

**3813 Belair Road:**

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

Scope of Work – Third Draft – 13 May 11 (Note- Gen Spec List – 03/24/11)

Exterior:

1. *Note – New roofs, gutters, and downspout (at main & porch roofs) to be installed by roofer under separate contract. New vented roof sky lite over 2<sup>nd</sup> fl hall and mid bedroom to be provided & installed by roofer. Roofs to be EnergyStar rated.*
2. At main roof, wrap entire cornice with 2x framing, vinyl siding and aluminum wrap similar to 4416 Kavon Ave. Caulk all edges. Consult w/owner on details
3. At front porch and steps, scrape, paint, and secure rails. (14'x 8' & 4 treads)
4. Re-point loose mortar joints at brick steps to porch as needed. (4 treads)
5. At front porch, provide price to remove existing carpet, plywood, and original T&G flooring, and install new T&G flooring on original floor joists. Sister joists as needed. Prime and paint new wood. (14'x 8')
6. At front porch, provide price to remove existing carpet, plywood & original T&G flooring, modify floor structure as needed, and install 4" concrete slab. Slab to be level with front brick edge. (14'x8')
7. At front porch, re-build entire box beam, soffit, and fascia structure. Rough 2x wood may be used, with aluminum wrap as final finish. Consult w/owner on details. Coordinate work with roofer.
8. At front porch, replace T&G ceiling with bead board plywood to match existing T&G profile. Sister ceiling joists as needed. Trim edge with ¼ rnd. Stain finish.
9. Install new dual glazed double hung vinyl replacement units at all 1<sup>st</sup> floor, 2<sup>nd</sup> floor, and basement window openings. Windows to be double hung units w/ screens at 1<sup>st</sup> & 2<sup>nd</sup> fl, and slider units at basement. At front living room window opening, install fixed dual glazed unit above double hung unit in existing configuration. Wrap all frames w/ aluminum. (total – 9 windows in 8 openings).
10. At rear fascade, build new window frame for kitchen window with 2x wood, with sill at 48" above interior floor. Install 1x wood or ½" plywood and aluminum wrap at gap between old wood sill and new wood sill. Fill cavity with insulation.
11. At 1<sup>st</sup> floor front entry, replace entire door and transom 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, metal threshold, 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). Gen Const Spec # 39. Note that all existing wood has lead paint.
12. At 1<sup>st</sup> floor rear entry, replace entire door and transom frame assembly with new bullnose wood frame to match original. Install new wood 9-light colonial type door in new frame with new keyed lock and deadbolt, new hinges, metal threshold, weatherstrip and sweep. Install new fixed wood sash in new transom opening to match original. Prime and paint door (red) and frame. Key locks to front door. Gen Const Spec # 39. Note that all existing wood has lead paint.
13. 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.

14. At front porch install new brass finish house numbers & mail box. Gen Spec #42
15. Install storm doors at 1<sup>st</sup> fl front & rear entries, w/ safety chains. Gen Spec # 38
16. At rear fascade, remove TV dish and wires.
17. At rear 2<sup>nd</sup> fl overhang, rebuild/repair entire damaged floor system to level floor. Sister onto existing joists with 2x wood as needed, and double joist at exterior face. Install R-19 fiberglass insulation and vinyl soffit material. Install new T&G flooring at 2<sup>nd</sup> floor and ½” drywall at kitchen ceiling (also listed by room). Consult w/owner on details. ( 14’x 4’)
18. At rear 2<sup>nd</sup> fl fascade, rebuild entire wood frame wall with 2x4 construction, ½” exterior plywood, and vinyl siding. Owner to select siding. Install R-13 fiberglass installation. Install two window openings to match existing locations and sizes. Install 2x wood fascia board wrapped w/ aluminum. Coordinate work w/ roofer. Construction windows may be used. Consult w/ owner on details. (14’x 10’)
19. At rear concrete platform, scrape and paint platform and steps. (9’x 6’ & 6 treads)
20. At rear entry brick steps, re-point mortar at treads as needed.
21. At rear platform and steps, install new wrought iron rails in existing configuration, at new height as per code. (9’x 6’ & 6 treads)
22. At rear platform, install new plywood access doors to crawl space under porch. Prime and paint frame and doors. Install Handle and latch.
23. At rear, provide price to remove entire brick/concrete platform and steps, and install new wrought iron platform and steps to ground in existing configuration.
24. Remove entire metal garage at rear yard (10’x 16’)
25. Replace entire concrete pad at entire yard. Note that new concrete to be reinforced for parking pad. Provide groove in concrete for surface downspout. (14’x 32’)
26. At rear yard, install 72” height P/T wood stockade fence in 8’ sections on 4x4 P/T wood posts (with concrete footers) along sides & rear of yard. Install 10’ wide double gate and latch & handles at rear. Remove existing chain link and wood fencing. Remove misc bushes. Consult on gate details. (78 lf including gates)

