Electric

7820 REPLACE BATH VENT FAN DUCTING

1.00

EA

Replace existing ceiling exhaust fan duct. Vent to the exterior of the home via through roof or through soffit. Include new R6 rated insulated exhaust duct per code.

Location Total:

Location: 12 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

2631 **VINYL SIDING**

1.00

SQ

Remove vinyl siding on front and replace with vinyl shake siding. Replace with vinyl shake type siding, Certaineed Impressions single 7" straight edge OR approved equal. GCMPC to approve color. Use house wrap with taped seams behind siding.

NOTE: Front elevation.

NOTE: Include installation of new 4" address numbers on the front elevation.

2640 SIDING---VINYL

8.00

SQ

Remove & install vinyl siding (min. 0.042) Wolverine "American Legend or GCMPC approved equal; including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with 1/4 inch fan fold insulation (GCMPC may also approve of housewrap with taped seams instead of fan fold) and apply owner's choice of standard in stock siding color, exposure and texture with 50 year warranty. Make sure corner pieces continue up to meet soffit on gable ends. Use house wrap with taped seams on detached garages.

NOTE: Install vinyl mounting blocks for all fixtures and outlets.

NOTE: Replace siding on both sides and rear elevation.

NOTE 2: Trim exterior of 2 kitchen windows that are not being replaced to match all new vinyl windows.

3165 DOOR & FRAME--METAL SECURITY

2.00

EA

Install new lockset and deadbolt on Front and Side entry doors. Deadbolt will be keyed on both sides until sale of home when contractor will come back and install deadbolt with a thumb turn on the house side of the deadbolt.

Add missing glass on security doors and repaint trim and caulk joint at house.

Remove security bars on 3 rear windows (at time of installation of new units).

Location: 12 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3575	TREATED WOOD PORCH Build a treated lumber porch/landing. Include piers, posts, stringers, steps, and rail. Use appropriately sized floor joists for span. All foundation lumber should be approved for ground contact. Use 42" deep post footings with concrete under the post (stair posts can be fastened to sidewalk). The floor joist shall run East and West and can rest on existing porch concrete. Use a 2x6 (min) bond board on perimeter. Top of deck shall be at least 1" below concrete/limestone door sill. Railing shall extend 36" above deck top. Paint rail system after treated lumber has had 30 days to dry out. Use 2 coats of an exterior grade enamel semigloss paint. NOTE: Remove existing rail system.	60.00	SF		
Trade: 15 Roofing					
4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, dimensional shingle with a 30 yr warranty. Replace all flashing. Install slant type roof can vents. Include "Ice and water shield" where specified by code. Call for "open roof" inspection prior to drying in. (IF NEEDED: Replace up to 100 sq ft of sheathing using pine board or CDX plywood or OSB of matching thickness). Contractor to re-set standard roof antennas. Satellite dishes, Direct TV dishes or other roof attachments may need to be re-set by owner at the owner's expense. NOTE: See soffit and fascia specifications.	13.00	SQ		
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter and downspouts to service roof. White or standard color choice by GCMPC.	175.00	LF		
4760	SOFFIT & FASCIA Install vinyl, soffit vents and aluminum fascia. Open up existing soffit if needed; and push back insulation and add baffles along entire area with vented soffit, to insure proper ventilation. Re wrap aluminum trim on front. Along side and back where there is minimal roof overhang, add a 3" x 6" overhang (2-2x6). Wrap new overhang with aluminum trim (GCMPC to pick color). Do fascia work at time of roof replacement.	126.00	LF		
Trade: 22 Plumbing					
7135	HOSE BIBB	2.00	EA		

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 12 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.

Location Total: _____

Location: 13 - Electrical Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

7400 ELECTRIC CUSTOM - BASEMENT/EXTERIOR

1.00 RM _____

1. Add sump pump circuit and wire receptacle for sump pump.
2. Add conduit for plug by laundry tub. Replace receptacle with new duplex plug and cover.
3. Add switch and for light at top and bottom of stair, include keyless light at bottom and light and fixture at top of basement stair.
4. Remove chime and doorbell buttons
5. Remove unused/extra cable and satellite wire.

7460 GROUND WIRE

1.00 EA _____

Replace defective or inadequate electric service panel ground wire per the current National Electric Code.

7485 WEATHERHEAD -- REPLACE

1.00 EA _____

Replace Weatherhead & Mast service, disconnect and reconnection of meter, per current NEC standards.

7560 RECEPTACLE AND SWITCH REPLACE

20.00 EA _____

Replace all receptacles not already specified in other specifications with new duplex receptacle and/or new toggle switch with a plastic cover plate. Tamper proof- to code

NOTE: Quantity is approximate, verification by contractor prior to bid.

