

905 McKewin Avenue:

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

Scope of Work – Second Draft – 17 May 11 (Note- Gen Spec List – 3/24/11)

Exterior:

1. *Roofer to replace main and front porch flat roofs (only) and gutters/downspouts under separate contract. Note that gutters and downspouts are to be round (with box scupper at rear) to conform with C.H.A.P. historical guide lines. Note that roof is to be EnergyStar rated. Consult with owner on gutter & parapet details.*
2. *Roofer to inspect slate mansard roof at front under separate contract and consult with owner. If replacement is called for, then Contractor to coordinate with owner and roofer, work to dormer vent & cornice listed below.*
3. *At rear addition roof, scrape & paint aluminum awning roof. Owner to approve color. Consult w/ owner on existing roof details prior to painting. (9 ½'x 10')*
4. *At front yard, extend front porch downspout from front corner to retaining wall at public walk with 4" PVC underground, 12" stub out of ground. Consult on details Pipe to be buried under yard adjacent to concrete walk. (approx 12 lf)*
5. *At front walk, replace one square of concrete at base of steps to entry. (4'x 4')*
6. *At pre-cast steps to front entry, parge entire top riser to cover misc cracks.*
7. *At front 2nd floor fascade, patch stucco at left side where damaged. (5 sqft)*
8. *At entire front 2nd floor fascade, scrape & paint stucco. Owner to select color. New color to be similar to existing. (160 sqft)*
9. *At main roof dormer vent & soffit/fascia, replace all wood to match existing simple crown & 1x wood detail. Coordinate work with roofer. Note that existing wood has lead paint. Prime & paint all wood. Owner to approve color & details. Owner to coordinate historic review with C.H.A.P.(City historic review agency)
Note – See neighbor's houses for original details.*
10. *At front porch fascia, box beam, and 4 columns (including 2 missing columns that need to be installed), replace all wood to match existing simple 1x details. Note that columns are slightly tapered, with added ½ rnd & OG trim. Prime and paint all new wood. Owner to approve color and details. Owner to coordinate historic review with C.H.A.P. Note – See neighbor's houses for original details. (11'x 8')*
11. *At front porch, replace plywood ceiling with bead board plywood to match original T&G profile. Sister ceiling joists as needed. Trim edge with ¼ rnd. Stain finish. Consult with owner if roof joists have major structural problems. (11'x 8')*
12. *At front porch, scrape and paint wrought iron rail shared with neighbor. (5 lf)*
13. *At remaining rails at front porch and steps to front entry, replace wrought iron rails to match existing/original details. Typical metal rail detail not acceptable. Note that existing rails have lead paint. Owner to approve details. Owner to coordinate historic review with C.H.A.P. (8 lf + 5 lf + 5 risers at wall/step rail)*
14. *Replace entire front entry covering to match existing details. Use P/T wood as structure & T&G plywood as soffit/sheathing. Include in price to install black asphalt shingle roofing with flashing at brick. Prime & paint new wood. Note that existing wood has lead paint. Owner to approve details. Owner to coordinate historic review with C.H.A.P. (approx 4'x3')*
15. *At front entry, install new brass finished house numbers and black mail box.*

16. At all 1st floor & 2nd floor window openings, and one basement rear window (except rear 2nd fl addition), remove entire vinyl window unit, aluminum wrap, and wood frame. Install dual glazed double hung WOOD units at all window openings with bull-nose frames. Top sashes to have grill inserts both between glass & on top of glass to match historic light detail. Note that existing wood has lead paint. Prime and paint all windows. Owner to approve color and details. Consult with owner if sills are painted and need to be replaced. Owner to coordinate historic review with C.H.A.P. (7 openings)
17. At front basement double window opening remove entire sash and wood frame. Install WOOD dual glazed hinged sashes with bull-nose frames. Note that existing wood has lead paint. Prime and paint all windows. Owner to approve color, details, & brass locks. Consult with owner if sills are painted and need to be replaced. Owner to coordinate historic review with C.H.A.P.
18. At 2nd floor rear addition vinyl window units, clean existing units to remain. Consult w/owner if repairs to windows or screens are needed. (6 units)
19. At rear side kitchen window opening, remove entire window unit and frame. Frame in opening with 2x wood & 3/4" plywood. Install fiberglass insulation in framing cavity. Install stucco over lath to match surrounding stucco. (2' x 3')
20. At front slider door opening to porch, remove entire slider door unit and wood frame. Note that existing wood has lead paint. Replace entire bullnose entry door jamb to match original design. Prime and paint new wood white. Consult with owner on trim details. Owner to coordinate historic review with C.H.A.P.
21. At new front porch entry frame, install new two solid wood 15 lite French doors with dual glazed lights. Lights to have grill inserts both between glass & on top of glass to match historic light detail. Note that existing wood has lead paint. Owner to approve details. Install hinges, keyed lock and deadbolt, weather strip, metal threshold and sweep. Prime & paint door (red) & frame. Owner to coordinate historic review with C.H.A.P. Gen Spec # 39
22. At new front porch entry opening, install double WOOD screen doors with latch, brass slide bolts, and spring closer. Paint finish. Owner to approve type.
23. Note – no storm doors are included at remaining front, rear, or basement openings
24. At front entry, replace entire bullnose entry door jamb to match original design. Note that existing wood has lead paint. Prime and paint new wood white. Consult with owner on trim details.
25. At new 1st floor front entry frame, install new solid wood 15 lite French door with dual-glazed lights. Lights to have grill inserts both between glass & on top of glass to match historic light detail. Note that existing wood has lead paint. Owner to approve details. Install hinges, keyed lock and deadbolt, weather strip, metal threshold and sweep. Prime & paint door (red) & frame. Owner to coordinate historic review with C.H.A.P. Gen Spec # 39
26. At 1st 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 and frame Key locks to front door. Gen Const Spec # 39. Note that all existing wood has lead paint.

