

3633 Elmley Avenue:

(Note – House to be Lead-free. See Lead Report)

Scope of Work – Second Draft – 02 May 11 (Note- Gen Spec List – 03/24/11)

Exterior:

1. *Roofer to replace flat roof and gutters/downspouts under separate contract. Note that roofer to install 2x P/T wood fascia board at rear main roof.*
2. *Roofer to inspect front slate mansard for any possible repairs or replacement. Note that front fascia board is to remain wrapped with aluminum, unless major repairs/replacement of mansard shingles is needed.*
3. Replace entire concrete walk at front from public walk to porch steps, including intermediate steps, in existing configuration. (4'x 8' + 3 riser steps)
4. At front porch box beam and fascia, replace aluminum wrap. Owner to inspect existing wood after aluminum removal and prior to new aluminum installation.
5. At steps to front porch, replace all pre-cast concrete steps in existing configuration on new concrete footing. (4 treads at 4' wide)
6. At steps from public walk (2 risers), steps to front porch (5 risers) and front porch platform (12'x 8'), install wrought iron rails in existing configurations. Coordinate rail/column detail with owner.
7. At front porch, replace 2 round columns, tops, and bases to match existing. New columns do not need to have fluted design. Existing columns have lead paint. Consult w/owner on using wood instead of metal columns.
8. Scrape & paint front porch foundation and platform. (12'x 8') Consult on colors.
9. Replace all 1st fl, 2nd fl, & basement windows in existing openings w/ dual glazed vinyl replacement units in existing frames. 1st & 2nd fl windows openings to be double hung units with screens, and basement units to be sliders. Wrap all frames with aluminum, and caulk all seams. Note that existing exterior frames have lead paint. (total = 14 openings)
10. Note – cover existing metal lintels with aluminum when wrapping windows
11. At 1st floor front entry, replace entire door frame assembly with new bullnose wood frame to match original. Install new wood 6-panel colonial type door in new frame with new keyed lock and deadbolt, new hinges, weatherstrip and sweep. Prime and paint door and frame (door to be red). Gen Const Spec # 39. Note that existing wood has lead paint.
12. At 1st fl front entry, replace wood sill with brick in row course. Note that existing wood sill may have lead paint.
13. At 1st floor rear entry, replace entire door and transom frame assembly with new bullnose wood frame to match original. Install new wood 9-lite panel colonial type door in new frame with new keyed lock and deadbolt, new hinges, weatherstrip and sweep. Install new fixed wood sash in new transom opening to match original. Prime and paint door and frame (door to be red). Key locks to front door. Gen Const Spec # 39. Note that existing wood has lead paint.
14. At 1st fl rear entry, replace wood sill with brick in row course. Note that existing wood sill may have lead paint.
15. At basement entry, install new pre-hung metal panel door in existing masonry opening w/ new hardware, sweep, & weather stripping. Key locks to front door.

- Prime & paint door & frame. Note that door assembly to be EnergyStar rated. Note that existing door & frame has lead paint. Gen Spec # 39.
16. At basement rear entry, replace wood sill with brick in row course. Note that existing wood sill may have lead paint.
 17. At rear basement areaway, install new bilco door to match existing configuration. Repair concrete curb as needed. Seal where metal meets house & concrete curb
 18. At front porch install brass finish house numbers & black mail box.
 19. Install new storm doors at 1st floor front and rear entries. Install safety chains at all storm doors. See Gen Const Spec # 38.
 20. At rear yard, remove existing wrought iron platform and steps to 1st floor entry. Patch minor holes in brick as needed.
 21. At 1st fl rear entry, build new P/T wood deck and steps to ground. Deck to be approx 14'x 10' (open area), and steps to ground with platform at top. Consult w/owner on exact configuration. Install 6x6 posts on concrete footers, 2x6 joists and 5/4" planking, 2x treads and closed risers. Handrails to be 4x4 posts, 2x4 top and bottom rails, 2x2 spindles, and 2x6 top cap. Owner to approve exact layout.
 22. At rear foundation wall, patch minor cracks and peeling stucco as needed with mortar. Patch crack where house meets concrete with mortar. (18'x 3' ht)
 23. At rear foundation, scrape and paint wall. Owner to select color. (18'x 3' ht)
 24. At rear brick facade, re-point brick at top left corner as needed. (10 sqft)
 25. At rear yard, remove existing chain link fencing. Install 48" ht P/T wood picket fence in 8' sections on P/T wood 4x4 posts with concrete footers. New fencing to run along both property lines from house to alley, and at rear at alley. Install 3' wide gate w/latch at fence at rear to alley. (approx 63 lf)
 26. At rear yard steps to alley, replace wood rail with wrought iron type. (4 risers)

General Interior:

27. Remove entire security system & exposed TV cables throughout house.
28. Remove all misc minor carpet tacks and strips throughout house.
29. Remove all radiators, covers, & pipes throughout house. Patch minor holes in floor & ceiling due to pipes. (also in "HVAC")
30. Note – Only "Mold Resistant" drywall (not green board) is to be used at locations that are typically damp or wet. (ie: bathrooms or basements)
31. Remove wallpaper front all walls and ceiling at 1st & 2nd floor rooms, unless noted otherwise. Patch cracks & prime to be ready for painting. (2920 sqft)
32. Remove all interior 3-panel stained doors and store for re-installation. (including basement front & bath doors) Note that doors do NOT have lead paint. (14 doors)
33. Remove all interior doors frames, window trim, door trim, and baseboard throughout 1st and 2nd floors, and basement front & bath. Note that all painted wood has lead paint. Note that other locations of lead paint are listed by room.
34. At all 1st and 2nd floor windows (& basement front & bath), install new 1x wood sills and colonial aprons. Note that windows to have drywall returns at sides and tops. Surrounding wall work is listed by room. (13 openings)
35. At all 1st and 2nd floor rooms (& basement front & bath), install new 5 1/2" colonial wood paint –grade baseboard. Repair walls between new and old base as needed.