#### General Interior:

27. Remove security system and exposed TV cables throughout house.
28. Note – Only “Mold Resistant” drywall (not green board) is to be used at locations that are typically damp or wet. (ie: bathrooms or basements)
29. Remove wall-to-wall carpet from all rooms & closets where existing.
30. Remove all interior doors, frames, door trim, door transoms where present, window trim, and baseboard. Note that some trim has lead paint.
31. Install ½” drywall over all 1<sup>st</sup> and 2<sup>nd</sup> floor walls and ceilings, unless noted otherwise. Note that some walls have soft plaster and/or wallpaper. Pad out walls at former base as needed with wood. Windows to have drywall returns. Openings between rooms that do not have doors may be finished with drywall. (4430 sqft)
32. Install new baseboard at all 1<sup>st</sup> & 2<sup>nd</sup> floor rooms. Colonial type 5 ½” paint grade wood may be used. At all windows, install 1x sill and colonial type wood apron.
33. Install pre-hung hollow core 6-panel doors in all existing and new door openings at 1<sup>st</sup> & 2<sup>nd</sup> floor, with new kwikset hardware & colonial trim. ( 9 openings)

34. Install new 1x12 shelves and poles at closets. Plastic coated metal may be used. (4 closets)
35. Prepare, prime, and paint all 1<sup>st</sup> & 2<sup>nd</sup> floor walls, ceilings, doors, and trim. See Gen Spec # 5 (4730 Sqft)
36. At 1<sup>st</sup> and 2<sup>nd</sup> floors, and stairs to 2<sup>nd</sup> floor, sand and refinish all wood floors, unless noted otherwise. Install new oak shoe mold. Consult with owner prior to sanding if there are major areas of damaged flooring. (890 sqft + stair)
37. Install white lead free plastic mini-blinds (sized to fit) at all 1<sup>st</sup> and 2<sup>nd</sup> floor window openings. (6 openings)
38. Remove existing radiators and pipes throughout house. Patch holes in floor as needed. (also listed in "HVAC")
39. Box in all new HVAC ducts at 1<sup>st</sup> and 2<sup>nd</sup> floors with 2x framing and ½" drywall. Consult with owner on layout. Ducts to be within walls where possible.
40. Seal all new & existing ceramic tile floors, walls, & tub area with approved sealer
41. At all exterior wall openings and interior 1<sup>st</sup> & 2<sup>nd</sup> 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.
42. Remove all existing wiring, and re-wire entire house. (also listed in Electric)
43. At end of construction, clean entire house, including basement.
44. Provide copies of all needed permits, including U&O Certificate to owner.

Vestibule, Livingrm, Diningrm & Stairs: (13'x 27'x 9' ht) "General Interior" listed abv

45. At front entry door and transom, install new colonial trim. Consult on details.
46. At front entry vestibule, clean existing tile flooring & wainscote to remain. (3x5)
47. At door opening to front entry vestibule, remove entire door frame and trim. Trim out opening with 1x wood and colonial trim.
48. Remove framed walls between former hall and living room, and between living room and dining room. Vestibule walls to remain. Patch floor as needed. (20 lf)
49. At party wall along stairs, remove wallpaper, patch cracks, and prime to be ready for painting. Wall repair extends from entry vestibule to 2<sup>nd</sup> fl hall. Existing stair stringer to remain. (300 sqft)
50. At steps to 2<sup>nd</sup> floor, strip paint and re-finish handrail and newel post cap only. All other wood to be painted. Note no lead paint present at post, rails, or spindles.
51. At steps to 2<sup>nd</sup> floor, secure newel post to handrail as required. Replace damaged newel post cap to match existing detail.