27. At basement 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 and frame Key locks to front door. Gen Const Spec # 39. Note that all existing wood has lead paint.
28. At rear basement door/window opening, wrap existing metal lintel with aluminum. Caulk edges. Note that existing metal has lead paint.
29. At rear garage entry, replace wood doors with aluminum overhead door and keyed lock. Adjust & trim out opening as needed. Owner to approve details.
30. At rear garage, remove misc trash. Remove trash from under deck.
31. At rear deck, remove TV dish. Consult w/owner on other debris to remove.
32. At rear concrete & wood decks, consult with owner on condition of structure. Note that one rear 6x6 post is sitting on cracked concrete...
33. At rear under decks, consult with owner on condition of concrete. If replacing concrete, then include extending downspout away from house under concrete.
34. Replace entire rear concrete parking pad to match existing dimensions. (8'x 27')
35. Remove entire stockade fence & posts at rear yard. Fill holes with dirt. (24 lf)
36. Paint rear 2 story stucco addition. Owner to approve color. 2 floors x 10 x10

General Interior:

37. Remove misc furniture, clothes, and debris throughout house, including basement.
38. Remove entire security system & exposed TV cables throughout house.
39. Note – Only “Mold Resistant” drywall (not green board) is to be used at locations that are typically damp or wet. (ie: bathrooms or basements)
40. Remove radiators, covers, & pipes throughout house. Note that radiators have lead paint. Patch minor holes in floor & ceiling due to pipes. (also in “HVAC”)
41. Remove all interior doors, frames, window trim, door trim, and baseboard throughout 1st and 2nd floors. Note that all wood has lead paint, except 2nd fl rear addition. Note that other locations of lead paint on wood trim are listed by room.
42. At all 1st & 2nd floor windows (except 2nd fl rear addition), install new 1x wood sills, colonial trim, & aprons. Repair walls between new & old trim. (5 openings)
43. At all 1st and 2nd floor rooms, install new 5 ½” colonial wood paint –grade baseboard. Repair walls between new and old base as needed.
44. 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.
45. Install new pre-hung SOLID wood 2-panel doors with colonial trim at all former 1st & 2nd floor interior door openings, with kwikset hardware & door stops. Repair walls between old trim and new trim as needed. Note that basement finished area door openings are listed separately. (8 openings)
46. Box in all new HVAC ducts with 2x framing and ½” drywall. Consult with owner on duct layout. (also listed in “HVAC”)
47. Prepare, prime, and paint all 1st & 2nd floor walls, ceilings, doors, & trim. See Gen Spec # 5. (4430 Sqft) Basement listed separately.
48. At 1st and 2nd floors, and stairs to 2nd 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. Patch holes at former radiator pipes as needed with wood. (970 sqft + stair)
49. At bedroom closets, remove existing wood shelving and poles. Patch walls as needed. Note that existing painted wood has lead paint. Install new 1x12 shelf and pole. Plastic coated metal may be used. (3 closets)
 50. Install white lead free plastic mini-blinds (sized to fit) at all 1st and 2nd floor window openings. (13 openings)
 51. Seal all new & existing ceramic tile floors, walls, & tub area with approved sealer
 52. 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.
 53. At end of construction, clean entire house, including basement.
 54. Provide copies of all needed permits, including U&O Certificate to owner.

Living room & Stairs: (15'-0"x 15'-0"x 8'-6" ht) - See "General Interior" listed above

55. At stairs to 2nd floor, replace bottom cracked tread to match existing.
56. At stairs to 2nd floor, replace stringer along party wall to match existing. Note that existing wood has lead paint. Paint finish.
57. At stairs to 2nd floor, strip and refinish handrail and post cap where stained. Note that stained wood does not have lead paint.
58. At stairs to 2nd floor, strip paint from: newel posts, handrail spindles, stair stringer near spindles, and outside trim near spindles. Prime and paint finish. Note that all painted wood has lead paint. Owner to review/approve replacement of any wood.
59. At front & porch entry door openings, install colonial trim at frames. Patch gap at walls between old & new trim as needed.