36. Patch minor holes and cracks in walls, ceilings, and trim to be ready for painting. Remove all curtains, blinds, brackets and hardware at windows and doors.
37. Install new 1x wood door frames with stop bead and colonial trim at all former 1st & 2nd floor interior door openings. Repair walls between old trim and new trim as needed. Note that basement finished area door openings and living room French doors are included in total. (15 doors in 14 openings)
38. Box in all new HVAC ducts with 2x framing and ½" drywall. Consult with owner on duct layout. (also listed in "HVAC")
39. Install existing wood doors in new frames with new hinges, door stops, and kwikset hardware. Use long screws at hinges as needed. (15 doors)
40. Clean, light sand, & refinish as needed existing wood doors to remain. (15 doors)
41. Prepare, prime, and paint all 1st & 2nd floor walls, ceilings, & trim. See Gen Spec # 5. (5630 Sqft) Basement front, new hall & bath included.
42. At 1st & 2nd floor, stairs to 2nd flr, & stairs to basement, sand & refinish all wood floors, unless noted otherwise. Install new oak shoe mold. Consult w/ owner prior to sanding if there are major areas of damaged flooring. Patch holes at radiator pipes as needed w/ wood. Note kitchen floor included. (1030 sqft + 2 stair sets)
43. At bedroom and hall closets, remove existing wood shelving and poles. Patch walls as needed. Note that existing wood has lead paint. Install new 1x12 shelf and pole. Plastic coated metal may be used. (4 closets)
44. Seal all new & existing ceramic tile floors, walls, & tub area with approved sealer
45. At all exterior wall openings and interior 1st & 2nd floor perimeter wall openings, air-seal all openings with approved spray insulation or sealer. Openings to include, but not limited to: exterior pipe & service cable penetrations, gaps around interior electric boxes, cracks where baseboard meets flooring, and abandoned window counter-weight boxes if trim is removed.
46. Install white lead free plastic mini-blinds (sized to fit) at all 1st and 2nd floor window openings. (10 openings)
47. Clean entire house interior at end of construction.
48. Provide copy of all permits, including U&O Certificate to owner.

Entry Hall & Stairs: (7'-6"x 16'-0"x 8'-6" ht) - See "General Interior" listed above

49. At stairs to 2nd floor, replace entire handrail, spindle, and newel post assembly to match existing. Note that existing spindles have lead paint. Rail and post be finished oak. Spindles to be painted. Owner to approve details.
50. At stairs to 2nd floor, replace painted wood stringer along both sides of stairs with wood to match existing. Existing painted wood has lead paint. Consult on details
51. At stairs to 2nd floor and bottom platform, replace two damaged treads and entire damaged platform with wood to match existing. (2 treads + 3'x 5')
52. At ceiling, scrape loose paint and plaster/drywall patch damaged plaster under bathroom as required to be ready for painting. Consult with owner on possible plumbing leak at bathroom above. Investigate leak prior to ceiling repair (4'x 4')
53. At opening to kitchen, replace wood jamb & trim w/ 1x wood and colonial trim (both sides). Patch gap at walls between old & new trim as needed
54. Note – added rough carpentry work at opening to kitchen is listed at "Kitchen"

55. At front exterior entry, install new colonial type trim. Patch wall between removed trim and new trim as needed.

Living room: (11'-0"x 13'-0") – See "General Interior" listed above

56. At front exterior wall, install ½" drywall over existing plaster. Install drywall returns at window sides and heads. (90 sqft)
57. At opening to dining room, replace wood jamb & trim w/ 1x wood and colonial trim (both sides). Patch gap at walls between old & new trim as needed

Dining room: (10'-6"x 15'-0") - See "General Interior" listed above

58. At opening to kitchen, replace wood jamb & trim w/ 1x wood and colonial trim (both sides). Patch gap at walls between old & new trim as needed.
59. Note that existing door to kitchen is to be removed and saved for use at new door opening at new basement rear hall.
60. At rear exterior wall, install ½" drywall over existing plaster. Install drywall returns at window sides and heads. (90 sqft)
61. Patch wood floor to match existing near rear wall where damaged. (approx 4'x 5')

Kitchen: (8'-6"x 11'-6") - See "General Interior" listed above

62. Note – wallpaper removal included in "General Interior" listed above.
63. Note – floor sanding included in "General Interior" listed above
64. Remove existing base and wall cabinets, stove, and refridge
65. At opening to front entry hall, rework opening framing to move opening approx 6" toward party wall as per plan. Patch walls and floor as needed.
66. Install new approx 4 lf base and 12 lf wall cabinets along party wall in configuration as per plan attached, with sink, stove, and refridge in locations as per plan. Install formica counter over new cabinets. Gen Spec # 35, 36, 37.
67. Install 3 lf base cabinet with counter along wall with dining room as per plan attached. See Gen Const Spec # 35, 36, 37
68. Install full sized 24" wide x 24" deep x 84" ht pantry cabinet at dining room wall between new counter & corner as per plan. Pantry to match kitchen cabinets.
69. At rear exterior wall, install ½" drywall over existing plaster. Install drywall returns at window sides and heads. (70 sqft)
70. At rear exterior entry and transom, install new colonial type trim. Patch wall between removed trim and new trim as needed. Consult w/owner on detail.
71. Note – Rework gas and plumbing lines for new layout. (also in "Plumbing")
72. Provide and install microwave/vented fume hood and dishwasher, located as per plan. Provide \$300 allowance for appliance.
73. Install rigid duct from stove location, up to joist pocket at ceiling, and thru wall above exterior door for fume hood above stove. Provide exterior grill & repair brick as needed. Consult on exact layout. (also listed in HVAC)
74. Box in new stove fume hood duct with 2x wood and drywall above new wall cabinets and at ceiling near exterior door as needed.

2nd Floor Hall: (12'-0" x 10'-6" x 8'-6" ht) - See "General Interior" listed above

75. At stairs to 1st floor, replace entire handrail, spindle, and newel post assembly to match existing. Note that existing spindles have lead paint. Rail and post be finished oak. Spindles to be painted. Owner to approve details.
76. At stairs to 2nd floor, replace painted wood stringer along both sides of stairs with wood to match existing. Existing painted wood has lead paint. Consult on details
77. Provide temporary ceiling access (two openings) for insulation installation. Drywall over openings after insulation installation. Coordinate with owner.
78. At linen closet entry, replace wood jamb and trim with 1x wood and colonial trim. Note that existing wood has lead paint.
79. Note – rework existing linen closet door is included in "Gen Interior" door work
80. At linen closet, remove existing wood shelving and brackets. Patch walls at former brackets as needed. Note that existing wood has lead paint.
81. At linen closet install three 1x12 shelves. Plastic coated shelving may be used.
82. At linen closet, install plywood access panel tub plumbing access.