Kitchen: (13'x 14') - See "General Interior" listed above

52. Remove existing built-in cabinet and stove.
53. At party wall, frame out wall with 2x4 construction to be flush with chimney. Install ½" drywall over new framing (included above). See plan. (80 sqft)
54. Remove existing flooring & install peel/stick linoleum tile over ¼" underlayment (180 Sqft) Install ¼ rnd shoe at base. See Gen Const Spec # 2.

55. Install new approx 11 lf base and 14 lf wall cabinets in configuration as per plan attached, with sink, stove, and refridge in locations as per plan. Install formica counter over new cabinets. See Gen Const Spec # 35, 36, 37
56. Install 24"x 24"x 84" ht pantry cabinet in corner next to refridge as per plan.
57. Provide and install microwave/vented fume hood, located as per plan. Provide \$300 allowance for appliance. (note no dish washer)
58. Install duct work from above stove location to added wall and thru exterior wall for new stove fume hood. Consult on details. (also in "HVAC")
59. At rear entry door and transom, install new colonial trim. Consult on details.

2<sup>nd</sup> Floor Hall: (5'-0"x 17'-6" x 9' ht) See "General Interior" listed above

60. At steps to 2<sup>nd</sup> floor, strip paint and re-finish handrail and newel post cap only. All other wood to be painted. Secure newel post as required. Replace post cap
61. At skylite install new movable plexiglass transom at ceiling level in wood frame
62. At ceiling, provide temporary access at ceiling for insulation installation. Patch hole after installation. Coordinate with owner.
63. At ceiling, consult with owner on need for added carpentry to accommodate new sky light shaft near middle bedroom entry.
64. At bedroom entries, frame in former transom openings above doors with 2x framing to be ready for drywall.
65. At party wall along stairs, remove wallpaper, patch cracks, and prime to be ready for painting. Existing stair stringer to remain. (300 sqft) (also listed above)

Front Bedroom: (13'-0"x 14'-0") See "General Interior" listed above

66. Remove wall between front and middle bedrooms.
67. Frame out walls of 2x4 construction to create two closets at opening between front and middle bedrooms. One closet to open into front bedroom and one closet to open into middle bedroom. Closets are to be located within space of middle bedroom. Frame out openings for 30" doors. Consult with owner on layout.

Middle Bedroom: (8'-0"x 12'-0") See "General Interior" listed above

68. At skylite install new movable plexiglass transom at ceiling level.

Rear Bedroom: (13'-0"x 13'-0") See "General Interior" listed above

69. Note – See structural floor & wall work listed at "Exterior" listed above

Bathroom: (5'-0"x 8'-0")

70. Remove existing plumbing fixtures. Save pedestal sink and toilet for later use.
71. Remove wall and ceiling finishes.
72. Consult with owner possible former sky light shaft and needed carpentry to accommodate opening up sky light.
73. Frame/fir out walls as required for 5'-0" tub at new location along party wall. Frame out for new recessed medicine cabinet over new sink location.
74. Install 3/4" plywood subfloor & sister joists as required after reworking plumbing
75. Install new 5' tub, toilet, & pedestal sink at new locations. Tub to be at party wall, with toilet and pedestal sink at interior partition. (also listed in "Plumbing")

76. At tub area, install cement board to 5' above tub to be ready for ceramic. (50 sqft)
77. Install 4x4 white ceramic tile at tub enclosure to 5' above tub. (50 sqft)
78. Remove existing flooring and install new 2 1/4" x 2 1/4" octagonal ceramic tile on underlayment. Install 1x wood base & 1/4 rnd shoe. (40 sqft) Gen Const Spec #1
79. Install recessed medicine cabinet over new sink location. See Gen Spec # 30
80. Install new chrome finished T.P. holder, towel bar, & shower curtain rod.
81. At skylite, provide string and hook for skylite vent.
82. Install new exhaust fan at ceiling with vent to exterior. Consult w/owner on vent. Patch ceiling as needed. (also in "Electric & HVAC")

#### Basement:

83. At steps to 1<sup>st</sup> floor, remove entire step assembly and framing under stairs. Note that some wood has lead paint.
84. Install new stair assembly to 1<sup>st</sup> floor, with closed risers & bull nose treads. Install handrail with 2x2 spindles. Exterior grade finished P/T wood may be used. Prime and paint entire new wood assembly and rail.
85. At entire basement, remove all wood framing and shelving, including closets and toilet closet framing. Note that some wood has lead paint.
86. At area under porch, remove oil tank and pipes. (also at "HVAC")
87. At area under front porch, install 3" rat slab over exposed dirt mound. Dirt to remain. Consult with owner on details. (approx 12'x 8')
88. Install new thru-wall dryer vent with rigid pipe & flex pipe to dryer location.