Dining room: (15'-0"x 13'-6") - See "General Interior" listed above

60. 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
61. At opening to living room, scrape and patch minor peeling paint as needed.
62. Remove chair rail & wainscote trim, and patch walls as needed.

Kitchen: (9'-6"x 9'-6") - See "General Interior" listed above

63. Remove existing base and wall cabinets, stove, dishwasher, and refridge
64. Remove existing flooring & install peel/stick linoleum over ¼" underlayment . (100 Sqft) Install ¼ rnd shoe at base. See Gen Const Spec # 2.
65. At side window (now closed in) fir wall as needed and install drywall to be flush with surrounding wall. (approx 2'x 4')
66. Remove wall defining opening at refridge & counter. Patch surrounding walls & ceiling as needed. See plan attached.
67. Remove wallpaper backsplash. Patch cracks & prime for painting. (50 sqft)
68. Install new approx 9 lf base and 16 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. Note that typical wall cabinets to be 42" ht, with cabinets over stove & re fridge to be 24" height. Gen Const Spec # 35, 36, 37.
69. 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.
 70. Provide and install microwave/vented fume hood and dishwasher, located as per plan. Provide \$300 allowance for appliance. Tie hood to existing duct.

2nd Floor Hall: (7'-0"x 9'-0" x 8'-6" ht) - See "General Interior" listed above

71. At stairs to 2nd floor, strip and refinish handrail and post cap where stained. Note that stained wood does not have lead paint.
72. At stairs to 2nd floor, strip paint from: newel posts, handrail spindles, stair stringer near spindles, and outside trim near spindles. Prime and paint finish. Note that all painted wood has lead paint.
73. Replace access panel and trim at tub access to match existing. Note that existing wood has lead paint. Owner to review/approve replacement of any wood.

Front Bedroom: (15'-0"x 12'-0") - See "General Interior" listed above

74. Note – unpainted wood at cedar closet does not have lead paint.
75. At closet with raised wood floor, cover painted wood with finished plywood and 1x trim. Painted wood has lead paint. Owner to approve details.

Rear Large Bedroom: (8'-0"x 13'-6") - See "General Interior" listed above

76. Remove wall-to-wall carpet and pad.
77. Plaster patch wall & ceiling due to water damage at rear. (40 sqft)

Rear Small Bedroom: (7'-0"x 10'-6") – See "General Interior" listed above

78. Remove wall-to-wall carpet and pad.
79. At door/window opening to rear addition room, replace wood jamb & trim w/ 1x wood and colonial trim (both sides). Open former transom above door. Patch gap at walls between old & new trim as needed. Existing wood has lead paint. Owner to approve details.
80. Note – no window or door is to be installed at openings with rear addition room

Rear Addition Room: (9'-6"x 10'-0")

81. Remove wall-to-wall carpet and pad.
82. Note – no lead paint present at existing knotty pine or window trim to remain.
83. Consult w/owner on ways to provide HVAC to space. (also in HVAC)

Bathroom: (5'-4"x 8'-10")

84. Remove existing plumbing fixtures. Remove wall and ceiling finishes.
85. 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.
86. Install 3/4" plywood subfloor & sister joists as required after reworking plumbing
87. 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")
88. At tub area, install cement board to 5' above tub to be ready for ceramic. (50 sqft)

89. Install 4x4 white ceramic tile at tub enclosure to 5' above tub. (50 sqft)
90. 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
91. Install recessed medicine cabinet over new sink location. See Gen Spec # 30
92. Install new chrome finished T.P. holder, towel bar, & shower curtain rod.
93. At skylite, provide string and hook for skylite vent.
94. Install new exhaust fan at ceiling with vent to exterior. Consult w/owner on vent. Patch ceiling as needed. (also in "Electric & HVAC")

Basement: (See plan attached)