Front Bedroom: (11'-6" x 13'-0") - See "General Interior" listed above

83. At front exterior wall, install ½" drywall over existing plaster. Install drywall returns at window sides and heads. (90 sqft)

Rear Large Bedroom: (10'-0" x 12'-0") - See "General Interior" listed above

84. Note – no wallpaper present at walls or ceiling, except boarder.
85. Remove wallpaper border. Patch cracks and prime.
86. At rear exterior wall, install ½" drywall over existing plaster. Install drywall returns at window sides and heads. (90 sqft)

Rear Small Bedroom: (9'-0" x 12'-0") – See "General Interior" listed above

87. Note – no wallpaper present at walls or ceiling.
88. Plaster/drywall patch damaged area of ceiling. (2' x 2')
89. At party wall, remove plywood and added 2x3. Patch minor holes in wall.
90. Repair flooring after removal of gas & plumbing pipes. (also in "Plumbing")
91. At rear exterior wall, install ½" drywall over existing plaster. Install drywall returns at window sides and heads. (80 sqft)

Bathroom: (7'-5" x 5'-0")

92. Remove existing plumbing fixtures. New tub, toilet, & pedestal sink to be installed at existing locations. (also in "Plumbing")
93. Remove plaster from all walls and ceiling. Install ½" drywall over lath at all walls & ceiling except tub area. At tub area, install cement board to be ready for ceramic tile. Note that existing plaster has lead paint. (250 sqft)
94. Install new 2 ¼" x 2 ¼" octagonal ceramic tile on existing ceramic tile with marble threshold. Install 1x wood base & ¼ rnd shoe. (40 sqft) Gen Spec # 1
95. Install 4x4 white ceramic tile at tub enclosure to 5' above tub. Note that ceramic to wrap around frame of window sill and sides. (50 sqft)
96. Install new recessed medicine cabinet over sink.
97. Install new chrome finished TP holder and towel bar. Install two shower rods.

98. Install new exhaust fan at ceiling with vent to exterior. Consult w/owner on vent. Patch ceiling as needed. (also in "Electric & HVAC")

Basement Front Area & Stairs: (19'x 11'x 7' ht) – See "Gen Interior" listed above

99. At stairs to 1st floor, replace painted wood stringer along party wall with wood to match existing. Existing painted wood has lead paint. Consult on details
100. At steps to 1st floor, remove vinyl treads prior to sanding.
101. At stairs to 1st floor, install 2x2 spindles at open side separate from existing handrail to remain. Consult w/owner on details. Paint finish.
102. Note – front area, new hall & bath trim, door work, and painting work are included in "Gen Int" listed above. Note no wallpaper at basement front or bath.
103. At front area, remove existing flooring & install peel/stick linoleum tile over ¼" underlayment. Install ¼ rnd shoe at base. Gen Spec # 2. (170 sqft)
104. Note – At front area, consult with owner on possible wood sub-flooring problems prior to installing new tile finish.
105. At pass-thru from front to rear area, replace frame, trim & sill. Sill to be 1x & trim to be colonial type. Replace 2 hinged sashes to match original design, with brass latches. Consult with owner on details. Existing wood has lead paint.
106. At front wall of front area, replace all plaster with ½" drywall. Owner to inspect foundation wall after demo and prior to drywall installation. (140 sqft)
107. At front area, plaster patch minor damage & peeling paint at party wall & ceiling as needed. Patch ceiling after down light installation. (approx 100 sqft)
108. At front area, build gas meter closet with 2x wood and ½" drywall, with door opening. Install flush luan pre-hung door in new opening with knob. Consult with owner on exact size and details of new closet.

Basement Bath: (7'-6"x 5'-0") – See "General Interior" listed above

109. Remove existing plumbing fixtures. New tub, toilet, & pedestal sink to be installed at existing locations. (also in "Plumbing")
110. Remove plaster from all walls and ceiling. Install ½" drywall over lath at all walls & ceiling except tub area. At tub area, install cement board to be ready for ceramic tile. (240 sqft)
111. Install 2 ¼" x 2 ¼" octagonal ceramic tile on ¾" plywood underlayment with marble threshold. Install 1x wood base & ¼ rnd shoe. (40 sqft) Gen Spec # 1
112. Install 4x4 white ceramic tile at tub enclosure to 5' above tub. (50 sqft)
113. Install new recessed medicine cabinet over sink.
114. Install new chrome finished TP holder and towel bar. Install shower rod.
115. Install new exhaust fan at ceiling with vent to exterior. Consult w/owner on vent. Patch ceiling as needed. (also in "Electric & HVAC")

Basement Rear & New Hall:

116. Build wall of 2x4 construction from corner of rear bath to wall at front area. New wall to have door opening to rear entry area. Install ½" drywall on hall side of opening. Consult w/owner on exact location. (10 lf)
117. At new hall install ½" drywall at ceiling. (approx 8'x 8')

118. At new wall, trim out base at hall side with 5 ½" colonial type. Frame out door opening with 1x and trim opening with colonial trim.
119. At new wall door opening, install salvaged door from dining/kitchen opening with new hinges and passage hardware.
120. At new rear entry/utility area, patch wall at bath wall after installing plumbing for new washer/dryer hook-ups.
121. At entire rear area, prime and paint concrete floor brown. (250 sqft)
122. At rear area, remove washer.
123. Install new thru-wall dryer vent with flex pipe to new dryer location
124. At new rear entry/utility area, scrape and patch loose parging and paint as needed prior to priming. (80 sqft)
125. Prime both party walls and rear exterior wall. (250 sqft)

Plumbing & HVAC:

126. Remove existing boiler, all pipes & radiators throughout house.
127. Install new duct system, with supplies to each 1st & 2nd floor room, and basement, and central returns at 1st and 2nd floors. Install ducts within walls where possible. Consult w/owner on layout. HVAC contractor to provide certificate that duct layout meets code and industry standards.
128. Spray paint inside of all visible HVAC return ducts with mat-black paint.
129. Install new gas fired hot air furnace sized to service entire house at existing location and vent to chimney. Tie to new supply and return ducts. Owner to approve make and model.
130. Install new A.C. unit and coil sized to accommodate entire house and tied in new supply and return ducts. Owner to approve make and model. Compressor to be located at rear of house with new line set as required.
131. At kitchen, install rigid duct from stove location to exterior for fume hood above stove. Provide exterior grill & repair brick as needed. Consult on layout.
132. At 2nd fl bath, install duct and new exhaust fan from ceiling to exterior.
133. At basement bath, install duct & new exhaust fan from ceiling to exterior.
134. Install new HVAC supply and return registers at all locations.
135. Rework gas lines as needed to accommodate new furnace at basement.
136. Rework gas lines as needed to accommodate new kitchen stove location.
137. Install new CPVC water lines from basement main cut-off to all basement & 1st fl fixtures, & 2nd fl fixtures. Note new kitchen layout & washer hook-up.
138. Install new 40 gal gas fired hot water heater vented to existing chimney
139. Consult with owner on required repairs to possible leak at 2nd fl bath.
Provide price, once ceiling at 1st floor has been removed
140. Clean out existing drain lines from each fixture to basement clean out.
141. Clean out existing drain line from basement clean out to street.
142. At kitchen, install drain lines from basement to new sink location, with new venting as required. Existing venting may be re-used where possible.
143. At kitchen, install chrome faucet & ss sink w/ cut offs. Gen Spec # 33, 34
144. At 2nd floor bathroom, install new 5' steel tub with new shower diverter and overflow, toilet with seat, and pedestal sink with chrome faucets, at existing locations. See Gen Construction Spec # 22, 23, 27, 28, 29