#### Plumbing & HVAC:

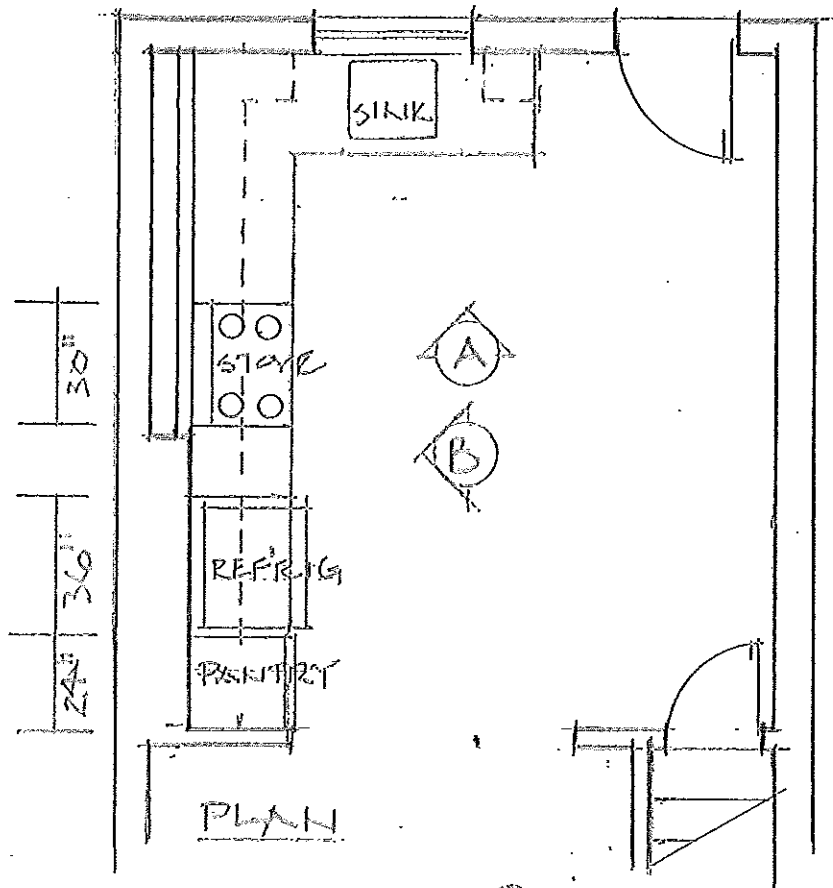
89. Remove boiler, radiators and all heating pipes throughout house.
90. Remove oil tank from basement under front porch.
91. Install new gas fired hot air furnace sized to service entire house at existing location and vent to chimney. Tie to new supply and return ducts. Owner to approve make and model.
92. 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.
93. Install new duct system, with supplies to each 1<sup>st</sup> & 2<sup>nd</sup> floor room, and basement, and central returns at 1<sup>st</sup> and 2<sup>nd</sup> 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.
94. Spray paint inside of all visible (only) HVAC return ducts with mat-black paint.
95. Install new HVAC supply and return registers at all locations.
96. At kitchen, install rigid duct from stove location thru wall to exterior for fume hood above stove. Provide exterior grill & repair brick as needed.
97. At 2<sup>nd</sup> fl bath, install duct and new exhaust fan from ceiling to exterior.
98. Install new CPVC water supply lines from main water cut off at basement front to all basement and 1<sup>st</sup> floor & 2<sup>nd</sup> floor fixtures. Note new kitchen & bath layout
99. Install new PVC drain lines from basement trunk line to all 1<sup>st</sup> & 2<sup>nd</sup> floor fixtures. Provide new venting as needed. Note new kitchen and 2<sup>nd</sup> fl bath layouts. Consult with owner on condition of existing basement trunk line.