95. At steps to 1st floor, remove wallpaper at walls and ceiling. Patch cracks and prime to be ready for painting.
96. At stairs to 1st floor, replace treads and risers only on existing carriages. Install bull-nose treads and 1x closed risers. Note that existing painted surfaces have lead paint. Existing knotty pine walls to remain. Paint finish. (10 treads)
97. Remove washer & dryer at basement rear.
98. At remove added shelving under steps & at closet to be removed. See plan.
99. Provide price to remove glued-down linoleum at finished area.
100. At finished area, demo knotty pine walls defining: toilet closet, utility closet, rear wall, and front wall to under porch. Save knotty pine to re-use.
101. At finished area frame out new walls to create: new 1/2 bath (2 1/2' x 6'), smaller utility closet (3' x 5'), move rear wall further back, open space to porch. Install salvaged knotty pine at new walls. Consult with owner on details. Consult with owner if there isn't enough knotty pine for new walls. See plan attached.
102. At new door openings, install pre-hung solid wood doors with kwikset hardware. Paint or stain finish. New openings to include: closet under stairs (30") opening to rear area (30") new 1/2 bath entry (24") and new furnace closet opening (double 24" louvered doors)
103. At new walls at finished area, install new base. Paint or stain finish.
104. At finished area & new 1/2 bath, fir out ceiling as needed and install 1/2" drywall. Trim edge with knotty pine with 1/4 rnd. Paint finish. (approx 240 sqft)
105. Remove peg board and cedar closet at area under porch
106. Patch/parge exposed foundation walls under porch as needed. (130 sqft)
107. At area under porch, prime & paint ceiling & foundation walls. (200 sqft)
108. At new 1/2 bath, install mirror over sink, TP holder & towel bar.
109. Install new thru-wall dryer vent with rigid pipe from new dryer location thru wall above window at rear. Provide flex pipe at dryer. Consult on details.

Plumbing & HVAC:

110. Remove boiler, radiators and all heating pipes throughout house.
111. 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.
112. 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.

113. 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.
114. Consult w/owner on HVAC supply to kitchen & 2nd fl rear addition room
115. Spray paint inside of all visible HVAC return ducts with mat-black paint.
116. Install new HVAC supply and return registers at all locations.
117. At kitchen, inspect existing stove vent & consult on needed repairs
118. At 2nd fl bath, install duct and new exhaust fan from ceiling to exterior.
119. At basement ½ bath, install duct & new exhaust fan to exterior.
120. Rework gas lines as needed to accommodate new furnace at basement.
121. Test CPVC supply water pipes, & consult w/owner on needed repairs
122. Modify existing water supply & drain pipes as needed to accommodate new 2nd fl bath & basement ½ bath layouts. Existing venting may be re-used.
123. Install new 40 gal gas fired hot water heater vented to existing chimney
124. Clean out existing drain lines from each fixture to basement clean out.
125. Clean out existing drain line from basement clean out to street.
126. At new kitchen, modify drain lines to accommodate sink and dishwasher
127. At kitchen, install chrome faucet & ss sink w/ cut offs. Gen Spec # 33, 34
128. At 2nd fl bath, install 5' tub, overflow, faucets, shower diverter & head, new toilet & seat, & new pedestal sink & faucets at new locations.
129. At new basement ½ bath, install new toilet & seat, & new pedestal sink & faucets at new locations.
130. At basement rear, rework supply and drain lines for laundry tub and washer hook-up for new locations. Tub to be flush with rear foundation wall. See plan attached & consult with owner.
131. At exterior front & rear, install frost-free hose bibs.

Electric:

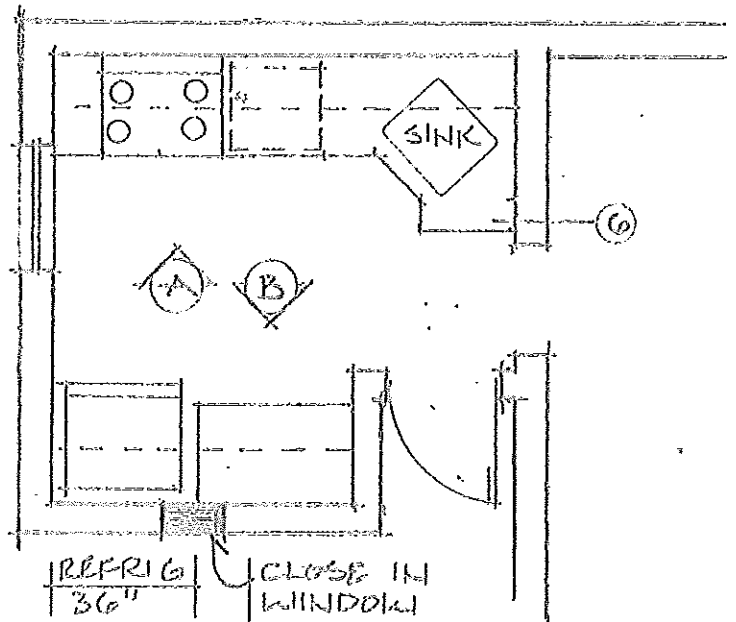
General Notes: Remove all illegal wiring, zip cords, non functioning or abandoned fixtures. Replace all switches and outlets to be white with white plastic cover plates, flush mounted. Install three pronged outlets only at existing & new grounded duplet outlets. All ceilings fixtures are as noted in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

132. Replace all switches and outlets to be white with white plastic cover plates, flush mounted. Install 3 pronged outlets only at grounded duplet outlets.
133. At dining room, remove wire mold outlets & re-install outlets within wall.
134. At each bedroom, provide wiring for 1 duplex outlet at each room (3 total)
At 2nd fl rear addition room, provide wiring for 2 duplex outlets.
135. At exterior rear, rework wiring as needed for wall light under deck and wall light near 1st fl entry & deck. Remove flood lights & wiring.
136. Rework wiring after demo at basement & 2nd fl bath.
137. Wire basement front finished area for three duplex outlets.
138. Rework wiring as needed for washer & dryer outlets at new locations.