145. At basement bathroom, install new 5' steel tub with new shower diverter and overflow, toilet with seat, and pedestal sink with chrome faucets, at existing locations. See Gen Construction Spec # 22, 23, 27, 28, 29.
146. At basement rear, install laundry tub and new faucets & bibs at new location at utility area at wall with bath room.
147. At exterior front and rear, install frost-free hose bibs.
148. At 2nd fl rear bedroom, cap off plumbing and gas pipes below flooring.
149. All interior water supply cut-offs will be located, tagged, and labeled.

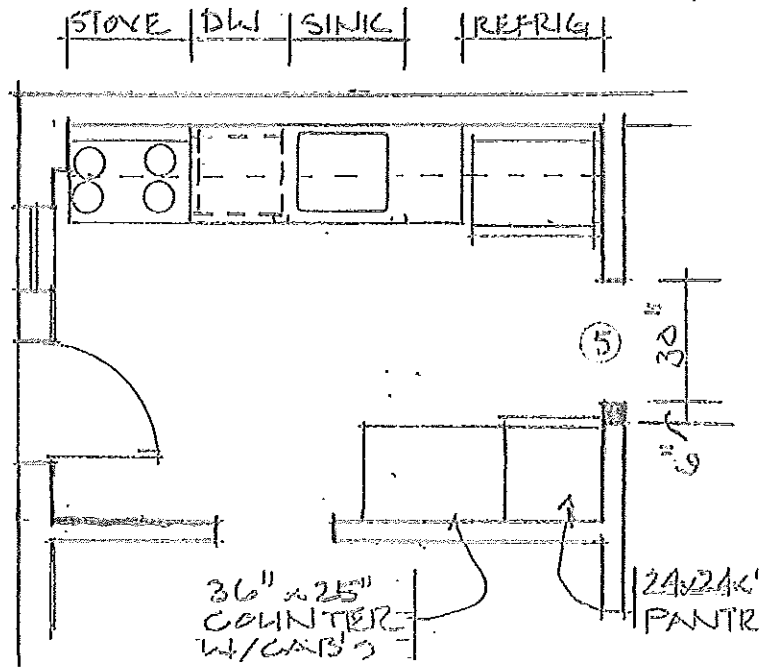
Electric:

General Notes: Remove all illegal wiring, zip cords, non functioning or abandoned fixtures. Replace all switches and outlets to be white with white plastic cover plates, flush mounted. Install three pronged outlets only at existing & new grounded duplet outlets. All ceilings fixtures are as noted in General Construction Specs. Owner to approve all fixture models and colors. Provide all necessary permits.

150. Replace all switches and outlets to be white with white plastic cover plates, flush mounted. Install 3 pronged outlets only at grounded duplet outlets.
151. At basement front area, wire for three duplex outlets & 6 down lights.
152. At new basement rear hall, wire for 1 ceiling light & switch.
153. At 2nd fl bath, provide wiring & switch for new ceiling exhaust fan.
154. At basement bath, provide wiring & switch for new ceiling exhaust fan.
155. Install light fixture with wall switch as follows:
 - a. Exterior front porch – Gen Spec # 7 (wall mounted)
 - b. 1st fl Rear entry – Gen Spec # 8 (wall mounted w/ motion sensor)
 - c. Entry Hall – Gen Spec # 14 (dome fixture)
 - d. Living room – Gen Spec # 18 (two wall sconces)
 - e. Dining room – Gen Const Spec # 17 (pendant)
 - f. Kitchen – Gen Const Spec # 15, 16 (4 recessed down lights)
 - g. 2nd fl hall – Gen Const Spec # 14 (at top of stairs with 3-way switch)
 - h. Bedrooms (three) – Gen Const Spec # 10 (fan w/light)
 - i. 2nd fl Bath - Gen Const Spec # 13 (over sink)
 - j. Basement bath – Gen Spec # 13 (over sink)
 - k. Basement front area – Gen Spec # 15, 16 (6 recessed down lights)
 - l. Basement rear hall – Gen Spec # 14 (dome fixture)
 - m. Basement utility area – Gen Spec # 19 (2x4 fluorescent fixture)
156. Install GFIC outlet at ext rear wall, kitchen counters (as per code), & 2nd fl bath, and basement bath.
157. Install hard wired combo smoke detector/carbon monoxide detectors at:
 - a. Basement at base of stairs (2 if needed by code)
 - b. 1st floor at dining room
 - c. 2nd floor hall
 - d. Each bedroom (three total)

158. Check existing phone jacks to determine if operable & install phone jack and wiring as required at kitchen and 2nd floor front bedroom.
159. Provide wiring for new over-stove fume hood/ microwave & dishwasher
160. Wire new programmable thermostat for HVAC.
161. Install new wireless door bell at front door with chimes at living room.
162. Wire for dedicated outlet at washer hook-up & 220V outlet at dryer

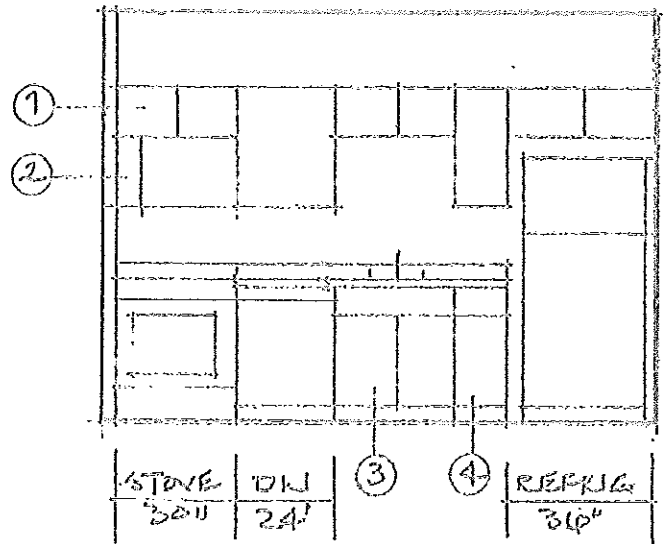
3633 ELMLEY AVE



NOTES:

- ① WALL CABINETS - TYPICAL
- ② MICROWAVE / FUMEHOOD
- ③ 30" SINK BASE
- ④ 12" BASE CABINET
- ⑤ FRAME IN NEW OPENING AT NEW LOCATION

PLAN:



ELEVATION:

ST. AMBROSE HOUSING AID CENTER

General Construction Specifications for NSP 2 PROJECT (updated 3/24/2011):

Location of where item can be found is listed / Approximate price is indicated

FLOORING & PAINT DETAIL

1. **Bathroom floor:** 2 ¼" x 2 ¼" octagonal ceramic tile (white with black DOT) / \$3.59 sq. ft. / found at Home Discount Tile Co., 7350 Harford Road (Parkville)
2. **Standard kitchen floor:** Cryntel / 12x12, 80 gauge vinyl tile with beveled edge / "Sand Stone" / Item # 166221 / \$0.78 per sq. foot. / This tile is only found at Lowe's. There is a new Lowes in Parkville (Taylor Ave. & Hillsway Ave.)
3. **Standard detail for wood floors:** Three coats / SATIN finish / (LOW-VOC (maximum 350 grams / liter) oil-based polyurethane)
4. **Standard detail for carpet:** Must comply with Rug institute's Green Label program / Beaulieu brand / Bliss style / 50 oz continuous loop pile with upgrade pad / color: "To Rock" / approximately \$23.25 sq. yard (carpet and pad). Approved equal may be considered at owner's discretion.
5. **Standard paint detail:** Sherwin Williams Harmony Series (Non-VOC paint)
 - **Bathrooms:** semi-gloss white walls, trim and ceiling
 - **Kitchen:** semi-gloss white ceilings and trim, semi-gloss "Ivoire" walls (color # SW6127)
 - **Other rooms:** semi-gloss white trim, flat white ceilings, flat "Ivoire" walls (color # SW6127)
6. **Front, kitchen and basement door exteriors:** Sherwin Williams Harmony Series (Non-VOC paint)
 - "Crimson Red" / color # SW 2906, semi-gloss (gray primer is mandatory).

LIGHTING: (All light fixtures are found at Lowe's)

7. **Front porch light:**
 - **If wall-mounted:** Portfolio Outdoor Lighting / Energy Star rated / Dual Brite / wall lantern / black finish / must install interior timer switch / item # 297077 / \$34.96
 - **If ceiling-mounted:** Portfolio Outdoor lighting / Energy Star rated / Dual Brite / exterior flush mount / black finish / must install interior timer switch / item # 022246 / \$44.98
8. **Back porch light:** Portfolio Outdoor Lighting / Energy Star rated / wall lantern with motion sensor & photocell / black finish / item 0329565 / \$30.16
9. **52" ceiling fan for living rooms and bedrooms:** Harbor Breeze / Energy Star rated / Classic style 5-blade fan / walnut wood fan blades / flush mount / Antique Bronze finish / item # 0228103 / \$44.97
10. **Ceiling Fan light kit:** Harbor Breeze / Energy Star rated / 3-light kit with alabaster glass / Antique Bronze finish / item # 0317150 / \$34.97

11. **Bathroom ceiling exhaust fan w/light:** Harbor Breeze / **Energy Star rated** / bulb included / item # 0020974 / \$129
12. **Bathroom ceiling exhaust fan (no light):** Harbor Breeze / **Energy Star rated** / item # 0056948 / \$74.99
13. **Bathroom wall lights above medicine cabinet:** Portfolio Indoor Lighting / **Energy Star rated** / Savoy Collection / 3 lights with white globes / bulbs included / chrome finish, centered over medicine cabinet / item # 0266534 / \$99
14. **Foyer / hallway ceiling light:** Good Earth Lighting / **Energy Star rated** / Barrington series / 15" dome with antique bronze finish & swirled glass / 1-bulb / bulb included / item # 16135 / \$42.88
15. **Kitchen recessed light detail:** 6" IC airtight recessed light kit / ICAT-rated / **Energy Star rated** / provide cut sheet & pricing for fixture chosen
16. **Light bulb specifications:**
 - **For kitchen recessed lights (# 15):** Bright Effects / CFL interior flood lights / soft white / 65 watt equiv. / 6-pack / item # 99816 / \$19.98 per pack
 - **For all other lights:** CFL bulbs sized for max. wattage per fixture.
17. **Dining room light fixture:** Good Earth lighting / **Energy Star rated** / Metropolitan 5-light chandelier / antique bronze finish with amber glass / bulbs included / item # 320612 / \$198
18. **Wall Sconces:** Good Earth Lighting / **Energy Star rated** / antique bronze finish with amber glass / bulb included / item # 209735 / \$38.48
19. **Basement florescent light:** Low profile 2-bulb wrap around fixture / **Energy Star rated** / item # 184349 / \$29.97
20. **Basement pull-chain light:** Portfolio utility light / **Energy Star rated** / white with globe / bulb included / Item # 0243933 / \$24.92

BATHROOM FIXTURES & DETAILS

21. **Hot Water Heater:** Whirlpool (or approved equal) / **Energy Star rated** / 40-gallon / gas / **Found at Lowes** / item # 333594 / \$439 (please provide cut sheet)
22. **Bathroom toilet:** Aqua Source / **Water Sense rated** / high-efficiency round toilet / 1.28 gallons per flush maximum / white / **Found only at Lowes** / item # 0104502 / \$79
23. **Bathroom Pedestal Sink:** Aqua Source / oval / white / top & base included / **Found only at Lowes** / item # 142553 / \$44
24. **Bathroom vanity (19" x 17"):** RSI Home Products / white / vanity and bowl / **Found only at Lowes** / fully assembled / item # 0132132 / \$68