7577 KITCHEN RECEPTACLES--20 AMP CIRCUITS

1.00 RM _____

Install 2 - 20 amp Kitchen circuits. Install the specified number of receptacles on those circuits, evenly dividing the number of countertop appliance receptacles between the first 2 circuits. Install 20 amp throughput rated GFCI receptacles when they fall within 6 feet of a sink. All receptacles will be duplex receptacles with a matching plastic cover plate. Fish wire and repair all tear out.

Also, add new plug for refrigerator (add separate circuit if needed).

Note: Remove existing and make room meet current electrical codes.

7590 RECEPTACLE & CIRCUIT--GFCI BATH

1.00 EA _____

Install separate circuit for bathroom. Rewire to code. Install a flush mounted, ground fault circuit interrupted duplex receptacle adjacent to lavatory using copper romex. Fish wire and repair all tear out.

Location: 13 - Electrical Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
7615	WASHER CIRCUIT 110/20 AMP Install a flush or surface mounted duplex outlet for a washing machine on a separate 20 amp circuit using #12 copper Romex.	1.00	EA	_____	_____
7620	DRYER CIRCUIT--30 AMP Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit. Note: Replace existing.	1.00	EA	_____	_____
7630	RANGE CIRCUIT--40 AMP Replace existing. Install 220 volt, 40 amp, surface mounted range receptacle on an individual circuit. Fish wire and repair all tear out.	1.00	EA	_____	_____
7640	WEATHERPROOF RECEPTACLE Install a 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box. NOTE: Add on rear of home, near driveway side.	1.00	EA	_____	_____
7690	SWITCH LIGHTS-BASMENT Install 2 single pole switches and 8 keyless fixtures with LED light bulbs and plastic cover plates using Romex to control fixture. One switch will control the front 4 lights and the other will control the rear 4 lights.	1.00	RM	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace interior light fixture, 2 bulb minimum, UL approved. Owners choice of design. \$30 allowance for fixture. NOTE: Kitchen (2), BR2, BR3, Hall, Dining and Stair	7.00	EA	_____	_____
7810	SMOKE DETECTOR--HARD WIRED Install a UL approved, ceiling mounted smoke and heat detector permanently wired into a receptacle box. Install 1 in each bedroom and one in the basement. Install a combination smoke and CO detector in first floor hall.	5.00	EA	_____	_____
8155	EXTERIOR LIGHT--REPLACE Remove fixture and install a UL listed, one bulb, incandescent exterior light fixture. \$30 material allowance	2.00	EA	_____	_____

Location Total: _____

Location: 14 - Garage & Landscape

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
411	**LANDSCAPING** Create or improve planting areas on either side of front porch. Remove weeds and undergrowth in areas, install landscape fabric and 3" of shredded mulch sloped to road. Improve perimeter of landscaped area on North side of porch. Install 6	1.00	DU	_____	_____

Address: 6063 Natchez Drive

Unit: Unit 01

Location: 14 - Garage & Landscape

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				

day lilly perennial plants (18" or 1 gallon in size). Trim existing shrubs if needed. Bring landscape material up to top of tar line at house.

Remove cloths line posts and footings, if any.

465 REMOVE TREE LIMBS AND CUT OFF STUMP

1.00

EA

Cut and remove low hanging tree limbs on 2 trees and low hanging Maple branches (by house and over road) in front yard. Cut and remove low hanging tree limbs on the large tree behind the house. Cut and remove tree and stump of dead tree in rear NW corner area. Remove debris to a legal dump. Cut off 2 stumps below grade in front planter area. Remove tree (lilac) and stump located on back corner of house. Clean up SW corner area and remove rear fence. Include seed and straw for all bare areas in back yard. Include 10 yards of top soil for bare areas plus for bare area where garage was removed prior to seed and straw.
NOTE: Go over Landscape requirements with GCMPC prior to bid and prior to work.

470 KILL GROWTH IN PAVEMENT CRACKS

1.00

DU

Apply an approved weed killer to grass and weeds growing through all paved/concrete surfaces. Comply with manufacturer's application instructions.

Trade: 5 Demolition & Disposal

756 DEMO DETACHED GARAGE

1.00

EA

Demolish entire garage including roof, footings, floor, deck, railing/walls, substructure, lattice and steps and dispose of in code legal landfill. Grade level and rake yard clean. Seed and straw afterward.

Prior to demolition disconnect any electrical and provide a blanked off junction box in basement near where wiring exits the home.

Remove small sections of fence that connect house to garage and lot line fence to garage.

Location Total:

Unit Total for 6063 Natchez Drive, Unit Unit 01:

Address Grand Total for 6063 Natchez Drive:

Bidder:

6063 NATCHEZ DR
KITCHEN LAYOUT