139. At 2nd fl bath, provide wiring & switch as needed for new exhaust fan.
140. At basement ½ bath, provide wiring & switch for new exhaust fan.
141. Install light fixture with wall switch as follows:
 - a. Exterior front porch – Gen Spec # 7 (ceiling fixture)
 - b. Ext rear (under porch) – Gen Spec # 8 (wall light)
 - c. Ext Rear (at deck) – Gen Spec # 8 (wall light)
 - d. Living room – Gen Spec # 18 (three wall sconces)
 - e. Dining room – Gen Const Spec # 17 (pendant)
 - f. Kitchen – Gen Const Spec # 15 (3 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 # 9 (fan w/light)
 - i. 2nd fl Bath - Gen Const Spec # 13 (over sink)
 - j. Basement finished area – Gen Spec # 15 (4 recessed down lights)
 - k. New ½ bath – Gen Spec # 13 (above sink)
 - l. Rear Area – Gen Spec # 19 (2x4 fluorescent fixture)
142. Install GFIC outlet at ext rear wall, kitchen counters (as per code), & 2nd fl bath, and basement ½ bath.
143. 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)
144. Check existing phone jacks to determine if operable & install phone jack and wiring as required at kitchen and 2nd floor front bedroom.
145. Provide wiring for new over-stove fume hood/ microwave & dish washer.
146. Wire new programmable thermostat for HVAC.
147. Install new wireless door bell at front door with chimes at living room.

905 MCKELWAIN AVE

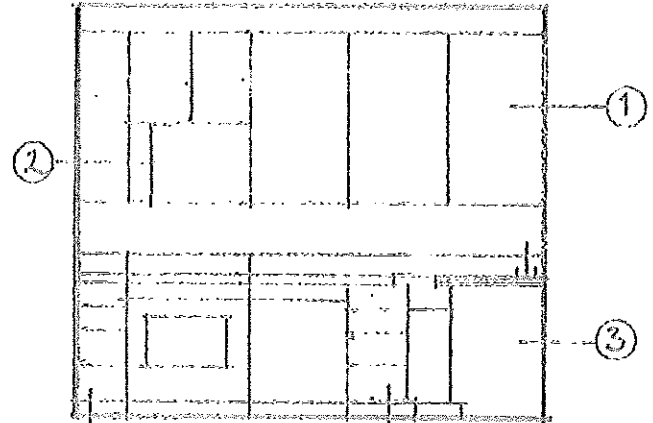
STOVE	DW
30"	24"



PLAN:

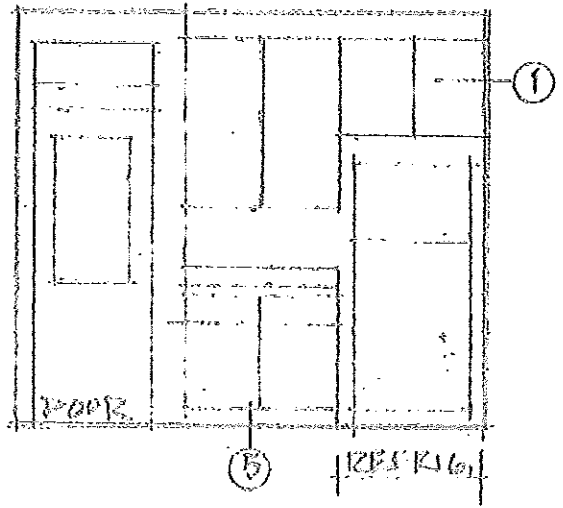
NOTES:

- ① WALL CABINETS. NOTE 42" HT TYPICAL. 24" HT OVER STOVE. REFRIG
- ② VENTED MICROWAVE/PUMPHOOD. CONSULT ON VENTING
- ③ 36" x 36" CORNER SINK BASE
- ④ 12" FOUR-DRAW BASE. CONFIRM SIZE
- ⑤ 36" BASE CABINET
- ⑥ 9" BASE CABINET NEXT TO CORNER SINK