25. **Bathroom vanity (25" x 19"):** RSI Home Products / white / vanity and bowl / Found only at Lowes / fully assembled / item # 0132143 / \$88
26. **Bathroom vanity (31" x 19"):** RSI Home Products / white / vanity and bowl / Found only at Lowes / fully assembled / item # 0176504 / \$134
27. **Bathroom Sink Fixture:** American Standard / Williamsburg Collection / **Water Sense** rated / 1.5 gallons per minute maximum flow rate / goose neck with white handles / Found at Lowes & Home Depot / \$89
28. **Bathroom shower fixture (single control):** American Standard / Williamsburg Collection (white handle) / Found at Lowes & Home Depot / \$139
29. **Bathroom shower head:** **Water Sense** rated / 2.0 gallons per minute maximum flow rate / provide cut sheet & pricing for shower head chosen
30. **Recessed mount bathroom medicine cabinet:** Kohler / item # 320336 / Found only at Lowes / white frame beveled edge mirror / \$68
31. **Bathroom mirror:** 24" x 30" beveled glass oval / white frame / flush mounted / Found only at Lowes / Item # 65949 / \$49.97
32. **Bathroom accessories:** Metal construction / Chrome finish

KITCHEN FIXTURES & DETAILS

33. **Kitchen Sink:** Stainless Steel / 9 - 10" deep
34. **Kitchen Sink Fixture:** Glacier Bay / **Water Sense** rated / 2.0 gallons per minute maximum flow rate / goose neck with chrome handles & sprayer / Found only at Home Depot / model # CA8799 / \$137
35. **Kitchen Cabinets:** Kitchen Kompact series / **Environmental Stewardship Program certified** / Richwood Lite series / oak raised panel cabinet doors with plywood drawers / Found at Home Depot
36. **Kitchen cabinet handles:** Allen & Roth / Aged Bronze Davis round knob / Found at Lowes / item # 21444 / \$2.86 each
37. **Kitchen Countertops:** Wilsonart laminate / **Low-Voc** rated / factory-finished ends / model # 4724-52 / "Milano Amber"

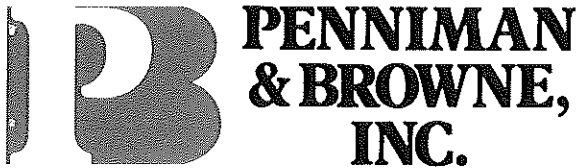
STORM DOORS & DOOR HARDWARE (Items found at Home Depot)

38. **Exterior storm doors:**
 - A. **Front storm door (in-stock: 32x80, 36x80):** Emco / model # HD 300TT Triple Track / \$189
 - B. **Front storm door (custom size):** Emco / model # HD 300TT Triple Track / \$ TBD
 - C. **Side & back storm door (in-stock size):** Emco / model # HD 200 TT Triple track / \$189
 - D. **Side & back storm door (custom size):** Emco / model # HD 200 TT Triple track / \$ TBD

39. **Exterior door hardware:** Kwikset Security / “Juno” / round knobs / single cylinder combo with deadbolt (brass) / \$43
- **Please note that ALL exterior doors must be keyed alike. Getting all of your key sets from the same box will accomplish this.**
40. **Decorative glass handled interior door hardware:** Security Brand. / glass knob mortice lock kit / model # E-2311 & 632-635 / \$17
41. **Basic interior door hardware:** Kwikset Security / “Juno” / round knobs (brass) / \$15
42. **Front mail box:** Gibraltar Designer Black / Black finish mailbox / model # DVK00000 & 569-048 / \$35

REPLACEMENT WINDOWS

43. Dove Windows, 2000 Plus series.
- **Energy Star rated**
 - Low E glass
 - Argon gas between the panes
 - Solid jambs with welded construction



CHEMISTS / ENGINEERS / INSPECTORS
INDUSTRIAL HYGIENE SERVICES
FOUNDED 1896

January 21, 2011

Mr. David Sann
St. Ambrose Housing Aid Center
319 E. 25th Street
Baltimore, Maryland 21218

RE: Lead-Based Paint Inspection of 3633 Elmley Avenue

Dear Mr. Sann:

On January 13, 2011, Penniman & Browne, Inc. conducted a lead-based paint inspection of the above referenced property. The scope of work included the testing of accessible interior and exterior building components for future renovations. Blaine Owens, a State of Maryland Lead Risk Assessor, performed the inspection.

The inspection was conducted in accordance with Federal regulations and guidelines and followed protocols on file with the Maryland Department of the Environment as a condition of accreditation as a lead paint inspection contractor in the State of Maryland. The Maryland definition of lead-based paint, which includes concentrations of lead of greater than 0.7 milligrams per square centimeter, was observed. Paint testing was conducted with a portable x-ray fluorescence analyzer (XRF), RMD model LPA-1.

Lead-based paint was found on the following building components (for a detailed account of the building components inspected, please refer to the enclosed data sheets):

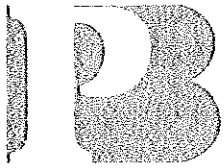
- front and rear exterior door systems; front porch posts and handrails/railings
- stair to 2nd floor stringers, balusters and baseboards; basement stair stringers and baseboards
- all interior door jambs/casings; window systems; baseboards; closet systems; 2nd floor bath walls and ceiling

Included with this submittal is a report of all XRF readings taken during the inspection. Also enclosed is an information sheet titled "XRF Data Sheet Interpretations" to assist your understanding of the report. Should you have any questions concerning this report, please do not hesitate to call me at 410-825-4131.

Very truly yours,
PENNIMAN & BROWNE, INC.

Blaine Owens
Project Manager

Encl:



XRF Data Sheet Interpretations

The following definitions will aid in interpreting the specific columns of information located in the XRF Lead-Based Paint Inspection Data sheets:

Column #1 - "Wall": Each component tested is reported by a wall code of A, B, C, D, or N/A. A component is described with a wall code of "A" if it is located on the closest wall with the same orientation as the wall containing the front door of the property. Components are assigned a letter B, C, or D in a clockwise manner based on the location of wall A. The code "N/A" is assigned to ceiling or floors. When multiple components of the same type within a room, common area or exterior site are tested, testing shall proceed from left to right, when facing the component, with each unit assigned a replicate number, such as 1, 2, 3, etc... (e.g. A¹ window is the first window on the left side on the A wall. B² window sill is the second window sill from the left on the B wall.) If only one item is present, no additional numbering is required.