100. At kitchen, adjust/rework gas line as required for new stove location
101. Install new 40 gal gas fired hot water heater vented to existing chimney
102. Clean out existing drain line from basement clean out to street & existing interior trunk line to remain.
103. At kitchen, install chrome faucet & ss sink w/ cut offs. Gen Spec # 33, 34
104. At 2<sup>nd</sup> floor bathroom, install new 5' steel tub with new shower diverter and overflow. Re-install existing toilet with new flush mechanism and seat. Re-install existing pedestal sink with chrome faucets, at new locations.
105. At basement rear, install new laundry tub, with faucets & hose bibs.
106. At basement, remove toilet and cap off toilet flange.
107. Install frost-free hose bibs at front and rear exterior.
108. All interior water supply cut-offs will be located, tagged, and labeled.

Electric:

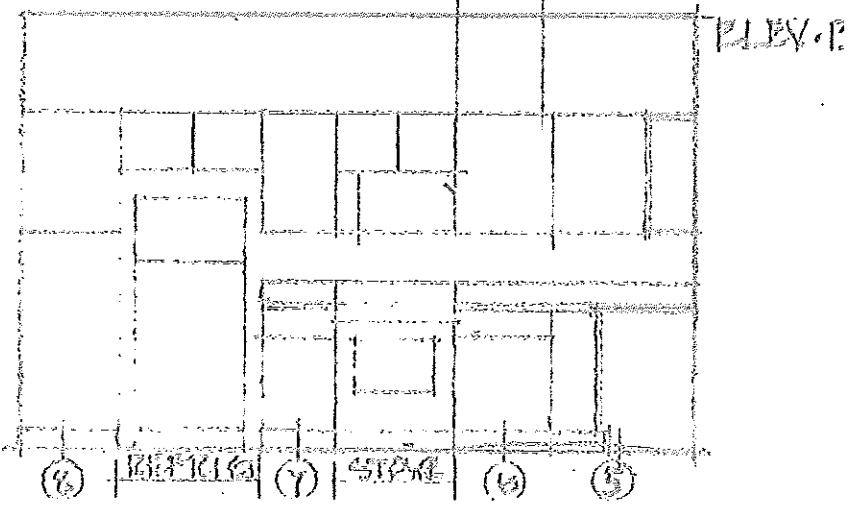
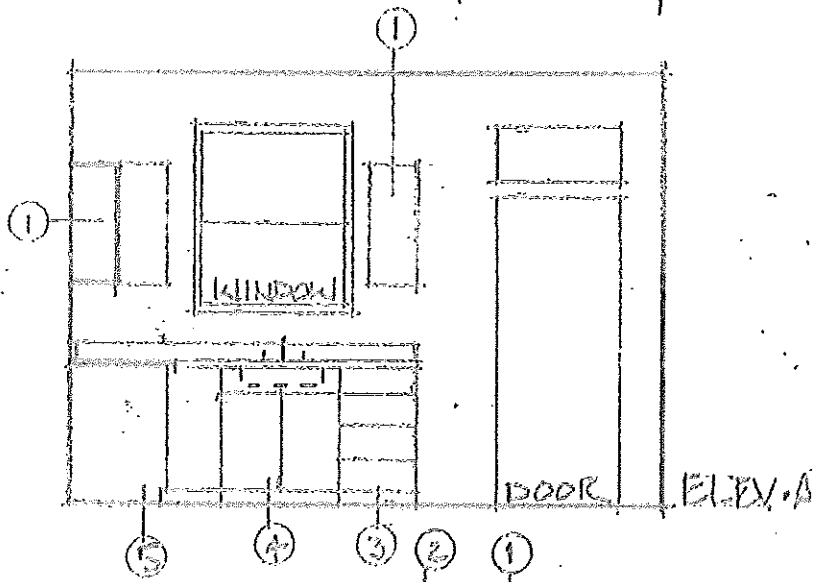
General Notes: Remove all illegal wiring, zip cords, non functioning or abandoned fixtures. Replace all switches and outlets to be white with white plastic cover plates, flush mounted. Install three pronged outlets only at existing & new grounded duplet outlets. All ceilings fixtures are as noted in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