④	STOVE	DW	④
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ELEVATION - A



ELEVATION - B

905 MCKENNA AVE.
BASEMENT PLAN

PATCH PANEL
7 PAINT WALLS
UNDER PORCH

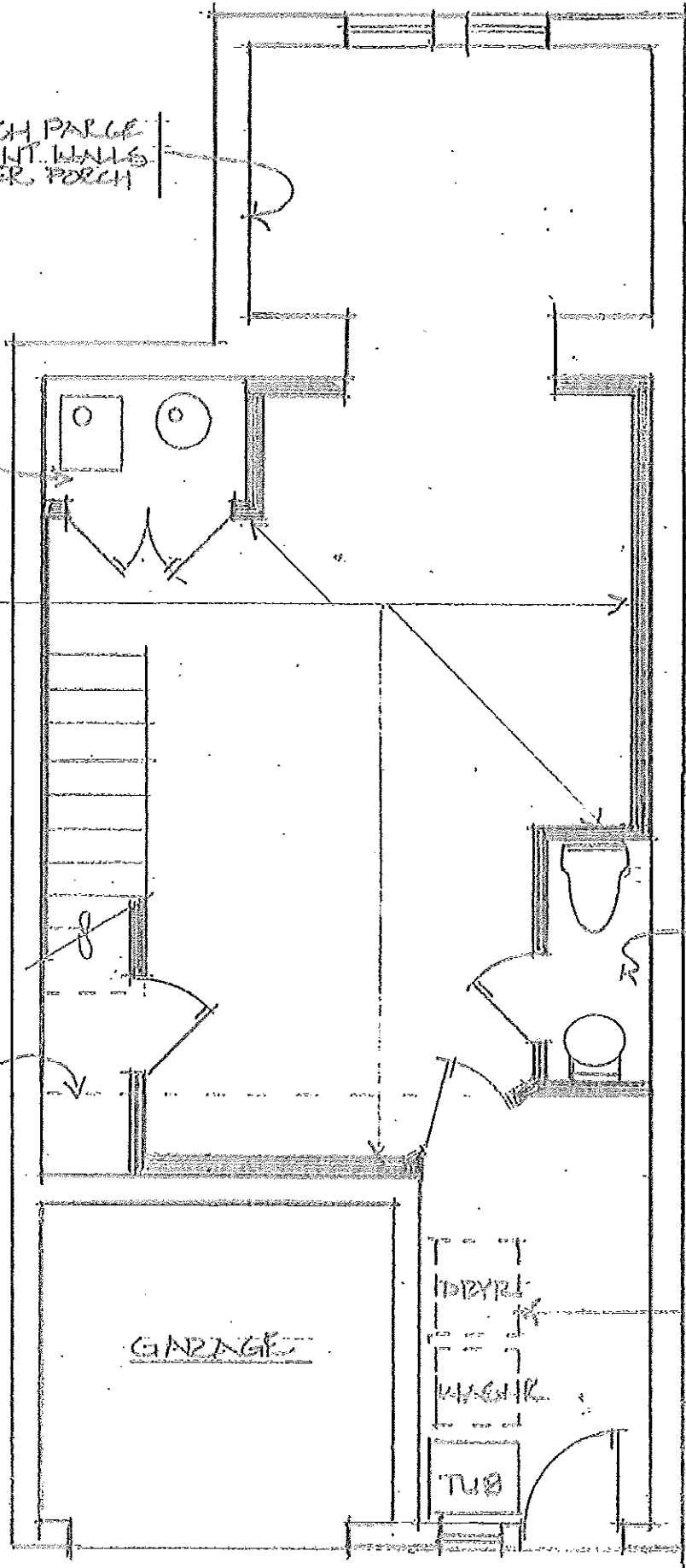
NEW UTILITY CLOSET
APPROX. 3' x 5'
CONFIRM DIMS

KNOTTY PINE WALLS
TO BE MODIFIED AS
NEEDED FOR NEW
LAYOUT

DEMO
WALL

NEW 7'2"
BATH
2 1/2' x 6'
CONFIRM
DIM'S

NEW
WASHER
DRYER
TUB
LOCATION



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)

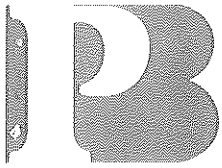
38. **Exterior storm doors:**
 - A. **Front storm door (in-stock: 32x80, 36x80):** Emco / model # HD 300TT Triple Track / \$189
 - B. **Front storm door (custom size):** Emco / model # HD 300TT Triple Track / \$ TBD
 - C. **Side & back storm door (in-stock size):** Emco / model # HD 200 TT Triple track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

St. Ambrose, NSP 2 General Construction Specifications (3/24/2011), page 4 of 4

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**

December 29, 2010

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

RE: Asbestos Materials Survey of 905 McKewin Avenue; Baltimore, Maryland

Dear Mr. Sann:

On December 14, 2010, Penniman & Browne, Inc. (P&B) conducted a limited-scope asbestos materials survey of the two-story dwelling located at 905 McKewin 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.



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

10017781

FINAL REPORT

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

Project Number:
P.O. Number:
Project Name: 905 McKewin Ave.