Column #2 - "XRF Reading": This is the XRF reading column given in units of milligrams per square centimeter (mg/cm²) and is recorded onto the data sheets directly from the XRF analyzer after each test. A negative number sometimes exists because of the nature of the algorithmic substrate correction features of the spectrum analyzer. This is not meant to be interpreted as a "negative" amount of lead, but rather an effect from the density of the substrate on the detectable amount of excited lead electron particles, if any, that can be associated with the components reading.

Column #3 - Classification of Readings

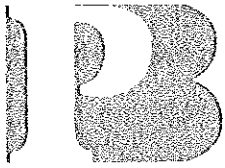
Each XRF test is classified as positive, negative, or inconclusive based on the following ranges according to the Performance Characteristic sheet for an RMD LPA-1 using the "quick" mode and in accordance with the Maryland standard of >0.7 mg/cm².

For brick, concrete, drywall, plaster, and wood substrates:

Negative (N)	Positive (P)
≤ 0.7 mg/cm ²	≥ 0.8 mg/cm ²

For metal substrates:

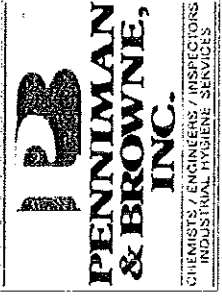
Negative (N)	Positive (P)	Inconclusive (I)
≤ 0.7 mg/cm ²	≥ 1.1 mg/cm ²	0.8-1.0 mg/cm ²



XRF Data Sheet Interpretations continued

Column #4 - "Paint Condition": The paint condition for each corresponding building structure/component (if applicable).

Type of Building Component	Total Area of Deteriorated Paint on Each Component		
	I = Intact	F = Fair ²	P = Poor ³
Exterior components with large surface areas.	Entire surface is intact.	Less than or equal to 10 square feet.	More than 10 square feet.
Interior components with large surface areas (walls, ceilings, floors, doors).	Entire surface is intact.	Less than or equal to 2 square feet.	More than 2 square feet.
Interior and exterior components with small surface areas (window sills, baseboards, soffits, trim).	Entire surface is intact.	Less than or equal to 10 percent of the total surface area of the component.	More than 10 percent of the total surface area of the component.



XRF Lead-Based Paint Inspection Data Sheet - Exterior

Client: _____ Address: 3633 Glenview Ave. Date: 1/13/2011

A-wall: _____

	A		P		K+T		BSNT	
	1.9	P	9.2	P	C	2.6	P	
door								
door jamb	7.3	P	4.9	P		2.9	P	
door casing	1.9	P	9.6	P		4.1	P	
door transom			7.1	P				
door threshold	1.6	P	1.9	P				
A wall								
B wall								
C wall								
D wall								
foundation	0.4	N	0.9	N				
fence								
porch ceiling	0.3	N						
porch post	7.8	P						
porch railing								
porch header	A	ALL						
porch floor	A	0.1		N				
downspout								
gutter								
handrail	A	2.7		P				
soffit		ALL						
stair system	A	0.3		N				
HATCH								
SIDEWALK								

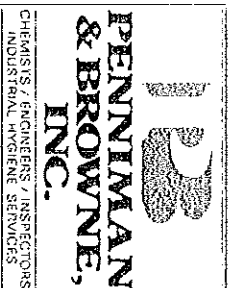
The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F = fair; P = poor)

XRF Lead-Based Paint Inspection Data Sheet - Stairs

Client: _____

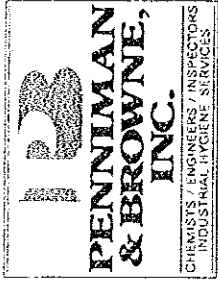
Address: 3623 ELMLEY AVE.

Date: 1-13-11



	St	to	2nd	R	D	0.5	St												
door					D	0.1	N												
door jamb						3.2	P												
door casing						4.1	P												
door transom																			
door threshold																			
A wall	A	6.1	N		B	0.2	N												
B wall	B	6.5	N		C	6.1	N												
C wall					D	6.0	N												
D wall	D	6.3	N																
ceiling	N	6.1	N		N	6.3	N												
tread	N	6.2	N		N	6.2	N												
riser	N	6.1	N		N	6.1	N												
stringer	D	7.3	P		D	3.9	P												
newel post	N	6.1	N		N	6.3	N												
baluster	N	4.9	P		N	6.1	N												
handrail	D	6.2	N																
baseboard	C	4.9	P		D	2.7	P												
floor joist																			
shelf																			
shelf support																			
landing																			

The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F = fair; P = poor)



XRF Lead-Based Paint Inspection Data Sheet - Interior Rooms

Client:

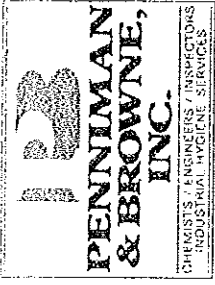
Address: 7633 ELMLEY AVE.

Date: 1/13/2011

1st Fl →

	ENTRANCE		LL		DL		K+T		C
	A	B	D	W	A	B	D	W	
door	A	0.3	N	0.0	D	0.0	N	0.0	
door jamb		4.6	P	6.7		8.3	D		3.8
door casing		7.2	P	7.9		4.6	P		7.2
door transom									4.9
door threshold									5.3
window sash									
window sill									
window casing									
baseboard	B	6.3	P	4.8	A	4.1	P		
chair rail									
crown molding									
floor									
A wall	A	0.1	N	0.2	A	0.2	N		
B wall	B	0.0	N	0.1	B	0.1	N		
C wall	C	0.2	N	0.1	C	0.1	N		
D wall	D	0.1	N	0.0	D	0.0	N		
ceiling	N	0.1	N	0.2	N	0.2	N		
closet door	A	0.1	N	0.2	D	0.1	N		
closet door jamb		7.3	P			4.8	P		
closet door casing		4.9	P			9.3	P		
closet shelf		4.1	P			2.9	P		
closet shelf support		6.3	P			4.1	P		
cabinet									
radiator	B	0.3	N	0.2	A	0.2	N		
pipe									
duct									

The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F = fair; P = poor)



XRF Lead-Based Paint Inspection Data Sheet - Interior Rooms

Client:

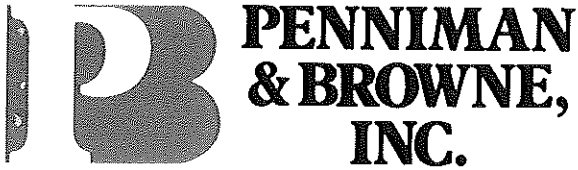
Address: 3033 Elmley Ave

Date: 1/13/2011

2nd Fl. →

	BATH		Hall		BRF		D - BAK		D - BAK	
	C	N	D	N	D	N	A	N	A	N
door	0.1	N								
door jamb	2.9	P			4.9	P			8.7	P
door casing	7.2	P			7.1	P			9.2	P
door transom										
door threshold										
window sash	VINYL	N			VINYL	N			VINYL	N
window sill	4.2	P			3.9	P			4.1	P
window casing	3.9	P			7.2	P			5.9	P
baseboard	N/C		B	5.2	P				4.1	P
chair rail										
crown molding										
floor										
A wall	1.6	P	A	0.2	N				0.1	N
B wall	2.1	P	B	4.1	N				0.2	N
C wall	1.4	P	C	0.1	N				0.2	N
D wall	1.5	P	D	0.0	N				0.1	N
ceiling	1.7	P	N	0.3	N				0.1	N
closet door			D	0.1	N				0.1	N
closet door jamb				3.9	P				1.7	P
closet door casing				7.1	P				1.9	P
closet shelf				7.2	P				2.1	P
closet shelf support				1.9	P				1.6	P
cabinet										
radiator	N	0.1	N						0.2	N
pipe										
duct										

The columns of data within each room are organized as follows: 1st column = wall code; 2nd column = XRF reading; 3rd column = classification of reading; 4th column = paint condition (I = intact; F = fair; P = poor)



CHEMISTS / ENGINEERS / INSPECTORS
INDUSTRIAL HYGIENE SERVICES
FOUNDED 1896

January 21, 2011

Mr. David Sann
St. Ambrose Housing Aid Center
321 E. 25th Street
Baltimore, Maryland 21218

RE: Asbestos Materials Survey of 3633 Elmley Avenue; Baltimore, Maryland

Dear Mr. Sann:

On January 13, 2011, Penniman & Browne, Inc. (P&B) conducted a limited-scope asbestos materials survey of the two-story dwelling located at 3633 Elmley Avenue in Baltimore, Maryland. The scope of work included the survey of accessible building materials that would be impacted during renovation activities at the dwelling. Blaine D. Owens, an EPA accredited Asbestos Inspector, performed the survey.

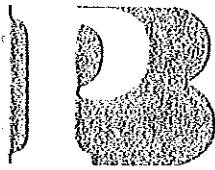
A total of nine (9) samples were collected from the Project work area and were analyzed by Polarized Light Microscopy (PLM) technique (USEPA Method 600/R-93/116). Any sample which contained greater than 1% asbestos was classified as asbestos-containing material. Asbestos-containing materials *were not identified* in the samples. For a detailed account of all suspect building materials sampled, please refer to the enclosed *Asbestos Bulk Sampling Survey Sheets*.

Should you have any questions concerning this report, please do not hesitate to call me at 410-825-4131.

Sincerely,
PENNIMAN & BROWNE, INC.

Blaine D. Owens
Project Manager

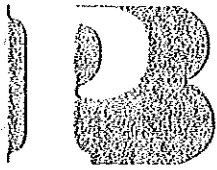
Enc.



Asbestos Bulk Sampling Survey Sheet

Date: 1.12.11 P&B Rep.: OWENS
 Client: St. Ambrose - D. SANN Inspection Type: Pre - REHAB
 Site: 3033 ELMLEY AVE. Location: BALTIMORE, MD

Sample Number	Material Type	Sample Location	Friable & Condition	Asbestos?	Amount
1	STUCCO CEILING	1 ST FL. HALL	YES FRIABLE	NONE	
2	12 X 12 FLOOR TILE	1 ST FL. KITCHEN	NO INTACT	NONE	
2	TILE MASTIC	↓	NO INTACT	NONE	
3	12 X 12 FLOOR TILE	BASEMENT BATH	NO INTACT	NONE	
3	TILE MASTIC	↓	NO INTACT	NONE	
4	12 X 12 FLOOR TILE TOP LAYER	BASEMENT	NO INTACT	NONE	
5	12 X 12 FLOOR TILE BOTTOM LAYER	↓	NO INTACT	NONE	
6	PLASTER ROUGH COAT	INTERIOR	NO INTACT	NONE	



Asbestos Bulk Sampling Survey Sheet

Date: 1.13.11 P&B Rep.: OWENS
Client: St. Ambrose - D. Sahn Inspection Type: Pre - Rehab
Site: 3633 Elmley Ave. Location: Baltimore, MD

Sample Number	Material Type	Sample Location	Friable & Condition	Asbestos?	Amount
6 SKIM	PLASTER SKIM COAT	Interior	No Intact	None	



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: http://www.sanair.com E-mail: iaq@sanair.com

SanAir ID Number

11000518

FINAL REPORT

Name: Penniman & Browne
Address: PO Box Falls Road
Baltimore, MD 21209


Project Number:
P.O. Number:
Project Name: 3633 Elmley Ave


Collected Date: 1/13/2011
Received Date: 1/14/2011 9:30:00 AM
Report Date: 1/18/2011 11:37:16 AM
Analyst: Vaughan, Nathaniel

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components % Non-Fibrous	Asbestos Fibers
1 / 11000518-001 1st Fl Hall Ceiling Stucco	White Non-Fibrous Heterogeneous		100% Other	None Detected
2 / 11000518-002 Kit 12x12 FT, Floor Tile	Blue Non-Fibrous Heterogeneous		100% Other	None Detected
2 / 11000518-002 Kit 12x12 FT, Adhesive	Yellow Non-Fibrous Heterogeneous		100% Other	None Detected
3 / 11000518-003 Bsmt Bath 12x12 FT, Floor Tile	Blue Non-Fibrous Heterogeneous		100% Other	None Detected
3 / 11000518-003 Bsmt Bath 12x12 FT, Adhesive	Yellow Non-Fibrous Heterogeneous		100% Other	None Detected
4 / 11000518-004 Bsmt 12x12 FT Top Layer	Green Non-Fibrous Heterogeneous		100% Other	None Detected
5 / 11000518-005 Bsmt 12x12 FT Bottom Layer	Tan Non-Fibrous Heterogeneous	40% Cellulose	60% Other	None Detected
6 / 11000518-006 Plaster, Plaster	Brown Non-Fibrous Heterogeneous		100% Other	None Detected
6 / 11000518-006 Plaster, Skim Coat	White Non-Fibrous Heterogeneous		100% Other	None Detected

Certification

Signature: 
Date: 1/18/2011

Reviewed: 
Date: 1/18/2011