109. Consult w/owner on condition of electric service panel and cable.
110. Rewire entire house as per code and as per light fixtures listed below.
111. Install ceiling light fixture with wall switch as follows:
  - a. Exterior front porch – Gen Spec # 7 (ceiling mounted black finish)
  - b. Rear entry – Gen Spec # 8 (wall mounted black finish with motion sensor)
  - c. Entry Vestibule – Gen Spec # 14 (dome light)
  - d. Living room – Gen Const Spec # 9 (fan w/lite)
  - e. Dining room – Gen Const Spec # 9 (fan w/lite)
  - f. Kitchen – Gen Const Spec # 15, 16 (6 recessed down lites)
  - g. 2<sup>nd</sup> fl hall – Gen Const Spec # 14 (at top of stairs with 3-way switch)
  - h. Bedrooms (three) – Gen Const Spec # 9 (fan w/light)
  - i. 2<sup>nd</sup> fl Bath - Gen Const Spec # 13 (over sink)
  - j. Basement – Gen Spec # 19 (two fluorescent 2x4 fixtures)
112. Install GFIC outlet at ext wall, 2<sup>nd</sup> fl bath, and kitchen counters per code
113. Install hard wired combo carbon monoxide/smoke detectors at:
  - a. Basement at base of stairs
  - b. 1<sup>st</sup> floor at dining room
  - c. 2<sup>nd</sup> floor hall
  - d. Each bedroom (three total)
114. Check existing phone jacks to determine if operable & install phone jack and wiring as required at kitchen and 2<sup>nd</sup> floor front bedroom.
115. Provide wiring for new over-stove fume hood /microwave
116. Wire new programmable thermostat for HVAC.
117. Install new wireless door bell at front door with chimes at living room.
118. At basement, wire and install washer dedicated outlet and dryer 220V outlet. Consult with owner on best basement location.
119. At 2<sup>nd</sup> fl bath, provide wiring & switch as needed for new exhaust fan.



NOTES:

- ① WALL CABINETS - TYP
- ② MICROWAVE / FINE HOOD
- ③ 18" FOUR-DRW. BASE
- ④ 30" SINK BASE
- ⑤ 36" x 36" LAZY SUSAN CORNER BASE CAB.
- ⑥ 24" BASE CABINET
- ⑦ 18" BASE CABINET
- ⑧ 24" x 24" x 84" PANTRY



## 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)

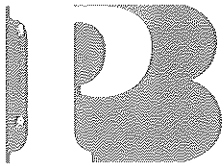
38. **Exterior storm doors:**
  - A. **Front storm door (in-stock: 32x80, 36x80):** Emco / model # HD 300TT Triple Track / \$189
  - B. **Front storm door (custom size):** Emco / model # HD 300TT Triple Track / \$ TBD
  - C. **Side & back storm door (in-stock size):** Emco / model # HD 200 TT Triple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

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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



**PENNIMAN  
& BROWNE,  
INC.**

**CHEMISTS / ENGINEERS / INSPECTORS  
INDUSTRIAL HYGIENE SERVICES  
FOUNDED 1896**

September 8, 2010

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

RE: Lead-Based Paint Inspection of 3813 Belair Road

Dear Mr. Sann:

On September 3, 2010, 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):

- exterior- front and rear entry door jambs, transoms and casings; soffit; window casings; rear porch ceiling
- interior- stair to basement treads, risers, stringers, and wainscoting; 1<sup>st</sup> floor door systems, window systems and baseboards; 2<sup>nd</sup> floor bath door system and baseboards; basement door systems, wall cabinets and bath stall

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.

Sincerely,  
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. A<sup>1</sup> window is the first window on the left side on the A wall. B<sup>2</sup> 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/cm<sup>2</sup>) 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/cm<sup>2</sup>.

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

<b>Negative (N)</b>	<b>Positive (P)</b>
≤ 0.7 mg/cm <sup>2</sup>	≥ 0.8 mg/cm <sup>2</sup>

For metal substrates:

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

**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 <sup>2</sup>	P = Poor <sup>3</sup>
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.



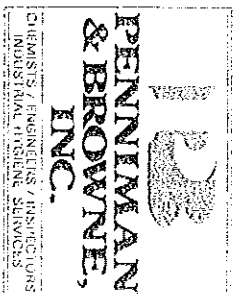


# XRF Lead-Based Paint Inspection Data Sheet - Stairs

Client: \_\_\_\_\_

Address: 3813 Belaire Rd.