Collected Date: 12/15/2010
Received Date: 12/17/2010 10:45:00 AM
Report Date: 12/21/2010 10:05:01 AM
Analyst: Pisula, Nicholas

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
1 / 10017781-001 Kit. 12x12 FT Top, Floor Tile	Grey Non-Fibrous Homogeneous		100% Other	None Detected
1 / 10017781-001 Kit. 12x12 FT Top, Mastic	Clear Non-Fibrous Homogeneous		100% Other	None Detected


SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
2 / 10017781-002 Kit. 12x12 FT Bottom, Floor Tile	Brown Non-Fibrous Homogeneous		100% Other	None Detected
2 / 10017781-002 Kit. 12x12 FT Bottom, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
3 / 10017781-003 Bsmt 12x12 CT	Brown Fibrous Homogeneous	95% Cellulose	5% Other	None Detected

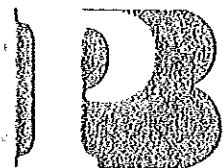
SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
4 / 10017781-004 Bsmt 12x12 FT, Floor Tile	Brown Non-Fibrous Homogeneous		100% Other	None Detected
4 / 10017781-004 Bsmt 12x12 FT, Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
5 / 10017781-005 Plaster, Hard Plaster	Grey Non-Fibrous Homogeneous		100% Other	None Detected
5 / 10017781-005 Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Certification

Signature: 
Date: 12/21/2010

Reviewed: 
Date: 12/21/2010



Asbestos Bulk Sampling Survey Sheet

Date: 12.14.10

P&B Rep.: OWENS

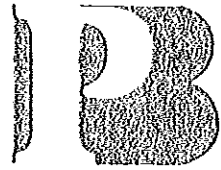
Client: St. Ambrose - D. SANN

Inspection Type: PRE - REHAB

Site: 905 McKEWEN AVE.

Location: BALTIMORE, MD

Sample Number	Material Type	Sample Location	Friable & Condition	Asbestos?	Amount
1 Tile	12" x 12" Floor tile (TOP)	KITCHEN TOP LAYER	NO intact	NONE	
1 Mastic	Mastic For #1	↓	↓	NONE	
2 Tile	12" x 12" Floor tile (Bottom)	KITCHEN Bottom LAYER	↓	NONE	
2 Mastic	Mastic For #2	↓	↓	NONE	
3	12" x 12" CEILING Tile	BASEMENT	YES POOR	NONE	
4 Tile	12" x 12" Floor tile	BASEMENT	NO FAIR	NONE	
4 Mastic	Mastic For #4	↓	↓	NONE	
5 ROUGH	PLASTER ROUGH COAT.	INTERIOR	NO intact	NONE	



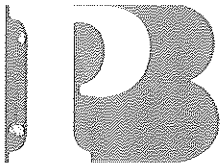
**PENNIMAN
& BROWNE,
INC.**

CHEMISTS / ENGINEERS / INSPECTORS
INDUSTRIAL HYGIENE SERVICES
FOUNDED 1896

Asbestos Bulk Sampling Survey Sheet

Date: 12.14.10 P&B Rep.: OWENS
Client: St. Ambrose - D. SANN Inspection Type: PRE - REHAB
Site: 905 McKewin Ave. Location: BALTIMORE, MD

Sample Number	Material Type	Sample Location	Friable & Condition	Asbestos?	Amount
5 SKIM	PLASTER SKIM COAT	INTERIOR	NO intact	NONE	



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INDUSTRIAL HYGIENE SERVICES
FOUNDED 1896**

December 29, 2010

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

RE: Lead-Based Paint Inspection of **905 McKewin Avenue**

Dear Mr. Sann:

On December 14, 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):

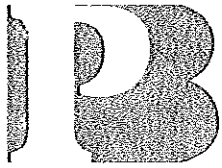
- exterior: entry door systems (to living room and kitchen); front soffit; front porch railings, headers, and post; front door overhang; rear exterior I- beam at basement entry door
- interior: baseboards; window sills/casings; 1st floor radiators; 2nd floor room entry door jambs/casings and closet shelves and supports; basement window systems
- stairs to 2nd floor: stringer, newel posts and balusters
- basement stairs: treads and risers; baseboards

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. 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

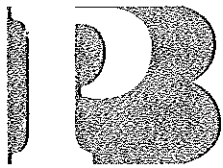
Each XRF test is classified as positive, negative, or inconclusive based on the following ranges according to the Performance Characteristic sheet for an RMD LPA-1 using the "quick" mode and in accordance with the Maryland standard of >0.7 mg/cm².

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:

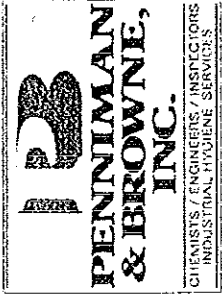
Negative (N)	Positive (P)	Inconclusive (I)
≤ 0.7 mg/cm ²	≥ 1.1 mg/cm ²	0.8-1.0 mg/cm ²



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 = Fair²	P = Poor³
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

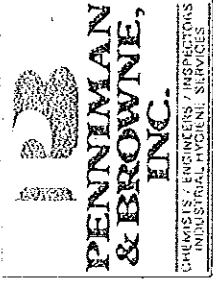
Client: _____ Address: 905 McKewin Avenue

Date: 12/14/2010

A-wall:

	A	4.3	P	Bsm+		knt	
				C	0.3	N	D
door							
door jamb		1.9	P				
door casing		1.6	P				
door transom							
door threshold		no					
A wall (off)	A	Access					
B wall							
C wall							
D wall							
foundation							
fence							
porch ceiling							
porch post	A	0.1	N				
porch railing	A	7.2	P				
porch header	A	1.7	P				
porch floor	A	1.0	P				
downspout							
gutter							
handrail							
soffit	A	Access	P				
stair system							
E-1504m							
Door overhang	A	3.7	P				

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)

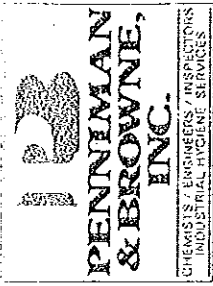


XRF Lead-Based Paint Inspection Data Sheet - Interior Rooms

Client: 1st Fl. → Address: 905 McKewitt Ave. Date: 12/14/2010

	LIVING Rm →		DINING Rm		KITCH	
	A ¹	A ² VANDL N			B	C
door						
door jamb	2-1 P		C 0.3 N			B 0.3 N
door casing	1-7 P					
door transom	4-4 P	0.0 N				
door threshold						
window sash						
window sill			C ¹ VANDL N		C	
window casing			1.2 P			
baseboard			1.1 P			
chair rail	1-2 P		B 1.3 P		C	
crown molding			B 0.3 N			
floor						
A wall	A 0.3 N					
B wall	B 0.1		A 0.1 N		A	0.3 N
C wall	C 0.1				B	0.2
D wall	D 0.0				C	0.2
ceiling	N 0.2				D	0.1
closet door					N	0.1
closet door jamb						
closet door casing						
closet shelf						
closet shelf support						
cabinet						
radiator						
pipe	D 2-4 P				C	2.7 P
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: 905 McKewin Ave

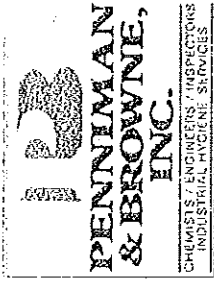
Date: 12/14/2010

2nd Fl. →

Dsm't. →

	Front		Center		Rear		Hall		Data	
	C	N	C	N	C	N	C	N	D	N
door										
door jamb	0.0	N			0.0	N				
door casing	0.0	N			0.3	↓				1.1 P
door transom	0.1	N			0.1	↓				1.3 P
door threshold										
window sash										
window sill	1.7	P			2.3	P				
window casing										
baseboard	1.3	P			1.9	P				
chair rail										
crown molding										
floor										
A wall	0.0	N								
B wall	0.3	↓			0.3	↓				
C wall	0.1	↓			0.4	↓				
D wall	0.1	↓			0.3	↓				
ceiling	0.4	↓			0.0	↓				
closet door										
closet door jamb										
closet door casing										
closet shelf										
closet shelf support										
cabinet										
radiator										
pipe										
duct										
T beam	0.5	N								
Wainscot										

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:

905 McKennan Ave

Date: 12/14/2010

2nd Fl. →

	DRF		DRR - B-SIDE		DRR - D-SIDE		enclosure	Paint
	C	N	D	N	A	F		
door	C	0.3	N					
door jamb		1.2	P		A	0.1	F	
door casing		1.1	P			1.7	P	A 3.9 P
door transom						1.3	P	2.9 P
door threshold								
window sash	A'	1.4	N			1.4	P	C' 1.4 P
window sill		0.0	N			1.3	P	0.0
window casing		0.2	N			1.2	P	0.1
baseboard	C	1.1	P			1.4	P	
chair rail								
crown molding								
floor								
A wall	A	0.1	N			0.1	N	A 0.1
B wall	B	0.3	F			0.2	F	B 0.3
C wall	C	0.2	C			0.2	C	C 0.2
D wall	D	0.2	D			0.1	D	D 0.2
ceiling	N	0.1	F			0.1	F	N 0.1
closet door	D'	0.0	N			0.1	N	D 0.1
closet door jamb		0.3	N			0.3	N	
closet door casing		0.1	N			0.2	N	
closet shelf		1.4	P			1.4	P	
closet shelf support		0.3	P			1.4	P	
cabinet								
radiator								
pipe								
duct								
lower wall								D 0.3

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)