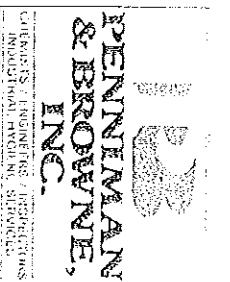
Date: 9.3.10



	St to 2 <sup>nd</sup> Fl.	St to 3 <sup>rd</sup> Fl.																		
door			C	0.0	N															
door jamb				0.3	N															
door casing				0.4	N															
door transom																				
door threshold																				
A wall	A	0.1	N																	
B wall	B	0.2				B	0.0	N												
C wall																				
D wall	D	0.3				D	0.2	N												
ceiling	H	0.1				N	0.1	N												
tread	N	0.0				N	1.0	P												
riser	N	0.2				N	1.1	P												
stringer	D	0.1																		
newel post	N	0.3				N	1.6	P												
baluster	N	0.1																		
handrail	B	0.0																		
baseboard																				
floor joist						B	0.3	N												
shelf																				
shelf support																				
landing																				
Cement L.P.	B	0.3	N																	
balusters						D	1.3	P												
CABINET						A	0.3	N												

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: 3813 Beaver Lane

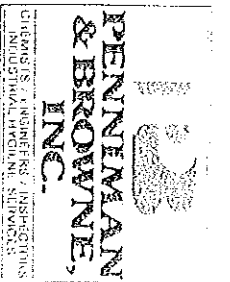
Date: 9/13/2010

1<sup>st</sup> Fl. →

	Vestibule		C		LB		DK		K+T		
door	A	0.0	N						C	0.1	N
door jamb		4.6	P							3.2	P
door casing		7.9	P							4.6	P
door transom		1.3	P							7.2	P
door threshold											
window sash											
window sill											
window casing											
baseboard	D	>9.9	P								
chair rail	B	0.1	N								
crown molding											
floor											
A wall	1										
B wall	B	0.3	N								
C wall											
D wall	P	0.1	N								
ceiling	N	0.5	N								
closet door											
closet door jamb											
closet door casing											
closet shelf											
closet shelf support											
cabinet											
radiator											
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: 3813 Beville Rd.

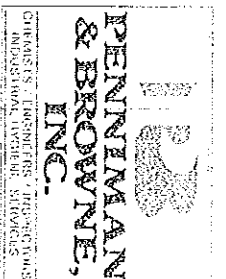
Date: 7 / 3 / 2010

2<sup>nd</sup> Fl. →

	Wall	DNF	BQM	Paint	DNF
door					
door jamb		C <sup>2</sup> 0.0	D 0.1	D 1.0	A 0.0
door casing		0.4	0.0	9.9	0.3
door transom		0.1	0.2	9.9	0.1
door threshold		0.1	0.1		0.1
window sash		A <sup>1</sup> V&E			C <sup>2</sup> V&E
window sill		0.0			0.1
window casing		0.2			0.0
baseboard	D 0.2	A 0.1	B 0.1	A > 4.9	D 0.1
chair rail					
crown molding					
floor					
A wall	A 0.1	A 0.0	A 0.1	A 0.5	K 0.0
B wall	B 0.0	B 0.2	B 0.1	B 0.2	B 0.5
C wall	C 0.2	C 0.1	C 0.3	C 0.0	C 0.2
D wall	D 0.0	D 0.1	D 0.2	D 0.5	D 0.1
ceiling	N 0.1	N 0.1	N 0.1	N 0.2	N 0.0
closet door	D 0.0				D 0.2
closet door jamb	0.2				0.1
closet door casing	0.1				0.1
closet shelf	N/C				N/C
closet shelf support					
cabinet					
radiator		D 0.3	C 0.3	A 0.2	D 0.1
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



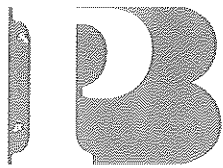
Client: \_\_\_\_\_

Address: 3813 Beavert Rd

Date: 9/3/2010

	Paint. →		Basecoat →		Topcoat →		Primer →		Undercoat →	
	Lead	Chromium	Lead	Chromium	Lead	Chromium	Lead	Chromium	Lead	Chromium
door										
door jamb										
door casing	C	4.6	N	2.7						
door transom										
door threshold										
window sash	A	4.4	C	4.1						
window sill										
window casing										
baseboard										
chair rail										
crown molding										
floor										
A wall	A	0.3								
B wall	0	0.1								
C wall	C	0.0								
D wall	0	0.2								
ceiling	N	0.0								
closet door										
closet door jamb										
closet door casing										
closet shelf										
closet shelf support										
cabinet										
radiator										
pipe										
oil tank	D	0.0								
DATA SHEET	0	2.9								
WALL CASING	B	3.2								

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)



**PENNIMAN  
& BROWNE,  
INC.**

**CHEMISTS / ENGINEERS / INSPECTORS  
INDUSTRIAL HYGIENE SERVICES  
FOUNDED 1896**

September 8, 2010

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

RE: Asbestos Materials Survey of 3813 Belair Road; Baltimore, Maryland

Dear Mr. Sann:

On September 3, 2010, Penniman & Browne, Inc. (P&B) conducted a limited-scope asbestos materials survey of the two-story dwelling located at 3813 Belair Road 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.

The table below lists each type of asbestos-containing material (ACM) that was sampled from the proposed work area. A total of seven (7) 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 identified in one (1) of the samples. For a detailed account of all suspect building materials sampled, please refer to the enclosed *Asbestos Bulk Sampling Survey Sheets*. The following table summarizes the asbestos containing building components identified during the survey:

Client Sample ID	Sample Description	Building Room ID	Asbestos Type
3	pipe wrap	Basement bath	30% chrysotile
	Note: areas not accessed include all roofs and interior wall chases		

The Environmental Protection Agency (EPA) defines an ACM as any material containing greater than one percent asbestos.

ACMs that when dry can be crushed, pulverized or reduced to powder by hand pressure alone are classified by the EPA as friable. Non-friable ACMs are those that do not meet the criterion of friable ACM. Non-friable ACMs are classified into two categories:

- Category I non-friable materials generally contain asbestos fibers which are tightly bound

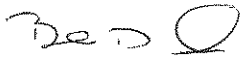
into the matrix of the material. Examples of Category I ACM include roofing materials, floor tile, mastics, and gaskets.

- Category II non-friable ACM include those materials that can be easily broken, and in the process may release asbestos fibers. Examples of Category II ACM include transite siding/paneling and thermal system insulation.

Regulated ACM (RACM) are those materials, both friable and non-friable, which can release asbestos fibers into the atmosphere. Friable materials are generally considered RACM. Category II non-friable materials are generally treated as RACM. Category I non-friable materials are generally not considered RACM. According to the EPA's National Emissions Standard for Hazardous Air Pollutants (NESHAP) regulations, all regulated ACMs must be removed if they will be disturbed as part of building renovations.

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 D. Owens  
Project Manager

Enc.



Asbestos Bulk Sampling Survey Sheet

Date: 9.3.10 P&B Rep.: OWENS  
 Client: St. Ambrose Inspection Type: REHAB  
 Site: 3815 BELAIR RD Location: BALTIMORE, MD

Sample Number	Material Type	Sample Location	Friable & Condition	Asbestos?	Amount
1 SKIM	PLASTER SKIM COAT	INTERIOR ↓	NO / intact	NO	
1 ROUGH	PLASTER ROUGH COAT	↓	↓	NO	
2	STUCCO CEILING	2 <sup>ND</sup> FLOOR FRONT BR	NO / intact	NO	
3	PIPE WRAP	BSMT. BATH ↓	YES / poor	30% CHng.	3 LF
4 FLOOR	FLOORING	↓	NO / FAIL	NO	
4 MASTIC	MASTIC FOX #4	↓	↓	NO	
5	CEILING PANELS	BASEMENT ↓	↓	NO	



EMSL Analytical, Inc.

17763 Baltimore Avenue, Beltsville, MD 20705

Phone: (301) 937-5726 Fax: (301) 937-5721 Email: 301937@emsl.com

Attn: IH Dept
Penniman & Browne, Inc.
6252 Falls Road
Baltimore, MD 21209

Fax: (410) 321-7384 Phone: (410) 825-4131
Project: 3813 BELAIR RD.

Customer ID: PENN21
Customer PO:
Received: 09/02/10 9:00 AM
EMSL Order: 191008736
EMSL Proj:
Analysis Date: 9/2/2010

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Table with 7 columns: Sample, Description, Appearance, % Fibrous, % Non-Fibrous, Asbestos % Type. Rows include samples like 1-Skim Coat, 1-Rough Coat, 2, 3, 4-Flooring, 4-Mastic, 5.

Initial report from 09/02/2010 11:02:50

Analyst(s)

Emily Baker (7)

Handwritten signature of Joe Centifonti

Joe Centifonti, Laboratory Manager or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL.