



Genesee County Land Bank Authority

452 S. Saginaw St. 2nd Floor, Flint, MI 48502

Neighborhood Stabilization Program 2 (NSP2)

Invitation for Bids – General Contractor

2201 Joliet St., Flint, MI 48504

BID NUMBER: LB 11-032

Due Date: Monday, October 10, 2011 at 3:00 pm EST

As part of the Michigan NSP 2 Consortium, a partnership between:

Michigan State Housing Development Authority (MSHDA)

The City of Flint

Genesee County Land Bank Authority (GCLBA)



INVITATION FOR BIDS: 2201 JOLIET ST. – GENERAL CONTRACTOR

Overview

The Genesee County Land Bank Authority (GCLBA) is seeking sealed bids for the rehabilitation of 2201 Joliet St., Flint, MI 48504. This property is being rehabilitated as single-family residential homes to be sold to income eligible buyers under the Neighborhood Stabilization Program 2 (NSP2). The GCLBA has received NSP 2 grant funding from the MSHDA for this purpose. The NSP 2 funds are provided to MSHDA from the U.S. Department of Housing and Urban Development (HUD).

Sealed Bid Due Date

General contractors with qualifications and experience in renovation of single-family residential properties invited to submit sealed bids to the Genesee County Land Bank Authority, 452 S. Saginaw St., 2nd Floor, Flint, Michigan 48502 on or before **Monday, October 10, 2011 at 3:00 pm EST**. The outside of the envelope must be marked “**LB 11-032, Sealed Bid for 2201 Joliet St.**”

Bid Opening

The bid opening will be Monday, October 10, 2011 at 3:15 pm EST at the Genesee County Land Bank Authority, Conference Room, 452. S. Saginaw St., 2nd Floor, Flint, MI 48502 and is open to the public.

Mandatory Pre-bid Meeting and Walkthrough

A mandatory pre-bid meeting will take place at 2201 Joliet St., Flint, MI 48504 at 9:00 am on Friday, September 30th, 2011.

A mandatory walkthrough of property to be rehabilitated will follow at 2201 Joliet St., Flint, MI 48504 from 9:15 am to 10:30 am.

Bidders must be present at both the pre-bid meeting and the walkthrough in order to bid on this proposal.



Proposal Requirements/ Bidding Instructions

Bids must be sealed, the outside of the envelope must be marked “LB 11-032, Sealed Bid for 2201 Joliet St.” and contain the following:

1. Copy of a Valid State of Michigan Builders License
2. Copies of E.P.A. Renovator and Firm Certificates
3. Copy of Lead Abatement Contractor Certification
4. 2011 Certificate to do Business with Genesee County
5. City of Flint Section 3 Certification
6. Insurance Certificate including:
 - a. Worker’s Compensation
 - b. General Liability of \$2,000,000 for Bodily Injury and Property Damage
 - c. Genesee County Land Bank named as a Certificate Holder
7. Bid Guarantee Required at 5% of the bid amount if the contractor’s bid amount is over \$50,000
8. Subcontractor information form (attached)
9. Certification Form Note (attached)
10. Demonstration of Capacity Form (attached)
11. Typed or Inked Contractor Bid Form and Specifications (attached)

City of Flint Section 3 Certification

City of Flint Section 3 Certification is a requirement of this rehabilitation project. The lowest qualified bidder of this proposal will be given 10 business days from the bid opening to provide the Genesee County Land Bank with a Section 3 Certification from the City of Flint. Requirements for this are included in the bid package. Certified payroll will be required to accompany the monthly Section 3 forms to assure GCLBA that the Section 3 compliance is met. The Certified payroll will not be linked to Davis-Bacon wage rates. This is not a Davis- Bacon project.

Bid Acceptance

Bid proposals of more than 10% lower or 15% higher than the GCLBA cost estimate will be disqualified. The GCLBA anticipates immediately entering into a contract with the general contractor after all certification requirements have been provided and accepted. The contractor must be ready to begin work immediately upon receipt of the notice to proceed by the GCLBA.

Value Engineering

Value engineering may be used by the GCLBA after the contractor has been selected particularly in instances where a line item significantly varies from the specification writer’s estimate.



Method of Payment

Payment will be made for work items completed based on the accepted price per the contractors bid including any value engineering. GCLBA will provide payment for work items completed after invoice from the contractor, inspection and acceptance by GCLBA, submittal of Section 3 documentation, sworn statements and any lien waivers from the work items completed. The GCLBA will provide payment within 30 days of invoice with complete documentation as required by GCLBA.

Bonding Requirements

For any construction contracts or subcontracts exceeding **\$50,000.00**, the following is required:

1. A bid guarantee from each bidder equivalent to the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check for 5 percent (5%) of total bid, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his bid, execute such contractual documents as may be required within the time specified.
2. A payment and performance bond on the part of the contractor for 100 percent (100%) of the contract price.

A "payment bond" is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

Where bonds are required, the bonds shall be obtained from companies holding certificates of authority as acceptable sureties pursuant to 31 CFR part 223, "Surety Companies Doing Business with the United States."

OR

In lieu of acquiring the payment and performance bonds, Grantee will accept an irrevocable line of credit listing Grantee as the sole beneficiary and equal to (a) the greater of the contract award amount or (b) 25% of the total construction contract. The line of credit must be issued for the entire construction period plus one (1) year following construction completion



Demonstration of Capacity

All bidders are required to submit a statement(s) of experience, proposed plans for performing the work, and equipment available by completing the Demonstration of Capacity Form attached to this bid proposal.

Minority Owned Firms and Women's Business Enterprises

GCLBA is seeking to encourage participation by respondents who are small and minority-owned firms, women's business enterprises and labor surplus area firms.

HUD Debarred List and Excluded Parties List System

Names of owner(s) and the contractor firm awarded the winning bid on this proposal will be reviewed on the HUD Funding Disqualifications Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions list https://www5.hud.gov/ecpcis/main/ECPCIS_List.jsp and the Excluded Parties List System <https://www.epls.gov/epls/search.do> . Mechanical, electrical and plumbing contractors will also be reviewed on Debarred List and Excluded Parties List System. The subcontractor information form is attached which must be submitted with the bid.

Lead Safe Work Practices

Lead safe work practices must be used for all rehabilitation activities and performed in accordance with applicable federal, state and local laws, ordinances, codes or regulations governing evaluation and hazard reduction.

Timeline for Completion

This project must be completed within 120 days from the date the GCLBA issues a notice to proceed. This includes all work items included in the bid and GCLBA final approval at time of completion and a certificate of occupancy issued by the City of Flint Department of Building and Safety.

2011 Certificate to do Business with Genesee County

Each contractor must submit one copy of their 2011 CERTIFICATE TO DO BUSINESS WITH GENESEE COUNTY. The Land Bank follows Genesee County Office of Equity and Diversity policies and procedures for this process. For further information on this requirement, contact the Genesee County Office of Equity and Diversity, 1101 Beach Street, Room 343, Flint, Michigan 48502, phone (810) 257-3028; fax (810) 768-7943.



Federal Compliance Requirements

The contractor must comply with all of the following federal guidelines for this rehabilitation project:

1. OSHA 29 CFR 1926- Construction Industry Standards
2. 29 CFR 1926.62- Construction Industry Lead Standards
3. 29 CFR 1910.1200 – Hazard Communication
4. 40 CFR Part 261- EPA Regulations
5. HUD Title X parts 1012-1013
6. Federal Labor Standards and Provisions
7. Equal Opportunity Clause
8. Section 3 Clause
9. HUD Contract and Subcontract Activity

Questions and Addendums

Questions regarding this bid should be directed to Kyle Stottmeister at (810) 257-3088 ext. 533 or email to kstottmeister@thelandbank.org. Addendums to this bid proposal may be found at the GCLBA website at www.thelandbank.org under the tab current bids. Please check the website for updates to this bid package.



CERTIFICATION FORM NOTE

THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE SUBMITTAL CERTIFICATION

The undersigned hereby certifies, on behalf of the Respondent named in this Certification (the "Respondent"), that the information provided in this bid submittal to GCLBA is accurate and complete, and I am duly authorized to submit same. I hereby certify that the Respondent has reviewed this bid proposal in its entirety and accepts its terms and conditions.

(Name of Respondent)

(Signature of Authorized Representative)

(Typed Name of Authorized Representative)

(Title)

(Date)



DEMONSTRATION OF CAPACITY

Company Name: _____

Statement of Experience

Years of Experience: _____

Proposed Plans for Performing the Work

Date contractor can begin work: _____

Date Contractor can complete work by: _____

Equipment Available

I certify that I have the necessary equipment available in order to complete the work outlined in this bid and accompanying specifications.

Signed this _____ day of _____, _____

Contractor Name (please print)

Contractor Signature



SUBCONTRACTOR INFORMATION FORM

Please provide the following information requested below on your mechanical, electrical and plumbing subcontractors for GCLBA to check the: 1) HUD Funding Disqualifications Limited Denial of Participation, HUD Funding Disqualifications and Voluntary Abstentions list and the 2) Excluded Parties List System. Is general contractor is self-performing these items please indicate it on this list.

Mechanical Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

Electrical Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

Plumbing Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____



CONTRACTOR BID FORM

Owner Name: Genesee County Land Bank Authority

Contact Person/ Spec Writer: Kyle Stottmeister

Contact Phone Number: (810) 257-3088 ext. 533

Contact Email: kstottmeister@thelandbank.org

Bid Submission Deadline Date: Monday, October 10, 2011 before 3:00 pm

Property Address: 2201 Joliet St., Flint, MI 48504

**Bid Offer as per
Attached Specifications \$** _____

Contractor Name: _____

Contractor Signature: _____ **Date:** _____

Contractor Address: _____

Contractor Phone: _____

Contractor Email: _____

**Workers Comp
Insurance Expires Date:** _____

**Liability
Insurance Expires Date:** _____

Note: Bid package includes one (1) set of specifications. One copy of the specifications must be completed and returned with this bid form that must be line priced in clearly legible numbers (ink or typewritten)



Section 3 Certification Process in the City of Flint

GCLBA follows the City of Flint's Section 3 Certification Process for the NSP 2 Program. If the contractor does not have Section 3 Certification at time of bid submission, the contractor must submit a letter stating compliance with Section 3 Certification will be achieved within 10 days of receiving contract award.

The City of Flint has strengthened the HUD requirements for Section 3. Section 3 Residents must live in the City of Flint to qualify for the GCLBA and City of Flint NSP 2 - Section 3 Program. The City of Flint has built a partnership with Mott Workforce Development to assist with certification of Section 3 Residents and Mott Workforce Development has a list of eligible Section 3 workers that the General Contractor can connect with for assistance in meeting Section 3 requirements. There is currently over 300 Section 3 Residents Certified through Mott Workforce Development with various skill sets in construction related fields.

Section 3 Business Certification

Please contact Tracy Atkinson from the City of Flint Department of Community and Economic Development (810) 766-7426 ext. 3059 or tatkinson@cityofflint.com for information regarding company Section 3 Certification.

Section 3 Residents Certification

Mott Community College Workforce Development can provide assistance with employee and laborer Section 3 Certifications. Please contact Dorian Jackson, Job Development Specialist (810) 232-2548 or dorian.jackson@mcc.edu or Kathleen Levallier, Job Development Specialist (810) 232-4674 or kathleen.levallier@mcc.edu for more information.

Attachments

The following documents are attached in order to help meet the Section 3 requirements:

- a. Section 3 Clause
- b. City of Flint – Section 3 Plan Addendum
- c. Certification for Business Concerns Seeking Section 3 Preference in Contracting and Demonstration of Capability
- d. Resident Employment Opportunity Data



SPECS BY LOCATION/TRADE

9/23/2011

Work Write-up/Re-Bid: _____
 Walk-Through Date: _____
 Bid Date: _____
 Initial: _____

Case Number: _____
 Construction Specialist: _____
 Phone: _____

Address: 2201 Joliet Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 1,120

Ceiling/Floor SF: 1,000

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
37	ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
93	BID AND PERFORMANCE BOND IN COMPLIANCE WITH REQUIREMENTS Prior to commencing work, contractor shall provide owner with a bond written on the AIA form for 100% of the contract, callable in the event of either non- performance or non-payment.	1.00	M	_____	_____
Trade: 9 Environmental Rehab					
2070	ASBESTOS ABATEMENT Secure & isolate room, provide protective floor coverings when not removing floor tile. Pre-treat surface with wetting agent. Provide worker protection including whole body coveralls, respirators, & decontamination area. Dispose of asbestos in clearly identified disposal drums & HEPA vacuum entire area. All work must be done by a licensed Asbestos abatement company. Abate all hazards listed on the report by Global Environmental 1. Duct wrap on register boots and runs - 166 ft. 2. 2" duct tape - 10 ft. 3. All hazardous materials identified on report Mercury Thermostat and light	1.00	AL	_____	_____
9007	CLEAN TO LEAD CLEARANCE Prior to final acceptance of the lead hazard reduction work and all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. The contractor shall re-clean (Using the HEPA/wash/HEPA method) all applicable components and surfaces and pay for all additional clearance dust sampling if	1,000.00	SF	_____	_____

Location: 1 - General Requirements

Approx. Wall SF: 1,120

Ceiling/Floor SF: 1,000

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

any dust sample results exceedd the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.

Bidder: _____

Location Total: _____

Location: 2 - Entire Interior

Approx. Wall SF: 1,120

Ceiling/Floor SF: 1,000

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry**2350 FLOOR--REFINISH WOOD**

800.00 SF _____

Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.

2980 WINDOW--VINYL SINGLE HNG DBL GLZ

22.00 EA _____

Field measure, order and install a vinyl, single hung, double glazed, one-over-one window and jamb including screen, caulk, extension jamb if necessary, interior casing and exterior trim. Windows should have integrated J-channel if used in conjunction with new vinyl siding. Windows must be Energy Star rated. Install half screen. Should be Jeldwen or approved equivalent.

Include 1 garage window.
See lead report.

3185 DOOR--PREHUNG METAL ENTRANCE

2.00 EA _____

Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Paint with two coats of exterior acrylic latex paint (Owner's choice of color). Front door should be decorative oval at least 1/2 light.

See lead report.

3210 STORM DOOR--ALUMINUM

2.00 EA _____

Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain. If storm is in front of entrance door with decorative oval glass it should be full view glass not split screen.

3355 DOOR--PREHUNG 6 PANEL INT, HOLLOW

11.00 EA _____

Install 6-panel, hollow core, masonite, prehung door. Include privacy lockset and 2 butt hinges. Include casing both sides
See lead report. Bathroom door is not standard jamb.

Trade: 16 Conservation**4908 WALL INSULATION--DENSE PACK CELULOSE--GCI**

1,120.00 SF _____

After sealing cavities drill 2 1/8" to 2 9/16" access holes for each stud cavity in the areas specified in interior or exterior

Location: 2 - Entire Interior

Approx. Wall SF: 1,120

Ceiling/Floor SF: 1,000

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	Conservation				
	and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Use a 1" to 1 1/4" ID vinyl "wall tube" attached to the standard cellulose blower tubing to place the cellulose deep into the wall cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. In balloon framed houses insure that blown cellulose is blocked from entering floor cavities such as 2nd floor floors.				
Trade: 17	Drywall & Plaster				
5235	PATCH WALLS AFTER ASBESTOS ABATEMENT WITH Hang 1/2" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. Patch any holes made by asbestos abatement.	1.00	AL	_____	_____
Trade: 19	Paint & Wallpaper				
5566	PREP & PAINT HOUSE (INTERIOR) Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed latex. Ceilings will be flat white, trim will be semi-gloss white, and walls will be owner's choice of color. Include any closets. Include additional spackling and crack repair throughout house.	1,000.00	SF	_____	_____
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS Install 1/4" underlayment (micro ply, birch plywood) , using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding (Shoe molding along cabinets or vanities will match stain color on cabinets). \$15 material allowance for vinyl. Owner to pick style and color. Replace vinyl in kitchen, both bathrooms, and basement landing.	180.00	SF	_____	_____
5960	REMOVE FLOOR COVERING TO SUBFLOOR Remove floor covering to subfloor, remove all staples/nails, inspect subfloor for water/mold damage. Remove all	180.00	SF	_____	_____

Location: 2 - Entire Interior

Approx. Wall SF: 1,120

Ceiling/Floor SF: 1,000

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	transitions. Kitchen, both bathrooms, basement landing.				
Trade: 23	Electric				
7560	RECEPTACLE REPLACE Replace receptacle with duplex receptacle and plastic cover plate. Match existing color. Replace all outlets throughout house. Include GFCI's where required by code.	1.00	AL	_____	_____
7675	SWITCH REPLACE Replace light switch with single pole, toggle switch and cover plate. Match existing color. Replace all switches throughout house.	1.00	AL	_____	_____
7805	SMOKE DETECTOR--BATTERY POWERED Install a UL approved, ceiling mounted, battery powered smoke and fire detector and battery. Must have 5 year Lithium-ion battery. Install one in each bedroom, one in the hall outside the bedrooms, one in basement, and one on main floor (if two story).	6.00	EA	_____	_____
Trade: 1200	Furnishings (CSI)				
C12500	INSTALL WINDOW TREATMENTS Install window treatments in all windows. Owner will pick treatments (\$35 material allowance for standard windows, \$75 for windows over 5' wide).	20.00	EA	_____	_____
Bidder: _____				Location Total: _____	
Location: 3 - Kitchen		Approx. Wall SF: 352		Ceiling/Floor SF: 120	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3255	DOOR--REMOVE Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth. Remove door to basement stairs. Convert to open archway.	1.00	EA	_____	_____
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid oak or maple. Cabinet will have solid oak or maple stiles, 1/2" veneered particle board sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Harmony Line - Bristol Maple (Or approved Equivalent)	24.00	LF	_____	_____

Location: 3 - Kitchen

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Available at Starline Kitchen and Bath Leave spot for dishwasher - run plumbing and electrical for future installation.				
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to be solid wood. Frame to have solid wood stiles, 1/2" particle board sides, metal or plastic corner bracing. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Harmony Line - Bristol Maple (Or approved Equivalent) Available at Starline Kitchen and Bath	24.00	LF	_____	_____
	Run electrical for microwave range hood over oven for future installation.				
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and manufacture a plastic laminate counter top, glued to particle board designed for this purpose. Provide cutout for sink. Owner's choice of in-stock color and texture.	26.00	LF	_____	_____
	18				
Trade: 22 Plumbing					
6835	SINK--DOUBLE BOWL COMPLETE--GCI Install a 22 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a Delta "Cicera" single handle faucet - model #468-SSSD-DST - brushed stainless finish (or approved equivalent), trap, supply lines, shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued.	1.00	EA	_____	_____
Trade: 23 Electric					
7595	RECEPTACLE--GFCI COUNTERTOP 15 AMP Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate using #14 copper romex, controlled by a 15 amp circuit breaker. Fish wire and repair all tear out. Match existing color.	4.00	EA	_____	_____
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, UL approved, light fixture with shade and lamps. \$150 allowance for fixture. Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____
7845	GARBAGE DISPOSAL AND CIRCUIT Mount a 1/2 horsepower garbage disposal with a stainless steel chamber under sink and connect to waste line. Install an ivory toggle switch on wall adjacent sink and power wiring on independent 15 amp circuit. Fish wire and patch all tear out.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 4 - Dining Room

Approx. Wall SF: 352

Ceiling/Floor SF: 120

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5210	DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint. Patch hole in wall between kitchen and dining room.	1.00	EA	_____	_____
5355	SCRAPE AND SAND CEILING Scrape nasty texture off ceiling. Sand as smooth as possible prior to painting. Skim coat with drywall mud if necessary.	120.00	SF	_____	_____
Trade: 23	Electric				
7730	LIGHT FIXTURE--REPLACE Replace a ceiling mounted, UL approved, light fixture with shade and lamps. \$150 allowance for fixture. Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____
Bidder: _____				Location Total: _____	

Location: 5 - Front Foyer

Approx. Wall SF: 432

Ceiling/Floor SF: 180

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5210	DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	1.00	EA	_____	_____
Trade: 23	Electric				
7740	LIGHT FIXTURE AND SWITCH Install a, UL approved, light fixture (\$150 material allowance) controlled by an switch with a cover located at the strike side of the door. Fish wire and repair all tear out. Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb. Install light in center of ceiling.	1.00	EA	_____	_____
Bidder: _____				Location Total: _____	

Location: 6 - Living Room

Approx. Wall SF: 480

Ceiling/Floor SF: 216

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
735	DEMOLISH LIVING ROOM	1.00	EA	_____	_____

Location: 6 - Living Room

Approx. Wall SF: 480

Ceiling/Floor SF: 216

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

Remove panelling on walls to studs. Remove ceiling tiles. Remove all nails and prepare for new drywall. Remove all insulation in stud cavities

Trade: 10 Carpentry

2406	BASEBOARD--COLONIAL 3 1/4" Install finger jointed (or MDF) 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	80.00	LF	_____	_____
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Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member (if applying to studs) and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. Install new drywall on walls and ceiling.	700.00	SF	_____	_____
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Trade: 23 Electric

7740	LIGHT FIXTURE AND SWITCH Install a, UL approved, light fixture (\$60 material allowance) controlled by an switch with a cover located at the strike side of the door. Fish wire and repair all tear out. Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 7 - 1/2 Bath

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal

735	DEMOLISH BATHROOM Remove all bath fixtures. Remove drywall on walls to studs. Remove all nails and prepare for new drywall	1.00	EA	_____	_____
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Trade: 10 Carpentry

2406	BASEBOARD--COLONIAL 3 1/4" Install finger jointed (or MDF) 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	30.00	LF	_____	_____
3820	TOWEL SET-- 3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
3832	BATH MIRROR	1.00	SF	_____	_____

Location: 7 - 1/2 Bath

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Install beveled edge mirror sized at the width of vanity by 36" high.				
Trade: 17	Drywall & Plaster				
5280	DRYWALL--WATER RESISTANT	200.00	SF	_____	_____
	Hang, tape and 3 coat finish 1/2" water resistant drywall. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.				
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE	1.00	EA	_____	_____
	Install a 24" vanity complete with plywood cabinet, cultured marble top, Delta, single handle brushed stainless steel finish (like model #B510LF-SS or approved equivalent), supply risers, shut-off valves and all required waste connectors to complete the installation.				
7010	COMMODE--REPLACE--1.6 GPF--GCI	1.00	EA	_____	_____
	Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent)				
Trade: 23	Electric				
7753	REPLACE WALL LIGHT FIXTURE	1.00	EA	_____	_____
	Replace fixture with a wall mounted fixture. Ensure proper operation with existing switch. \$50 fixture allowance, Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb. Remove both sconces and install new light box for wall light.				
7818	INSTALL BATH LIGHT, VENT	1.00	EA	_____	_____
	Install a an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 2.5 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.				

Bidder: _____

Location Total: _____

Location: 8 - N.W. Bedroom

Approx. Wall SF: 328

Ceiling/Floor SF: 105

Location: 8 - N.W. Bedroom

Approx. Wall SF: 328

Ceiling/Floor SF: 105

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4010	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	1.00	LF	_____	_____
Trade: 17 Drywall & Plaster					
5210	DRYWALL--PATCH--LARGE Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint. Patch hole in closet	1.00	EA	_____	_____
Trade: 23 Electric					
8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI Install an ENERGY STAR® approved 42- 52 inch white ceiling fan switched at the room entrance. Include fan mounting box if necessary. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 9 - N.E. Bedroom

Approx. Wall SF: 400

Ceiling/Floor SF: 154

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4010	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	1.00	LF	_____	_____
Trade: 23 Electric					
8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI Install an ENERGY STAR® approved 42- 52 inch white ceiling fan switched at the room entrance. Include fan mounting box if necessary. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 10 - Back Bedroom

Approx. Wall SF: 328

Ceiling/Floor SF: 105

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
4010	CLOSET POLE Field measure and install 1-1/2" diameter wood closet pole and sockets.	1.00	EA	_____	_____
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.	1.00	LF	_____	_____

Trade: 19 Paint & Wallpaper

5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper from all surfaces in room. Repair scratches and holes in wall with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac. Remove border.	1.00	RM	_____	_____
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Trade: 23 Electric

8017	ENERGY STAR CEILING FAN LIGHT FIXTURE--GCI Install an ENERGY STAR® approved 42- 52 inch white ceiling fan switched at the room entrance. Include fan mounting box if necessary. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 11 - Staircase

Approx. Wall SF: 240

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2525	HAND RAIL WITH BALUSTERS Install oak handrail and newel post, and oak turned balusters 5" on center. Stain to match existing trim and finish with 2 coats of polyurethane	12.00	LF	_____	_____

Bidder: _____

Location Total: _____

Location: 12 - Main Bath

Approx. Wall SF: 214

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
735	DEMOLISH BATHROOM	1.00	EA	_____	_____

Location: 12 - Main Bath

Approx. Wall SF: 214

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
	Remove all bath fixtures. Remove drywall on walls to studs. Remove all nails and prepare for new drywall See lead report.				
Trade: 10	Carpentry				
2406	BASEBOARD--COLONIAL 3 1/4" Install finger jointed (or MDF) 3-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing.	30.00	LF	_____	_____
3820	TOWEL SET-- 3-PIECE CHROME Install a chrome plated steel bath set comprised of a soap dish, 24" towel bar and toilet paper holder.	1.00	EA	_____	_____
3832	BATH MIRROR Install beveled edge mirror sized at the width of vanity by 36" high.	1.00	SF	_____	_____
4150	TUB END WALL Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.	1.00	EA	_____	_____
Trade: 17	Drywall & Plaster				
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.	400.00	SF	_____	_____
Trade: 22	Plumbing				
6901	VANITY--30" COMPLETE Install a 30" vanity complete with plywood cabinet, cultured marble top, Delta, single handle brushed stainless steel finish (like model #B510LF-SS or approved equivalent), supply risers, shut-off valves and all required waste connectors to complete the installation. Move to new location. See drawing.	1.00	EA	_____	_____
6945	BATHTUB--4' STEEL COMPLETE Install a 4' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Delta 6122 water saving shower head.	1.00	EA	_____	_____
6962	BATHTUB/SHOWER SURROUND--4' FIBERGLASS Install a 4', white Swan 3 piece, fiberglass shower surround. carefully fit around all faucet components, caulking all seams and penetrations.	1.00	EA	_____	_____

Location: 12 - Main Bath

Approx. Wall SF: 214

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
7010	COMMODE--REPLACE--1.6 GPF--GCI Install a 2 piece, close coupled, white, vitreous china, commode with a maximum water usage per flush of 1.6 Gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal. Toilet should be Mansfield Model 135 elongated bowl (or approved equivalent) Move to new location. See drawing.	1.00	EA	_____	_____

Trade: 23	Electric				
7753	REPLACE WALL LIGHT FIXTURE Replace fixture with a wall mounted fixture. Ensure proper operation with existing switch. \$50 fixture allowance, Owner will pick fixture. Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____
7819	REPLACE FAN/LIGHT FIXTURE Replace existing exhaust fan with an Energy Star approved ceiling mounted Fan/Light fixture rated for a min 100 watts w/ an exterior ducted vent fan capable of min. 80 CFM operating at 2.5 Sone or less, vented w/ damper to exterior such as NuTone QTREN080FLT. Switch fan & light using a single switch. Install 4" metal duct and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 6 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 13 - Attic

Approx. Wall SF: 440

Ceiling/Floor SF: 480

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3420	ATTIC ACCESS Cut and frame an attic access hatch of 3/8" plywood. Trim with casing to match room, prime topcoat, weatherstrip with closed cell foam and insulate with 1" closed cell polystyrene.	1.00	EA	_____	_____
Trade: 16	Conservation				
4935	ATTIC R-38 CELLULOSE--GCI Install blown- in cellulose insulation per manufacturer's specifications to R38. Maintain ventilation routes from soffit and other vents with baffles. Build curb around attic access if necessary. Insulate attic access with batt insulation.	440.00	SF	_____	_____

Bidder: _____

Location Total: _____

Location: 14 - Basement

Approx. Wall SF: 630

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
746	DEMO CHIMNEY Remove surplus masonry chimney by hand. After securing site and removing all potentially damaged vehicles, chisel bricks at mortar line to disassemble the chimney. Remove to basement. Repair roof and floors by framing hole and installing the appropriate thickness of OSB. Replace shingles with matching style and color. Repair drywall as necessary	1.00	EA	_____	_____
Trade: 7 Masonry					
1185	GLASS BLOCK WINDOW Replace old basement window with premade glass block unit with 6"x 6"x 4" thick glass block. At least two windows on opposite sides of room should have operable vent. See lead report.	4.00	EA	_____	_____
Trade: 10 Carpentry					
4305	DEMO FINISHED BASEMENT Remove all interior walls in basement. Remove and framing, insulation, and drywall around the perimeter. Remove any ceiling system, include fasteners. Remove any electrical, HVAC, and plumbing that may be in walls and cap appropriately. Sweep and vacuum floor when finished removing debris. Remove interior wall and all drywall in basement.	200.00	SF	_____	_____
Trade: 16 Conservation					
4996	INSULATE RIM JOIST--FOAM--GCI After cleaning the area thoroughly, apply expanding foam to the rim joist at the entire perimeter of the basement and/or crawl space exterior walls. Install to R 19 at a minimum. Use a foam product that meets International Residential Code (IRC), Section R314.5.11, and Underwriters Laboratories, Inc. (UL) classification Certificate R7813 such as Dow FROTH-PAK FS Foam or Handi-Foam Two Component E-84 Class 1 Foam. Insulate from the subfloor for the first floor to the top of the foundation wall and seal all penetrations and the top of the foundation. Seal all openings within the area of the rim joist created by plumbing, gas lines, electrical boxes or any other penetrations.	100.00	LF	_____	_____
Trade: 17 Drywall & Plaster					
5270	LEAD ABATEMENT IN BASEMENT STAIRWAY Laminate, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member (if applying to studs) and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. Encapsulate any exposed wood prior to painting. Remove clothes rack.	200.00	SF	_____	_____

Location: 14 - Basement

Approx. Wall SF: 630

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
	Re-use existing trim. See lead report.				
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire floor. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of premixed latex floor paint per manufacturer's recommendations.	450.00	SF	_____	_____
5760	PREP & PAINT CONCRETE WALL Scrape loose, peeling, cracked, blistered paint from concrete surface. Wash dirt fungus, dust from surface. Spot prime and top coat with owner's choice of premixed acrylic latex based flat.	650.00	SF	_____	_____
Trade: 21	HVAC				
6041	FURNACE 95+ GAS -INSTALL NEW DUCT WORK Size furnace to the living unit considering any areas which may be added or subtracted from the plan. Remove existing furnace and dispose of all other materials in a code legal dump. FURNACE: install a 95+ gas fired forced air furnace with minimum AFUE rating of 95% on 2" patio block to existing duct work & gas line. New furnace to be vented with PVC piping per manufacturer's specifications. New furnace will have minimum limited warranties of: 20 years on heat exchangers; 5 years on parts. Include auto set back thermostat controls, vent pipe & new shut-off valve. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Install new duct work to living room to replace electric baseboard heat. Include cold air return. Replace all duct work removed by asbestos abatement	1.00	EA	_____	_____
6145	DUCT CLEANING Subcontract a certified duct cleaning company to remove grates and use a truck mounted cleaning system to remove all dust and particles from HVAC system. Provide written certificate at time of check request.	1,000.00	SF	_____	_____
6180	A/C CENTRAL UNIT Submit manuf's cut sheet & cooling load calcs to owner min 15 working days prior to installation. Install central A/C system w/ min EER of 13 including condensing unit, A type coil, control & power wiring, insulated freon lines, plenums, ext pad & connections to create a product capable of 72 F interior when ext is 86 F at 95% humidity. Provide owner w/factory warranty, manual & 1-yr contractors warranty. Do not install condenser until house is sold and closing date is set.	1.00	EA	_____	_____

Location: 14 - Basement

Approx. Wall SF: 630

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21 HVAC					
6415	DRYER VENT--GCI Install 4" rigid galvanized vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.	1.00	EA	_____	_____
Trade: 22 Plumbing					
6630	SUPPLY--PEX Install flexible pex piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5. Replace all water lines in house	150.00	LF	_____	_____
6705	WASTE LINES--INSPECT, REPORT Test waste lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.	1.00	AL	_____	_____
7071	HWH - HIGH EFFICIENCY 40 GAL GAS POWER VENTED--GCI Install a 40 gallon, glass lined, high efficient, power vented, insulated to R-7, gas water heater with a 7 year warranty. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, owners manual & all duct work to power vent to exterior. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior.	1.00	EA	_____	_____
7115	LAUNDRY TUB AND FAUCET - REPLACE Remove existing sink to code legal dump. Install single bowl, 24" fiberglass laundry tray to fit under faucet. Include standard 2 handle chrome laundry faucet. Hook up waste line.	1.00	EA	_____	_____
7135	HOSE BIBB Install a bronze, freeze free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.	2.00	EA	_____	_____
7165	INSTALL LAUNDRY TUB LIFT PUMP Install standard lift pump for laundry tub. Adjust to ensure proper operation. Include wiring and breaker if necessary (GFCI protected)	1.00	EA	_____	_____
Trade: 23 Electric					
7465	ELECTRIC SERVICE--100 AMP	1.00	EA	_____	_____

Location: 14 - Basement

Approx. Wall SF: 630

Ceiling/Floor SF: 432

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				
	Dispose of old electric service to code legal dump. Install a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration. Install to Michigan Electrical Code Requirements. Include Arc Fault breakers in bedrooms.				
7615	WASHER CIRCUIT 110\20 AMP Install a flush or surface mounted duplex outlet for a washing machine on a separate 20 amp circuit using #12 copper Romex.	1.00	EA	_____	_____
7620	DRYER CIRCUIT--30 AMP Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.	1.00	EA	_____	_____
7680	INSTALL 5 BASEMENT LIGHTS AND SWITCH Remove old light fixtures. Install 5 keyless single bulb fixtures (\$5 allowance) spaced evenly in basement. Run wire to new switch located on the latch side of basement door Bulbs should be CFL or approved high efficiency bulb.	1.00	EA	_____	_____
8120	REWIRE CUT WIRES IN BASEMENT Replace all cut wires in basement by bottom of stairs. Use junction box to facilitate wiring. Replace cut wiring back to nearest junction box.	1.00	AL	_____	_____

Trade: 25 Appliances

8530	DEHUMIDIFIER Install a 110 volt, 50 pint dehumidifier in basement or other indicated area. Include hose to drain for continuous use. Supply owner with warranty and instructions.	1.00	EA	_____	_____
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Bidder: _____

Location Total: _____

Location: 15 - Garage

Approx. Wall SF: 576

Ceiling/Floor SF: 240

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2640	SIDING---VINYL & SHEETING Remove existing siding and replace with vinyl siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with 1/4 inch fan fold insulation and apply owner's choice of siding color, exposure and texture with 50 year warranty. Make sure corner pieces continue up to meet soffit on gable ends. Fan fold insulation is not necessary on garages. Replace siding on garage. Include sheathing on studs - straighten garage as much as possible. See lead report. Eliminate 1 window so only 1 remains.	7.00	SQ	_____	_____

Location: 15 - Garage

Approx. Wall SF: 576

Ceiling/Floor SF: 240

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Paint with two coats of exterior acrylic latex paint (Owner's choice of color). Front door should be decorative oval at least 1/2 light. Frame for new door on East side of garage. See lead report	1.00	EA	_____	_____
3200	DOOR OVERHEAD GARAGE Dispose of door, track and hardware. Install an insulated steel, 8'x 7' garage door including hardware, exterior trim and drip cap. See lead report	1.00	EA	_____	_____

Trade: 15 Roofing

4760	SOFFIT & FASCIA Remove existing and install aluminum vented soffit and aluminum fascia. Cut channel in existing soffit if necessary to insure proper ventilation Install 2 x 6 pine boards on gable ends prior to wrapping with aluminum See lead report.	70.00	LF	_____	_____
Trade: 23	Electric				
7795	REPLACE GARAGE DOOR OPENER Replace existing garage door opener with screw type opener. (2 remotes)	1.00	EA	_____	_____

Bidder: _____

Location Total: _____

Location: 16 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
755	DEMO DECK & REMOVE TREES/IVY Demolish entire deck including columns/posts, deck, railing, substructure, lattice and steps and dispose of in code legal dump. Rake yard clean. Remove tree in deck, the trees mixed into the hedgerow, the trees and bushes around the garage, and the ivy on the house. Remove all stumps and root systems. Remove section of fence between house and hedgerow.	1.00	AL	_____	_____

Trade: 6 Concrete & Paving

955	DRIVEWAY--REPAVE ASPHALT	1,000.00	SF	_____	_____
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Location: 16 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	Clean, spray tack coat and repave a 2" top coat of bituminous concrete over driveway surface. Contractor is to remove all existing asphalt from main sidewalk, then call for an inspection by the Bureau of Engineering Services to see if the City will repair existing sidewalk or replace it. No asphalt is to be placed on main sidewalks.				
Trade: 10	Carpentry				
2642	SIDING---VINYL-SHAKE Remove old material to sheeting. Install Tyvek house wrap ar approved equivalent taped at all seams. Install vinyl shake siding (Certainteed, cedar impressions or approved equivalent), corner posts, and all trim necessary. Replace cedar shake on second floor with vinyl shake.	10.00	SQ	_____	_____
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers on a 1"x 4" pine backer board painted with 2 coats of exterior white latex paint.	1.00	EA	_____	_____
3885	MAILBOX Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.	1.00	EA	_____	_____
Trade: 15	Roofing				
4490	ROOF SHEATHING 1/2" Install 1/2" CDX plywood sheathing nailed 8" on center using plywood clips. Include garage	1,300.00	SF	_____	_____
4580	TEAR OFF AND REROOF SHINGLES Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed aluminum, drip edge, and vent pipe boots. Install a 220 lb fiberglass asphalt, dimensional shingle with a 30 yr warranty (Certainteed, Landmark or approved equivalent). Replace all flashing. Install shingle-over ridge vent. Include "Ice and water shield" where specified by code. Call for "open roof" inspection prior to drying in. Include permit fee if no building permit is required. Owner will pick color. Include garage	13.00	SQ	_____	_____
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner. Downspouts will have 4' removeable extensions.	130.00	LF	_____	_____
Trade: 19	Paint & Wallpaper				

Location: 16 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

5655	PREP & PAINT EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Encapsulate using Michigan approved encapsulant prior to painting. Spot prime and top coat two colors with owner's choice of premixed acrylic latex. Paint soffit and fascia after repairing damaged sections. See lead report.	250.00	SF	_____	_____
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Trade: 23 Electric

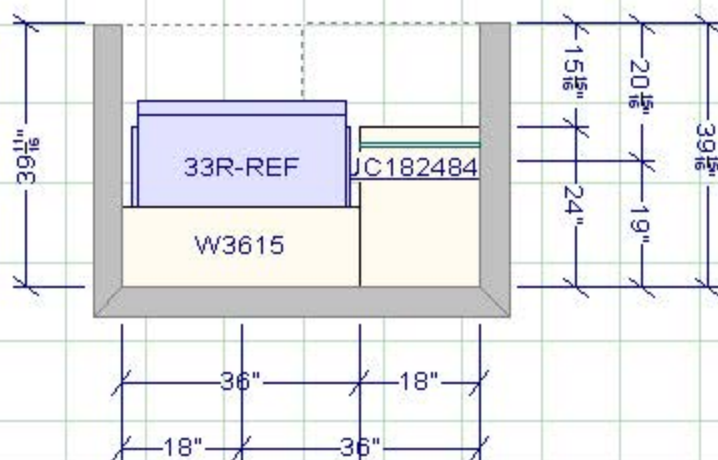
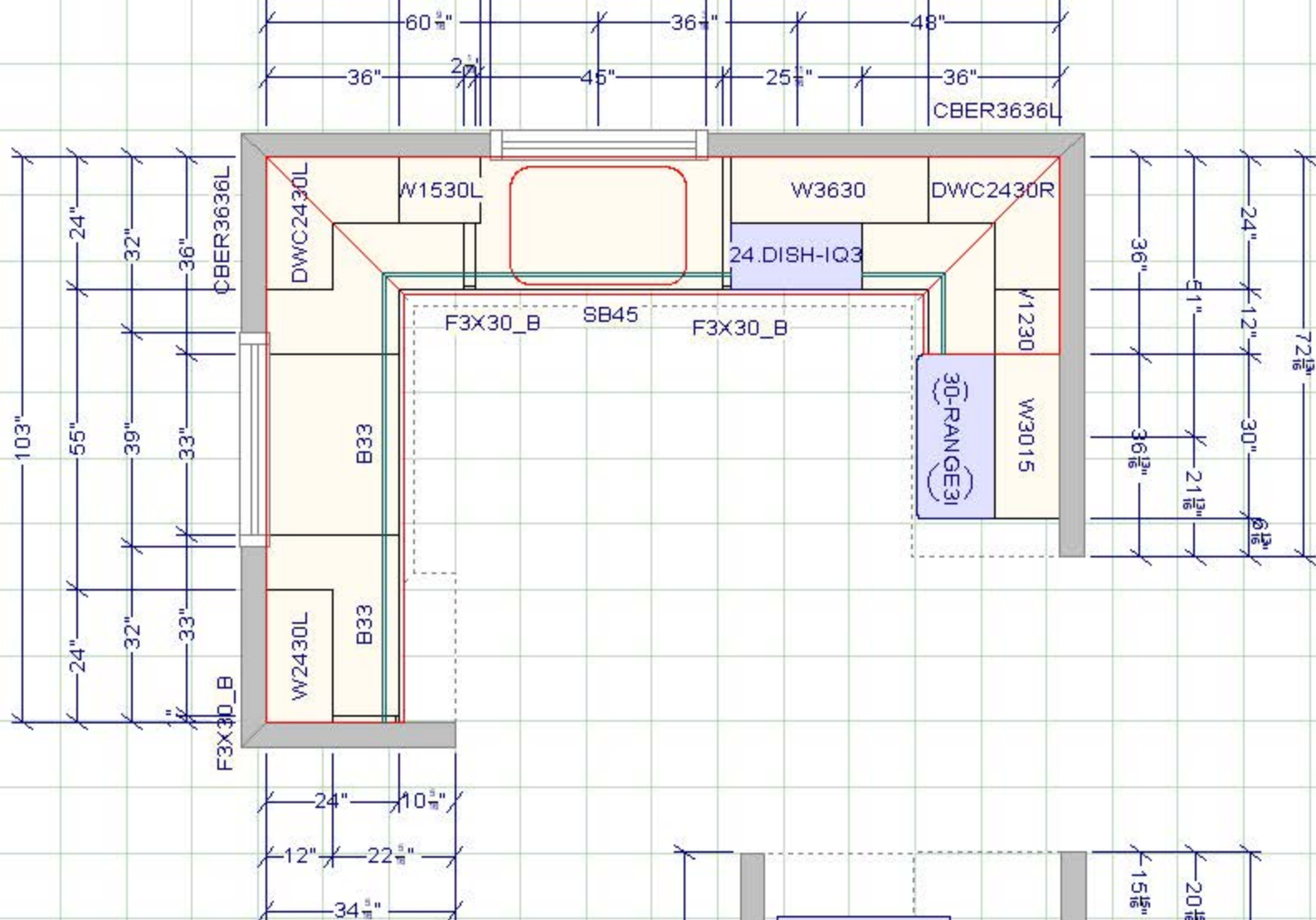
8045	DOORBELL SYSTEM Install a wireless doorbell system containing a buzzer and two door buttons.	1.00	EA	_____	_____
8165	ENTRANCE LIGHT FIXTURE--REPLACE Remove damaged light fixture and replace with an exterior, waterproof, single bulb fixture. \$50 fixture allowance. Add light to back entrance.	2.00	EA	_____	_____

Bidder: _____

Location Total: _____

Unit Total for 2201 Joliet Street, Unit Unit 01: _____

Address Grand Total for 2201 Joliet Street: _____



CBER3636L

F3X30_B

DWC2430L

W1530L

W3630

DWC2430R

24.DISH-IQ3

W1230

W3015

30-RANGE31

B33

W2430L

B33

33R-REF

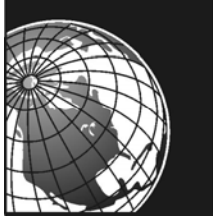
UC182484

W3615

F3X30_B

SB45

F3X30_B



GLOBAL
ENVIRONMENTAL
ENGINEERING INC.

**Rehabilitation
Environmental Inspection Report
For:
40-14-203-014
2201 Joliet Stret
Flint, Michigan 48504**

NSP-2 September 2011
Global Project No. F1438G

Prepared by:

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Flint, Michigan 48507
(810) 238-9190
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Prepared for:

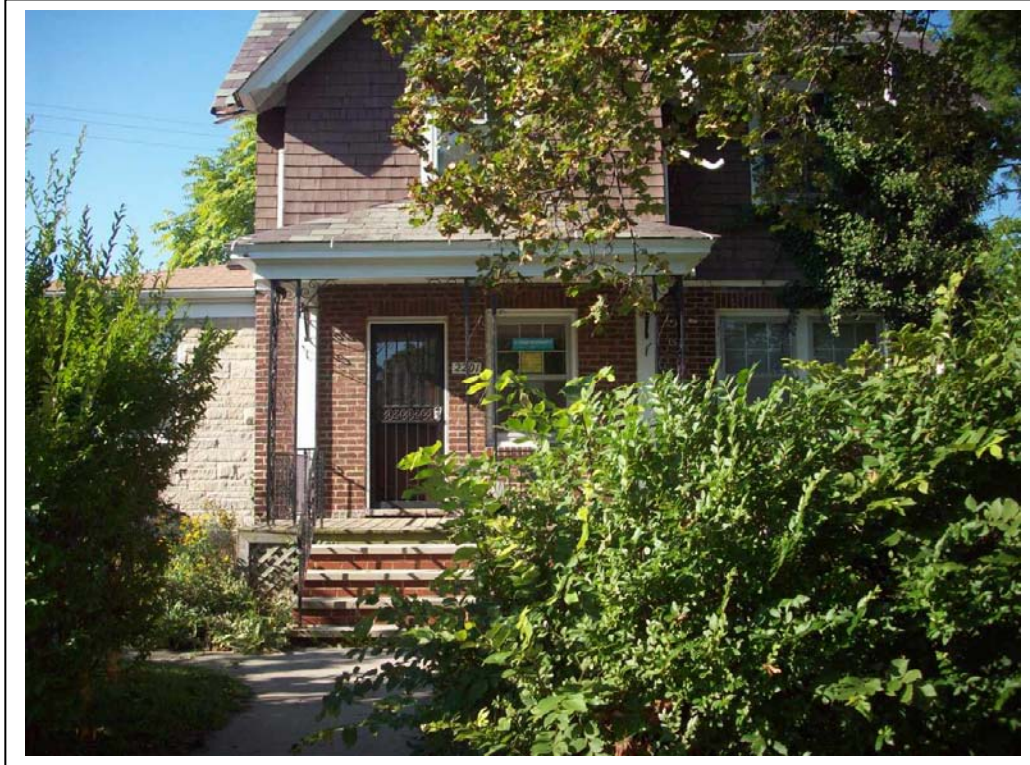
Genesee County Land Bank
452 S. Saginaw Street – 2nd Floor
Flint, Michigan 48502

Site Summary

HM	A

Genesee County Rehabilitation Environmental Inspection Summary

**40-14-203-014
2201 Joliet Street
Flint, Michigan 48504**



Year Built:	1920	Square Footage:	1,326
Latitude:	N 43° 00'59.32"	Longitude:	W 83° 43'06.49"
Gas:	Connected	Electric:	Connected

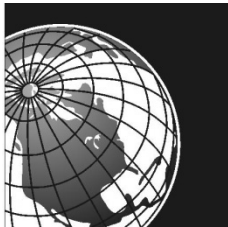
Comments: A two story wood framed residential structure with brick siding and a basement. The property also has a garage.

Inspected By:

Mark Keyes
Desiree Bable
Robert Dunlap

Inspected On:

August 29, 2011



GLOBAL
ENVIRONMENTAL
ENGINEERING INC.

Table of Contents

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Tables and Attachments

Table 1	Hazardous Material List
Table 2	Suspect Asbestos Containing Materials
Attachment 1	Site Inspection Photos
Attachment 2	Floor Plan with Sample Locations
Attachment 3	Asbestos Laboratory Analytical Results
Attachment 4	MDEQ "Notice of Intent to Demolish" Form

Site Summary Legend for Report Cover

A = Friable Asbestos Containing Materials
HM = Hazardous Materials
O = Occupied
ED = Emergency Demolition
T = Tire

1.0 INTRODUCTION

The Genesee County Land Bank retained Global Environmental Engineering Inc. (Global) to complete a pre-renovation environmental inspection for the following property:

Property:

- 2201 Joliet Stret, Flint, Michigan 48504
- Parcel No: 40-14-203-014

Description:

The building is a two-story, wood framed, brick sided residential structure with a basement and garage.

2.0 HAZARDOUS MATERIALS INSPECTION

The property was inspected for the presence of household hazardous materials, including but not limited to; paint, solvents, pesticides/fertilizers, fuel, oil, fluorescent light fixture ballasts, fluorescent light bulbs, underground storage tanks (USTs), above ground storage tanks (ASTs), and mercury thermostats. The Global inspectors documented the location of each of the hazardous materials identified and marked the materials with spray paint. At the discretion of the inspectors photographs were also obtained during the inspection of potential and known hazardous materials. Hazardous materials identified are listed on **Table 1**. If obtained, photographs of hazardous materials for the above referenced property are included in **Attachment 1**.

3.0 ASBESTOS CONTAINING BUILDING MATERIAL INSPECTION

The property was inspected for the presence of asbestos-containing materials (ACMs) in order to meet the requirements of 40 CFR, Part 61, Subpart M, National Emissions Standards for Hazardous Air Pollutants (NESHAP).

3.1 Asbestos Inspection

The property was inspected for the presence of suspected ACMs. Typical building materials that may contain asbestos include drywall, floor tiles, roofing felt and shingles, ceiling tiles, insulation, pipe insulation, and duct insulation. Friable materials are defined as materials that when dry may be crumbled or reduced to powder using hand pressure and thus release asbestos fibers.

For the purpose of this inspection non-friable materials that may become friable during the renovation/demolition (Category II non-friable) were identified and sampled.

3.2 Sample Collection

At least one sample of each friable suspected ACM identified during the inspection was collected. A Michigan Accredited Asbestos Inspector collected representative samples of each friable suspected ACM. Each sample was placed into a sealed plastic bag and labeled. A description of the material and location of the sample collected was recorded in the field notes. The total quantity of each suspected ACM was estimated and recorded in the field notes.

A listing of suspect ACMs at this property that were sampled and sent to the laboratory for analysis is included in **Table 2**. A copy of a floor plan showing sample locations is included in **Attachment 2**.

3.3 Laboratory Analysis/Results

Each sample of suspect ACM collected at this property was analyzed for asbestos content using polarized light microscopy (PLM) by a NVLAP and NIST accredited laboratory in accordance with 40 CFR Ch. I (1-1-87 Edition) Part 763, Subpart F, Appendix A, pp. 293-299. Asbestos containing materials are defined as materials that contain greater than one percent (>1%) asbestos.

Each sample collected for analysis was delivered via UPS to APEX Research, Inc., 11054 Hi Tech Drive, Whitmore Lake, Michigan. Laboratory results are included in **Attachment 3**.

The results of the laboratory analysis indicated, only one of the suspect materials sampled, the duct wrap and 2-inch tape (2201-10) contains asbestos. A copy of the laboratory results is included as **Attachment 3**.

The duct wrap and tape located on the, register boots and runs and in the basement should be properly removed and disposed by a licensed asbestos abatement contractor as part of the renovation project.

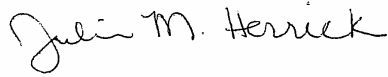
A Notice of Intent to Renovate/Demolish form must be filed with the State of Michigan Department of Consumer Industry at least 10 days before beginning a renovation project or the removal of the material. A form has been included for your future use.

3.4 Category I Non-Friable ACM

Bendable, flexible, and tar based non-friable materials (Category I non-friable) were identified and sampled. For the purpose of this inspection Category I Non-Friable materials that may become friable during the renovation were identified and sampled. A copy of the MDEQ "Notice of Intent to Demolish" form is included as **Attachment 4**.

4.0 SIGNATURE

This report was prepared based on the site conditions that existed at the time of the inspection, sample collection, and the laboratory analytical results.



Prepared by: _____

Julie Herrick, Michigan Certified Asbestos Inspector
Michigan Accreditation Number A35947



Reviewed by: _____

Mark Keyes, Michigan Certified Asbestos Inspector
Michigan Accreditation Number A6041

Tables

**Genesee County Rehabilitation
Environmental Inspection Summary**

40-14-203-014
2201 Joliet Street
Flint, Michigan 48504

TABLE 1

HAZARDOUS MATERIALS

Material	Quantity & Units	Location
Mercury Thermostat	1 Unit(s)	Dining Room
Mercury Light	1 Unit(s)	Back of House

**Genesee County Rehabilitation
Environmental Inspection Summary**

40-14-203-014
2201 Joliet Street
Flint, Michigan 48504

**TABLE 2
SUSPECT ASBESTOS CONTAINING MATERIALS**

Sample ID	Material	Sample Location	Material Location	Estimated Quantity	% ACM	ACM Present	Friable/Non Friable
2201-1A	Window Caulk	Kitchen	Throughout	7 Square feet	ND	No	Friable
2201-1B	Window Caulk	Den	Throughout	Same as above	ND	No	Non Friable
2201-1C	Window Caulk	Dining Room	Throughout	Same as above	ND	No	Friable
2201-2	Linoleum Brown/Tan	Kitchen	Kitchen	96 Square feet	ND	No	Non Friable
2201-3	Linoleum Pink/Cream	1st Floor Bathroom	1st Floor Bathroom	20 Square feet	ND	No	Non Friable
2201-4	Drywall	Den	Den	720 Square feet	ND	No	Friable
2201-5	Backerboard	Closet by Stairs	Closet by Stairs	36 Square feet	ND	No	Friable
2201-6A	1st Floor Plaster	Living Room	Throughout 1st Floor	2,500 Square feet	ND	No	Friable
2201-6B	1st Floor Plaster	Dining Room	Throughout 1st Floor	Same as above	ND	No	Friable
2201-6C	1st Floor Plaster	Kitchen	Throughout 1st Floor	Same as above	ND	No	Friable
2201-6D	1st Floor Plaster	Living Room	Throughout 1st Floor	Same as above	ND	No	Friable
2201-6E	1st Floor Plaster	Dining Room	Throughout 1st Floor	Same as above	ND	No	Friable
2201-7A	Plaster on Backerboard	Bedroom	Throughout 2nd Floor	2,000 Square feet	ND	No	Friable
2201-7B	Plaster on Backerboard	Bedroom	Throughout 2nd Floor	Same as above	ND	No	Friable
2201-7C	Plaster on Backerboard	Bedroom	Throughout 2nd Floor	Same as above	ND	No	Friable
2201-7D	Plaster on Backerboard	Bedroom	Throughout 2nd Floor	Same as above	ND	No	Friable
2201-7E	Plaster on Backerboard	Hallway	Throughout 2nd Floor	Same as above	ND	No	Friable
2201-8	Linoleum White 2nd Floor Bathroom	2nd Floor Bathroom	2nd Floor Bathroom	48 Square feet	ND	No	Non Friable
2201-9	Roofing Material	Den Roof	Den Roof and Garage	580 Square feet	ND	No	Non Friable
2201-10	Duct Wrap	Basement	Register Boots/Runs	166 Square feet	40	Yes	Friable
2201-10	Duct Wrap 2" Tape	Basement	Duct Work Throughout Basement	10 Linear feet	40	Yes	Friable
2201-11A	Sparkle Stucco	Dining Room	Dining Room	120 Square feet	ND	No	Friable
2201-11B	Sparkle Stucco	Dining Room	Dining Room	Same as above	ND	No	Friable
2201-11C	Sparkle Stucco	Dining Room	Dining Room	Same as above	ND	No	Friable
2201-12	Ceiling Tile 12" White/Orange	Den	Den	240 Square feet	ND	No	Friable
2201-13A	Stucco	1st Floor Bathroom	1st Floor Bathroom	60 Square feet	ND	No	Friable
2201-13B	Stucco	1st Floor Bathroom	1st Floor Bathroom	Same as above	ND	No	Friable
2201-13C	Stucco	1st Floor Bathroom	1st Floor Bathroom	Same as above	ND	No	Friable

Date Inspected: 8/29/2011

Asbestos samples analyzed by Polarized light Microscopy (PLM). ACM - Asbestos Containing Material

Asbestos containing materials are defined as materials that contain greater than one percent (>1%) asbestos.

NA - Sample not analyzed because of test till positive sampling methods.

Bolded and Shaded materials contain asbestos and Global recommends the materials be removed prior to renovation/demolition activities

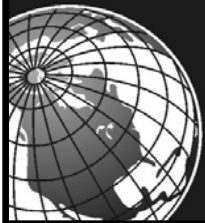
Attachment 1



Mercury Thermostat
Dining room



Mercury Light
Back of House



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Genesee County Rehabilitation Environmental Inspection Summary
Parcel ID: 40-14-203-014
Address: 2201 Joliet Street, Flint, Michigan

**Pictures of Hazardous
Materials**

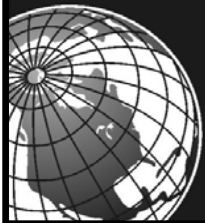
Prepared By:	J.M.H.
Taken:	08/29/2011
Page:	1



Example of Duct Wrap - Friable Register Boots/Runs Throughout



Example of Duct Wrap Tape - Friable Basement



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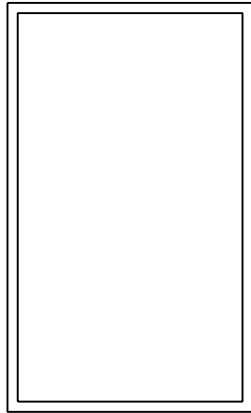
Genesee County Rehabilitation Environmental Inspection Summary
Parcel ID: 40-14-203-014
Address: 2201 Joliet Street, Flint, Michigan

**Pictures of Asbestos
Containing Material**

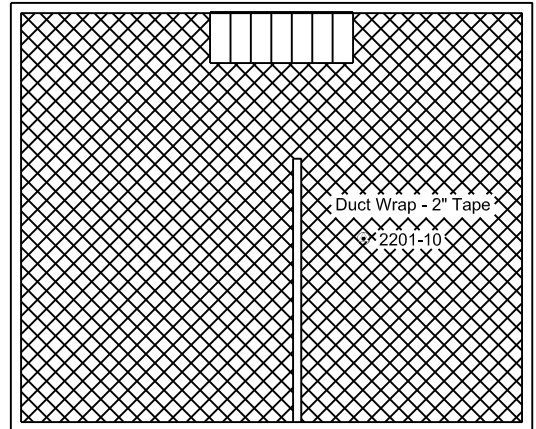
Prepared By:	J.M.H
Taken:	08/29/2011
Page:	2

Attachment 2

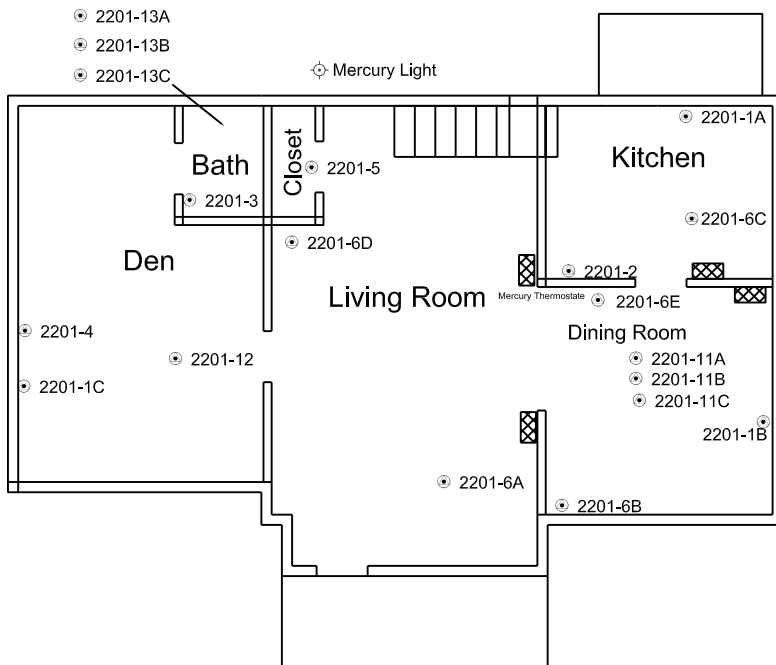
Garage



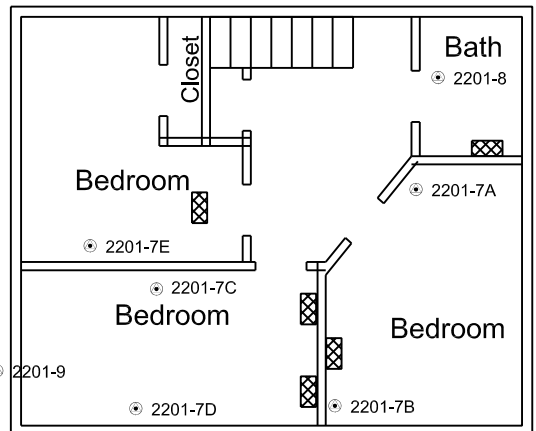
Basement



1st Floor



2nd Floor



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- ▣ Asbestos Containing Materials
- Tire
- ⊕ Hazardous Material
- ⊙ Asbestos Spl Location

2201 Joliet Street Flint, Michigan	
House Floor Plan	
Last Modified: September 2011	Attachment No.:
Project No.:	2
F1438G	

Attachment 3



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: GCLB 2201 Joliet
Project # F1438G

Report To:

Ms. Julie Herrick
Global Environmental
6140 Rashelle Dr., Ste. 1
Flint, MI 48507

ARI Report # 11-37247
Date Collected: 08/29/11
Date Received: 08/30/11
Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 01 Cust. #: 2201-1A Material: Window Caulk Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 3% Other - 97%
Lab ID #: 37247 - 02 Cust. #: 2201-1B Material: Window Caulk Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 3% Other - 97%
Lab ID #: 37247 - 03 Cust. #: 2201-1C Material: Window Caulk Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 3% Other - 97%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



NVLAP Lab Code 102118-0



Certificate of Laboratory Analysis

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Date Collected: 08/29/11
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Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 04 Cust. #: 2201-2 Material: Linoleum Location: Kitchen Appearance: brown, fibrous, nonhomogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 37247 - 04a Cust. #: 2201-2 Material: Linoleum Location: Kitchen Appearance: beige, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 37247 - 05 Cust. #: 2201-3 Material: Linoleum Location: Bath Appearance: brown, fibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Other - 90%

For Layered Samples, each component will be analyzed and reported separately.

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Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 05a Cust. #: 2201-3 Material: Linoleum Location: Bath Appearance: beige, fibrous, nonhomogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%
Lab ID #: 37247 - 06 Cust. #: 2201-4 Material: Drywall Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 37247 - 07 Cust. #: 2201-5 Material: Backerboard Location: Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 25% Other - 75%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Collected: 08/29/11
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Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 08 Cust. #: 2201-6A Material: Plaster Location: 1st Floor Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 37247 - 09 Cust. #: 2201-6B Material: Plaster Location: 1st Floor Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 37247 - 09a Cust. #: 2201-6B Material: Mortar Location: 1st Floor Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%

For Layered Samples, each component will be analyzed and reported separately.

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Date Collected: 08/29/11
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Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 10 Cust. #: 2201-6C Material: Plaster Location: 1st Floor Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 37247 - 10a Cust. #: 2201-6C Material: Mortar Location: 1st Floor Appearance: grey, nonfibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 37247 - 11 Cust. #: 2201-6D Material: Plaster Location: 1st Floor Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 11a Cust. #: 2201-6D Material: Mortar Location: 1st Floor Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 37247 - 12 Cust. #: 2201-6E Material: Plaster Location: 1st Floor Appearance: white, nonfibrous, homogenous Layer: 1 of 2	Asbestos Present: NO No Asbestos Observed	Other - 100%
Lab ID #: 37247 - 12a Cust. #: 2201-6E Material: Mortar Location: 1st Floor Appearance: grey, fibrous, homogenous Layer: 2 of 2	Asbestos Present: NO No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 13 Cust. #: 2201-7A Material: Plaster on Backerboard Location: 2nd Floor Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 37247 - 14 Cust. #: 2201-7B Material: Plaster on Backerboard Location: 2nd Floor Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 37247 - 15 Cust. #: 2201-7C Material: Plaster on Backerboard Location: 2nd Floor Appearance: white, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



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Flint, MI 48507

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Date Received: 08/30/11
Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 16 Cust. #: 2201-7D Material: Plaster on Backerboard Location: 2nd Floor Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 37247 - 17 Cust. #: 2201-7E Material: Plaster on Backerboard Location: 2nd Floor Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 20% Other - 80%
Lab ID #: 37247 - 18 Cust. #: 2201-8 Material: Linoleum Location: 2nd FL Bath Appearance: beige, fibrous, nonhomogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 10% Fiberglass - 10% Other - 80%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: GCLB 2201 Joliet
Project # F1438G

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Flint, MI 48507

ARI Report # 11-37247
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Date Received: 08/30/11
Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 19 Cust. #: 2201-9 Material: Roofing Material Location: Appearance: black, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Fiberglass - 20% Other - 80%
Lab ID #: 37247 - 20 Cust. #: 2201-10 Material: Duct Wrap Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: YES Chrysotile - 40%	Cellulose - 20% Other - 40%
Lab ID #: 37247 - 21 Cust. #: 2201-11A Material: Stucco Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 3% Other - 97%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.



NVLAP Lab Code 102118-0



Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: GCLB 2201 Joliet
Project # F1438G

Report To:

Ms. Julie Herrick
Global Environmental
6140 Rashelle Dr., Ste. 1
Flint, MI 48507

ARI Report # 11-37247
Date Collected: 08/29/11
Date Received: 08/30/11
Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 22 Cust. #: 2201-11B Material: Stucco Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 37247 - 23 Cust. #: 2201-11C Material: Stucco Location: Appearance: white, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 2% Other - 98%
Lab ID #: 37247 - 24 Cust. #: 2201-12 Material: 12" Ceiling Tile Location: Den Appearance: brown, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 90% Other - 10%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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ARI Report # 11-37247
Date Collected: 08/29/11
Date Received: 08/30/11
Date Analyzed: 08/31/11
Date Reported: 08/31/11

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 37247 - 25 Cust. #: 2201-13A Material: Stucco Location: Den Bathroom Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 37247 - 26 Cust. #: 2201-13B Material: Stucco Location: Den Bathroom Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 70% Other - 30%
Lab ID #: 37247 - 27 Cust. #: 2201-13C Material: Stucco Location: Den Bathroom Appearance: grey, fibrous, homogenous Layer: 1 of 1	Asbestos Present: NO No Asbestos Observed	Cellulose - 70% Other - 30%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

APEX #
37247

APEX Research, Inc.
11054 Hi Tech Drive, Whitmore Lake, MI 48189, Phone: (734) 449 - 9990, Fax (734) 449 - 9991.
Web Site: <http://apexresearch-inc.com>, Email: Bob.Letarte@apexresearchlab.com



Customer Name: GLOBAL ENVIRONMENTAL
Address: 6140 BASHORE DE SIRE I
City, St., Zip: FLINT, MI 48507
Phone: 810.238.9130 Fax: 9195

Date of Survey: 8-29-2011
Project: GCLB 2201 JOLIE
Project # F1438 G'
Contact Person: JULIE HERRICK
Email: JHERICK@GLOBAL.COM

Lab Use Only
Log-In: _____
Report: _____
Fax: _____
Verbal: _____
Email: _____

Turn Around Times: (Circle One)

Rush _____
48 hour (circled)
72 hour (circled)
Other: _____
TTP Yes / no _____
(Test Till Positive)

Asbestos: Bulk Wipe _____ Point Count ≤ 3 PCM _____
Lead: Bulk _____ Wipe _____ Air _____ Paint _____ Soil _____
Mold: Bulk _____ Tape _____ BioSIS _____ Other _____ Viable _____
TEM: Bulk/NOP _____ AHERA _____ EPA Level II _____ Other _____

***Terms and conditions on the other side.

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
1	2201-1A	WINDOW CAULK			
2	2201-1B				
3	2201-1C	↓			
4	2201-2	2 LAYERS LINOLEUM (KITCHEN)			
5	2201-3	LINOLEUM (BATH)			
6	2201-4	DRYWALL			
7	2201-5	BACKER BOARD			
8	2201-6A	1 ST FLOOR PASTER			
9	2201-6B				
10	2201-6C				
11	2201-6D	↓			

RECEIVED

Relinquished By: _____
Date: 8-29-2011

Received By: UPS
Date: 8-29-2011

Relinquished By: _____
Date: _____

APEX RESEARCH

APEX #
37247

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449-9990, Fax (734) 449-9991.
Web Site: <http://apexresearch-inc.com> Email: Bob.Lettart@apexresearchlab.com



Customer Name: GLOBAL ENVIRONMENTAL
Address: 6140 RASHLETT DE SURGE I
City, St., Zip: FLINT, MI 48507
Phone: 810.238.9130 Fax: 9195

Turn Around Times: (Circle One)

Rush

48 hour

24 hour
72 hour

TTP yes / no
(Test Till Positive)

Date of Survey: 8-29-2011
Project: GLCB 2201 Joviet
Project # F1438 G'
Contact Person: JULIE HEERICK
Email: JHEERICK@GLOBALTEL.COM

***Terms and conditions on the other side.

Asbestos: Bulk Wipe Point Count ≤ 3 PCM
Lead: Bulk Wipe Air Paint Soil
Mold: Bulk Tape BioSIS Other Viable
TEM: Bulk/NOP AHERA EPA Level II Other

Lab Use Only
Log-In: _____
Report: _____
Fax: _____
Verbal: _____
Email: _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
12	2201-6E	1 ST FLOOR PASTER			
13	2201-7A	2 ND FLOOR PASTER on Backer Boards			
14	2201-7B				
15	2201-7C				
16	2201-7D				
17	2201-7E				
18	2201-8	2 ND FLOOR BATH LINOLEUM			
19	2201-9	ROOFING MATERIAL			
20	2201-10	Duct Wrap			

Relinquished By: [Signature]
Date: 8-29-2011

Received By: UPS
Date: 8-29-2011

Relinquished By: [Signature]
Date: AUG 30 2011

APEX RESEARCH

37247

APEX Research, Inc.

11054 Hi Tech Drive, Whitmore Lake, MI 48189. Phone: (734) 449 - 9990, Fax (734) 449 - 9991.
 Web Site: <http://apexresearch-inc.com> Email: Bob.Letarte@apexresearchlab.com



Customer Name: GLOBAL ENVIRONMENTAL
 Address: 6140 RASHLEIGH DE SURT 1
 City, St., Zip: FLINT, MI 48507
 Phone: 810.238.9132 Fax: 9195

Turn Around Times: (Circle One)

Rush

48 hour

24 hour
72 hour

Other: TTP Yes / no
 (Test Till Positive)

Date of Survey: 8-29-2011
 Project: GLCB 2201 JOLIER
 Project # F1438 G'
 Contact Person: JULIE HEERICK
 Email: JHEERICK@GLOBALTEL.COM

***Terms and conditions on the other side.

Asbestos: Bulk Wipe Point Count ≤ 3 PCM
 Lead: Bulk Wipe Air Paint Soil
 Mold: Bulk Tape BioSIS Other Viable
 TEM: Bulk/NOP AHERA EPA Level II Other

Lab Use Only
 Log-In: _____
 Report: _____
 Fax: _____
 Verbal: _____
 Email: _____

Lab ID	Customer ID #	Material/Location	Volume	Area	Results
21	2201-11A	Stucco			
22	2201-11B				
23	2201-11C	↓			
24	2201-12	12" CEILING TILE DEN			
25	2201-13A	DEN BATHROOM STUCCO			
26	2201-13B				
27	2201-13C	↓			

RECEIVED

Relinquished By: [Signature]
 Date: 8-29-2011

Received By: WOS
 Date: 8-29-2011

APEX RESEARCH

Relinquished By: [Signature]
 Date: AUG 30 2011

Attachment 4

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH



MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT (DNRE) AIR QUALITY DIVISION
 NESHP, 40 CFR Part 61, Subpart M



MICHIGAN DEPARTMENT OF ENERGY, LABOR AND ECONOMIC GROWTH (DELEG), ASBESTOS PROGRAM,
 P.A. 135 OF 1986, AS AMENDED, Section 220 (1-4) or (8)

DNRE/DELEG USE ONLY

Postmark Date ____/____/____ Rec'd Date ____/____/____

Emergency Date ____/____/____ Valid No. _____

OK Send Def Ltr. Date of Def Ltr. ____/____/____

FOLLOW UP ____/____/____ Spoke w/ _____

Comments: _____

Notification No. _____ Trans No. _____

Calculate DELEG Asbestos Project Fee: (1% Project Fee)

Total Project Cost: _____ x 0.01 = _____

Type of Contractor: _____ License No.: _____

Licensing Authority: _____

1. NOTIFICATION:

Date of Notification: _____

Date of Revision(s): _____

Notification Type: Original Revised Canceled Annual

Mark appropriate boxes: (both DNRE and DELEG may apply):

DNRE (NESHP) [260 In. ft./160 sq. ft. or more is threshold]

Planned Renovation – 10 **working** days notice

Emergency Renovation

Scheduled Demolition – 10 **working** days notice

Intentional Burn – 10 **working** days notice

Ordered Demolition

DELEG (MIOSHA) [Will not accept annual notifications]

Demo, Reno, Encap. (>10 In. ft./15 sq. ft.) 10 **calendar** days notice

Emergency Renovation/Encapsulation

2. PROJECT SCHEDULE:

START DATE **END DATE**

* Renovation _____ _____

+Asb. Removal _____ _____

+Demolition: _____ _____

Encapsulation: _____ _____

Work Schedule: Please indicate the anticipated days of the week and work hours for the purpose of scheduling a compliance inspection.

Days of the Week **Work Hours**

Asb. Removal: _____ _____

Demolition: _____ _____

Encapsulation: _____ _____

* Includes setup, build enclosure, asbestos removal, demobilizing, etc.

+Include **only** those dates you are conducting asbestos removal/demo.

Check here if this is a multi-phased project, attach a schedule showing the start/end date of each phase.

3. ABATEMENT CONTRACTOR: Internal Project #: _____

Name: _____

Mailing Address: _____

City/State/Zip: _____

E-mail: _____

Contact: _____ Phone: _____

4. DEMOLITION CONTRACTOR: Internal Project #: _____

Name: _____

Mailing Address: _____

City/State/Zip: _____

E-mail: _____

Contact: _____ Phone: _____

5. FACILITY OWNER: ("Facility" includes Bridges)

Name: _____

Mailing Address: _____

City/State/Zip: _____

E-mail: _____

Contact: _____ Phone: _____

6. FACILITY DESCRIPTION:

Facility Name: _____

Location Address/Description: _____

_____ If Apt. # of units: _____

City/Twp. _____ State: _____ Zip Code: _____

County: _____ Nearest Crossroad: _____

Size: (sq. ft.) _____ No. of Floors: _____ Floor No.: _____

Age: _____ Present Use: _____ Prior Use: _____

Specific Location(s) in Facility: _____

7. DISPOSAL SITE:

Name: _____

Location Address: _____

City/State/Zip: _____

8. WASTE TRANSPORTER 1:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

WASTE TRANSPORTER 2:

9. ORDERED DEMOLITIONS: (See NESHP regulations for definition of "Ordered Demolition.") A copy of the official Order must accompany this notification.

Gov't Agency Ordering Demo: _____

Name/Title of Person Signing Order: _____

Date of Order: _____ Date Ordered to Begin: _____

10. IS ASBESTOS PRESENT? Yes No

To be removed prior to demolition

Estimate the amount of asbestos: Include RACM (Regulated Asbestos Containing Material) to be removed, encapsulated, etc. Also include the amount and type (floor tile, roofing, etc.) of non-friable Category I and/or Category II ACM that **will not** be removed prior to demolition. (**NOTE:** In a demolition, cementitious ACM **cannot** remain in a structure, as it is likely to become regulated in the demolition/handling process. It **must** be removed prior to demolition.)

RACM to be Removed

RACM to be Encapsulated

Non-friable ACM **not** removed prior to demo.

Category I

Category II

Units of Measure

				<input type="checkbox"/> Ln. Ft.	<input type="checkbox"/> Ln. M.
				<input type="checkbox"/> Sq. Ft.	<input type="checkbox"/> Sq. M.
				<input type="checkbox"/> Cu. Ft.*	<input type="checkbox"/> Cu.M.*

*Volume (cubic ft./meters) should be used only if unable to measure by linear/square measure (example: asbestos has fallen off of surface).

(continued on reverse side)

NOTIFICATION OF INTENT TO RENOVATE/DEMOLISH (continued)

11. PROJECT DESCRIPTION: Complete **A) for Renovation** (asbestos removal/encapsulation) and/or **B) for Demolition:**

A) RENOVATION: Mark all surfaces/types of RACM to be removed:

- Piping Fittings Boiler(s) Tanks(s)
 Beam(s) Duct(s) Tunnel(s) Ceiling Tile(s)
 Mag Block Other (describe) _____

Encapsulation (for DELEG): Mark surfaces/types to be encapsulated:

- Piping Fittings Boiler(s) Tank(s)
 Beam(s) Duct(s) Tunnel(s) Ceiling Tile(s)
 Other (describe) _____

Method of removal: Describe how the asbestos will be removed from the surface (example: glove bag, scrape with hand tools, cut in sections and carefully lower, etc.): _____

B) DEMOLITION: Describe the method of demolition of facility, bridge, etc., and indicate if complete or partial. If partial, describe which part of facility bridge, etc., will be demolished: _____

12. ENGINEERING CONTROLS: Describe work practices and engineering controls used to prevent visible emissions before, during, and after removal, and until proper disposal: _____

13. UNEXPECTED ASBESTOS: Describe the steps you intend to follow in the event that unexpected RACM is found or previously non-friable asbestos becomes friable (crumbled, pulverized, reduced to powder, etc.) and therefore regulated: _____

14. PROCEDURE(S) USED TO DETECT THE PRESENCE OF ASBESTOS: **A)** Indicate how you determined whether or not asbestos is in the facility. If analytical sampling was used, describe method of analysis. (The determination of the presence or absence of asbestos must be made prior to submitting a renovation/demolition notification.): _____

B) Name, address, and phone number of company performing asbestos survey: _____

C) Name, accreditation number of inspector, and date of inspection: _____

15. EMERGENCY RENOVATIONS: Date/time of emergency: _____ Describe the sudden, unexpected event: _____

Explain how the event caused unsafe conditions, and/or would cause equipment damage and/or an unreasonable financial burden: _____

16. I certify that an individual trained in the provisions of 40 CFR Part 61, Subpart M, will be on-site during the renovation and during demolition involving RACM above the threshold and/or during an ordered demolition. Evidence that this person has completed the required training will be available for inspection at the renovation or demolition site.

Signature of Owner or Abatement Contractor Date

Signature of Owner or Demolition Contractor Date

17. Signature Requirements for Projects with Negative Pressure Enclosures: (required by DELEG)
Per Section 221(1)(2) of P.A. 135 of 1986, as amended, clearance air monitoring is required for any asbestos abatement project involving 10 linear feet/15 square feet or more of friable material which is performed within a negative pressure enclosure. I (the building owner or lessee) have been advised by the contractor of my responsibility under Act 135 to have clearance air monitoring performed on this project.

Signature of Building Owner or Lessee Date

Signature of Asbestos Abatement Contractor Representative Date

NOTE: It is not mandatory that a signed copy be sent to DELEG unless requested. For affected projects, this section of the notification form must be completed, signed, and made part of your records before the project begins.

18. I certify that the above information is correct:

Printed Name of Owner/Operator Date

Signature of Owner/Operator Date

MAILING ADDRESSES/PHONE NUMBERS: (See Item 1 to determine which agency requirements/regulations are applicable to your project.)

For **Public Act 135 of 1986, as amended, Section 220 (1-4) or (8)**, mail to address below. For more info visit:
<http://www.michigan.gov/asbestos>

MIOSHA Asbestos Program
 DELEG, CSHD
 P.O. Box 30671
 Lansing, MI 48909-8171

517.322.1320 (office), 517.322.1713 (fax)

For **NESHAP Demolitions/Renovations, 40 CFR, Part 61, Subpart M**, mail notifications to the appropriate address below (by county of subject facility): For more info visit <http://www.michigan.gov/deg> click on Air, then Asbestos NESHAP Program.

All Counties (except Wayne County)

NESHAP Asbestos Program
 DNRE, AQD
 P.O. Box 30260
 Lansing, MI 48909-7760

517.373.7064 (Revision Line)

Wayne County Only

NESHAP Asbestos Program
 Detroit Field Office, DNRE, AQD
 Cadillac Place, Suite 2-300
 3058 West Grand Boulevard
 Detroit, MI 48202

313.456.4686



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

FOR THE PROPERTY KNOWN AS:

2201 Joliet

Flint, MI 48504

Owner's name: Genesee County Land Bank

Owner's Phone #: 810-257-3088

Current Occupant's name: vacant

Date of Construction: Unknown



PREPARED FOR:

Genesee County Land Bank
452 S. Saginaw Street, 2nd Floor
Flint, MI 48502
810-257-3088

LABWORK PROVIDED BY

Accurate Analytical Testing (AAT)
(734) 699-5227
NLLAP # 100986

DATE(S) OF ASSESSMENT:

August 23, 2011

REPORT PREPARED AND SUBMITTED BY:

Kami LaFord
EPA Certified Lead Risk Assessor
Certification #: P-03245

ETC Job#: 138158

38900 West Huron River Drive, Romulus, MI 48174

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

WEBSITE: www.2etc.com

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- C. Project Limitations and Problems

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- D. Occupational Safety and Health Administration (OSHA):
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- Appendix F - Re-Evaluation Schedule Chart
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ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

Summary of Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
<i>Client</i>	Genesee County Land bank			
<i>Survey Location:</i>	2201 Joliet, Flint, Michigan, 48504			
<i>Survey Date:</i>	08/23/11	Job#:	138158	
<i>Inspector:</i>	Kami LaFord			
<p>The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.</p> <p>*Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.</p> <p>*Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.</p>				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Hazards throughout Home				
<i>Dust levels in some window troughs / wells</i> within the home were found to have elevated lead levels. Therefore, all window troughs should be considered to be lead contaminated.	Critical	Restrict Access	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.
A majority of window sash ext., window blind stops, window wells/troughs, window stools and window parting strips out throughout the home <i>except for room 1 & 2</i> were found to present lead hazards, rather than listing each on a room by room basis, all deteriorated window components should be considered lead hazards.	Critical	ASAP	1) Remove and replace with new replacement windows or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Exterior House # 16				
All wood soffits, fascia boards, upper trim, porch ceiling, porch soffits, porch fascia boards, rafters and middle wall trim represents deteriorated lead paint surface hazards	Moderate	Schedule	1) Wrap walls with Tyvek or equivalent, apply foam insulation board, seal all seams and install a new vinyl or aluminum siding system, including wrapping and enclosure of all trim components with vinyl or aluminum, or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate or 4) strip all surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint or 5) replace individual lead painted components	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Side A door casing and all window lintels and window casings (wood) represents deteriorated lead paint surface hazards	Moderate	Schedule	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

Summary of Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
<i>Client</i>	Genesee County Land bank			
<i>Survey Location:</i>	2201 Joliet, Flint, Michigan, 48504			
<i>Survey Date:</i>	08/23/11	Job#:	138158	
<i>Inspector:</i>	Kami LaFord			
<p>The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.</p> <p>*Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.</p> <p>*Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.</p>				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
All basement window jambs, window sashes, window stops window wells, and window sills was inaccessible due to windows were boarded up and window storms were on. These components were of similar construction and visually exhibited a similar painting history to other components tested. Therefore, they were considered part of a testing combination and must be lead paint hazards.	High	ASAP	1) Remove and replace with new replacement windows or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate, make necessary repairs and recoat	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Exterior Garage # 15				
All walls, cornerboards and fascia boards represents deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose by wrapping with vinyl or aluminum and seal or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate or 3) Remove and replace with new components or 4) strip surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
All door and window casings and window aprons represents deteriorated lead paint surface hazard(s)	Moderate	Schedule	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
All window sashes, window sills and window stops are a friction/impact surfaces in poor condition.	High	ASAP	1) Remove and replace with new replacement windows or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate, make necessary repairs and recoat	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

Summary of Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
<i>Client</i>	Genesee County Land bank			
<i>Survey Location:</i>	2201 Joliet, Flint, Michigan, 48504			
<i>Survey Date:</i>	08/23/11	Job#:	138158	
<i>Inspector:</i>	Kami LaFord			
<p>The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.</p> <p>*Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.</p> <p>*Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.</p>				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Side A door jamb are a friction surface in poor condition.	High	ASAP	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Room # 3				
Side A door threshold and door stop are a friction surfaces in poor condition.	Critical	Restrict Access	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Kitchen # 5				
Side B door stop are a friction surface in poor condition.	High	ASAP	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Stairwell # 6 (basement)				
Ceiling and side A, D & C walls , all wall beams and lower wall beams represents deteriorated lead paint surface hazards	Moderate	Schedule	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Summary of Existing Lead Based Paint Hazards including Abatement and Interim Control Options				
<i>Client</i>	Genesee County Land bank			
<i>Survey Location:</i>	2201 Joliet, Flint, Michigan, 48504			
<i>Survey Date:</i>	08/23/11	Job#:	138158	
<i>Inspector:</i>	Kami LaFord			
<p>The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.</p> <p>*Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.</p> <p>*Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.</p>				
Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Side A railing and side C clothes rack board represents deteriorated lead paint surface hazards	Moderate	Schedule	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Side D door jamb are a friction surface in poor condition.	High	ASAP	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Bathroom # 10				
All walls and ceiling including the closet wall represents deteriorated lead paint surface hazards	High	ASAP	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Side D window sash, window channel and window stool are a friction/impact surfaces in poor condition.	Critical	Restrict Access	1) Remove and replace with new replacement windows or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Side B door are a friction surface in poor condition.	Critical	Restrict Access	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.



During the course of this lead combination investigation:

Lead Based Paint was identified on some components

Lead Based Paint Hazards were identified in some areas

II.) PURPOSE AND SCOPE OF WORK

Attached here within are the results of a lead based paint (LPB) combination inspection and risk assessment (combination survey) performed by Kami LaFord of ETC - Environmental Services (ETC). This combination survey was performed for Genesee County Land Bank at 2201 Joliet in Flint, MI 48504. The site work was performed on August 23, 2011 by Kami LaFord. Kami LaFord is an EPA certified lead risk assessor and has completed the manufacturer's training course regarding radiation safety and x-ray measurement technology.

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

A. Lead Inspections

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

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

B. Lead Risk Assessments

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

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

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

C. Project Limitations and Problems

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

- Basement windows were boarded up and screens were on
- Rafters were too high to reach

There may have also been unusual circumstances for this project that may have affected the project. The unusual circumstances existing at 2201 Joliet included:

- The overall condition of the house is fair. The exterior is wood and brick. The windows are wood. The entry doors are pre-hung wood. The bathroom cabinets are pre-fabricated. Room 2 has paneling and ceiling tiles.
- The garage was locked therefore the interior could not be accessed. The exterior of the garage is wood and the windows are non-opening wood. The overhead doors are factory wood.

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

III.) REGULATORY INFORMATION

A. Title X

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

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

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

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

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

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

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

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

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

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

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

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

C. Environmental Protection Agency (EPA):

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

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

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

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

D. Occupational Safety and Health Administration (OSHA):

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

E. City of Detroit (Ordinances and Codes)

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

IV.) SAMPLE RESULTS AND INFORMATION

A. Lead Paint Sampling

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

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

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

B. Lead Dust Sampling

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

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

	Floors	Window Sills	Window Wells/ Troughs	Ext. Concrete
HUD	40	250	400	800
EPA	40	250	400	800
OSHA	~9000	~9000	~9000	~9000

Actual dust level results noted at the 2201 Joliet residence are below. Any sample above the allowable regulatory limit is in bold.

<i>Sample #</i>	<i>Room Location</i>	<i>Component</i>	<i>Area Wiped (in sq. ft.)</i>	<i>Lead Concentration (in ug/ft²)</i>
WS 1	Kitchen 5, side C	Trough	0.38	14790.00
WS 2	Kitchen 5	Floor	1.00	<10
WS 3	Room 3, side A	Sill	0.33	<30.3
WS 4	Room 3	Floor	1.00	<10
WS 5	Living Room 2, side B	Trough	0.33	397.00
WS 6	Living Room 2	Floor	1.00	<10
WS 7	Bedroom 11, side A	Will	0.25	77.60
WS 8	Bedroom 11	Floor	1.00	<10
WS 9	Bedroom 12, side A	Trough	0.38	2483.00
WS 10	Bedroom 12	Floor	1.00	<10
WS 11	Bedroom 13, side C	Sill	0.25	<40
WS 12	Bedroom 13	Floor	1.00	<10

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

C. Lead Soil Sampling

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

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

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

Actual soil results for the 2201 Joliet residence can be found in the chart below. Any sample above the allowable regulatory limit is in bold.

	Location	Results (parts per million)
SS-1	Perimeter of House	65.5

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

V.) HAZARD CONTROL OPTION RECOMMENDATIONS

Types of hazards that may have been identified during the lead combination include both identified hazards and potential hazards. Identified hazards include paint, dust and soil hazards that fit the six (6) hazard definitions of HUD and the EPA detailed above. For each identified hazard, hazard control options (recommendations) are given to explain how to address any problems identified in the sampling. In the case of the 2201 Joliet property, hazard control options can be found in the Executive Summary Chart.

Potential hazards are areas of the residence where the occupant or owner may be completing renovation activities in the future. If future renovation activities were identified, these areas were sampled using the XRF instrument to determine lead content. If the paint in these areas was found to be above 1.0 mg/cm^2 , they were listed as potential hazards. This is required as the up-coming renovation activities will likely disturb the paint and possibly create lead based dust hazards that do not currently exist. It is critical that the homeowner (or selected renovation contractor) follow "lead safe work practices" when working on the potential hazards to avoid creating lead dust hazards. A list of potential hazards identified during the combination can be found in Appendix C.

VI.) RE-EVALUATION RECOMMENDATIONS

Anytime lead paint or hazards remain in the building and are not completely removed, the risk assessor is required to make recommendations for re-evaluating the building. This is the recommended time when the homeowner should hire a certified risk assessor to determine whether (1) conditions at the home have changed possibly causing additional hazards, (2) the initial hazard control options implemented have been effective or (3) if further work is warranted. The frequency of re-evaluations recommended is dependent on both the risk assessment results and the hazard control options that are chosen and implemented.

At the time of producing this risk assessment, the risk assessor can only be sure of the current conditions, but can not know for sure which hazard control options will be selected. For this reason, ETC has chosen to include a re-evaluation chart in Appendix F. To determine the re-evaluation frequency recommended for this residence, please refer to this chart and reference Schedule 4 as given in the chart. This schedule was chosen based upon the results of the initial risk assessment. After finding the appropriate schedule, the homeowner / building manager / owner will need to know which hazard control options were conducted. By knowing the appropriate schedule (Schedule 4) and the hazard control selected (chosen by the owner) you can determine the recommended re-evaluation frequency.

If you do not wish to follow the chart, you can opt to follow the most stringent re-evaluation frequency that would be to re-evaluate at: 6 months, then 1 year then 2 years.

VII.) COST ESTIMATE

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

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

VIII.) RECOMMENDATIONS FOR FUTURE OPERATIONS AND MAINTENANCE

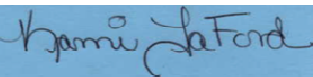
It is very important to note that future disturbance of lead painted surfaces may cause new and additional lead hazards. Homeowners, building managers and landlords are expected to follow "lead safe work practices" any time that a lead painted surface is disturbed. This means making sure very little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

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

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

This report reviewed and submitted by

ETC - Environmental Services



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

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APPENDIX A

All Paint Samples Taken - In Order Sampled

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

Client		Genesee County Land bank									
Survey Location:		2201 Joliet, Flint, Michigan, 48504									
Survey Date:		08/23/11									
Inspector:		Kami LaFord			License #	P-03245			Job#	138158	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision
1										Positive	3.65 +/- 0
2			Calibrate						1.06	Positive	1.1 +/- 0.1
3			Calibrate						1	Positive	1 +/- 0.1
4			Calibrate						1.04	Positive	1 +/- 0.1
5	First	Center	Bathroom 1	Ceiling	Drywall	INTACT	White		1	Negative	0 +/- 0.02
6	First	A	Bathroom 1	Wall	Drywall	INTACT	Blue		1.73	Negative	0.01 +/- 0.04
7	First	B	Bathroom 1	Wall	Drywall	INTACT	Blue		1.15	Negative	0.01 +/- 0.02
8	First	C	Bathroom 1	Wall	Drywall	INTACT	Blue		1	Negative	0 +/- 0.02
9	First	D	Bathroom 1	Wall	Drywall	INTACT	Blue		1.53	Negative	0.01 +/- 0.03
10	First	C	Bathroom 1	Win. Casing	Wood	INTACT	Clear / Stain		1.7	Negative	0.01 +/- 0.04
11	First	C	Bathroom 1	Win. Apron	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
12	First	C	Bathroom 1	Win. Sill/Stool	Wood	POOR	Clear / Stain		1.29	Negative	0.01 +/- 0.03
13	First	C	Bathroom 1	Win. Sash	Wood	POOR	Clear / Stain		3.09	Negative	0.02 +/- 0.08
14	First	C	Bathroom 1	Win. Well/Trough	Wood	POOR	White		1.65	Negative	0.24 +/- 0.2
15	First	C	Bathroom 1	Win. Well/Trough	Wood	POOR	White		1	Negative	0.19 +/- 0.13
16	First	B	Bathroom 1	Door	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
17	First	B	Bathroom 1	Door Jamb	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
18	First	B	Bathroom 1	Door Casing	Wood	INTACT	Clear / Stain		1.07	Negative	0 +/- 0.02
19	First	B	Bathroom 1	Baseboard	Wood	INTACT	Blue		1	Negative	0 +/- 0.02
20	First	A	Bathroom 1	Baseboard heater	Metal	INTACT	Blue		1	Negative	0 +/- 0.02
21	First	A	Living Room 2	Baseboard	Wood	INTACT	Clear / Stain		1.54	Negative	0.01 +/- 0.03
22	First	D	Living Room 2	Door Casing	Wood	INTACT	Clear / Stain		2.04	Negative	0.01 +/- 0.05
23	First	D	Living Room 2	Door Jamb	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
24	First	D	Living Room 2	Door	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
25	First	A	Living Room 2	Win. Casing	Wood	INTACT	Clear / Stain		1	Negative	0.01 +/- 0.02
26	First	A	Living Room 2	Win. Sill/Stool	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
27	First	A	Living Room 2	Win. Apron	Wood	INTACT	Clear / Stain		1.02	Negative	0.01 +/- 0.02
28	First	A	Living Room 2	Win. Sash	Wood	INTACT	Clear / Stain		1	Negative	0 +/- 0.02
29	First	A	Living Room 2	Win. Well/Trough	Wood	POOR	White		3.69	Negative	0.02 +/- 0.09
30	First	A	Living Room 2	Win. Blind Stop	Wood	POOR	White		1.25	Negative	0 +/- 0.02
31	First	A	Room 3	Win. Blind Stop	Wood	POOR	White		2.57	Positive	3.6 +/- 2.5
32	First	A	Room 3	Win. parting strip	Wood	POOR	White		2.2	Positive	9.8 +/- 7.7
33	First	A	Room 3	Win. Well/Trough	Wood	POOR	White		2.87	Positive	4.6 +/- 3.2
34	First	A	Room 3	Win. Sash ext.	Wood	POOR	White		4.14	Positive	13 +/- 9.8
35	First	A	Room 3	Win. Casing	Wood	INTACT	Clear / Stain		1.21	Negative	0.09 +/- 0.1
36	First	A	Room 3	Win. Sill/Stool	Wood	INTACT	Clear / Stain		1	Negative	0.08 +/- 0.09
37	First	A	Room 3	Win. Stop	Wood	INTACT	Clear / Stain		1.46	Negative	0.09 +/- 0.12

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX A

All Paint Samples Taken - In Order Sampled

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

Client		Genesee County Land bank									
Survey Location:		2201 Joliet, Flint, Michigan, 48504									
Survey Date:		08/23/11									
Inspector:		Kami LaFord			License #	P-03245			Job#	138158	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision
38	First	A	Room 3	Win. Apron	Wood	INTACT	Clear / Stain		1.24	Negative	0.08 +/- 0.1
39	First	A	Room 3	Win. Sash	Wood	INTACT	Clear / Stain		1	Negative	0.09 +/- 0.09
40	First	A	Room 3	Baseboard	Wood	INTACT	Clear / Stain		1.33	Negative	0.11 +/- 0.12
41	First	A	Room 3	Door Casing	Wood	INTACT	Clear / Stain		1.64	Negative	0.14 +/- 0.15
42	First	A	Room 3	Door	Wood	POOR	Clear / Stain		1	Negative	0.11 +/- 0.1
43	First	A	Room 3	Door Jamb	Wood	POOR	Clear / Stain		1	Negative	0.13 +/- 0.11
44	First	A	Room 3	Door Threshold	Wood	POOR	Brown		9.34	Positive	5.7 +/- 3.1
45	First	A	Room 3	Door Stop	Wood	POOR	White		3.57	Positive	11.5 +/- 9
46	First	Center	Room 3	Floor	Wood	POOR	Clear / Stain		1	Negative	0.1 +/- 0.1
47	First	A	Room 3	Wall	Plaster	INTACT	Beige		1.54	Negative	0.02 +/- 0.04
48	First	B	Room 3	Wall	Plaster	INTACT	Beige		1	Negative	0.01 +/- 0.02
49	First	C	Room 3	Wall	Plaster	INTACT	Beige		2.63	Negative	0.06 +/- 0.05
50	First	D	Room 3	Wall	Plaster	INTACT	Beige		1.66	Negative	0.03 +/- 0.03
51	First	Center	Room 3	Ceiling	Plaster	INTACT	White		1.78	Negative	0.04 +/- 0.05
52	First	Center	Dining Room 4	Ceiling	Plaster	INTACT	White		2.49	Negative	0.03 +/- 0.06
53	First	A	Dining Room 4	Wall	Plaster	INTACT	Grey		7.49	Negative	0.12 +/- 0.25
54	First	B	Dining Room 4	Wall	Plaster	INTACT	Grey		1	Negative	0.01 +/- 0.06
55	First	D	Dining Room 4	Wall	Plaster	INTACT	Grey		3.47	Negative	0.05 +/- 0.06
56	First	C	Dining Room 4	Wall	Plaster	POOR	Grey		5.33	Negative	0.1 +/- 0.19
57	First	C	Dining Room 4	Wall Register	Metal	POOR	Grey		1	Negative	0.01 +/- 0.03
58	First	C	Dining Room 4	Baseboard	Wood	INTACT	Clear / Stain		1.01	Negative	0.09 +/- 0.09
59	First	A	Dining Room 4	Win. Casing	Wood	INTACT	Clear / Stain		1	Negative	0.09 +/- 0.09
60	First	A	Dining Room 4	Win. Sill/Stool	Wood	INTACT	Clear / Stain		1	Negative	0.11 +/- 0.1
61	First	A	Dining Room 4	Win. Apron	Wood	INTACT	Clear / Stain		1	Negative	0.1 +/- 0.1
62	First	A	Dining Room 4	Win. Stop	Wood	INTACT	Clear / Stain		1	Negative	0.08 +/- 0.08
63	First	A	Dining Room 4	Win. Sash	Wood	INTACT	Clear / Stain		1.05	Negative	0.09 +/- 0.09
64	First	A	Dining Room 4	Win. parting strip in	Wood	INTACT	Clear / Stain		1.17	Negative	0.1 +/- 0.11
65	First	A	Dining Room 4	Win. Well/Trough	Wood	POOR	White		3.57	Positive	11.9 +/- 9.2
66	First	A	Dining Room 4	Window Parting Strip	Wood	POOR	White		2.53	Positive	4.1 +/- 2.8
67	First	A	Dining Room 4	Window Blind Stop	Wood	POOR	White		2.8	Positive	4.1 +/- 2.9
68	First	C	Dining Room 4	Door Casing	Wood	POOR	Clear / Stain		1.4	Negative	0.15 +/- 0.14
69	First	C	Dining Room 4	Door Jamb	Wood	POOR	Clear / Stain		1	Negative	0.08 +/- 0.09
70	First	A	Kitchen 5	Door Casing	Wood	POOR	White		4.58	Negative	0.11 +/- 0.24
71	First	A	Kitchen 5	Baseboard	Wood	POOR	White		2.74	Negative	0.03 +/- 0.09
72	First	B	Kitchen 5	Door Stop	Wood	POOR	White		4.35	Negative	0.17 +/- 0.22
73	First	B	Kitchen 5	Door Stop	Wood	POOR	White		3.54	Positive	1.8 +/- 0.7
74	First	C	Kitchen 5	Win. Well/Trough	Wood	POOR	White		3.19	Positive	1.5 +/- 0.5

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX A

All Paint Samples Taken - In Order Sampled

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

Client		Genesee County Land bank										
Survey Location:		2201 Joliet, Flint, Michigan, 48504										
Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #	P-03245			Job#	138158		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm² +/- Precision	
75	First	C	Kitchen 5	Window Blind Stop	Wood	POOR	White		2.33	Positive	1.8 +/- 0.7	
76	First	C	Kitchen 5	Window Parting Strip	Wood	POOR	White		3.21	Positive	2.6 +/- 1.2	
77	First	C	Kitchen 5	Win. Sash	Wood	POOR	White		3.67	Negative	0.04 +/- 0.13	
78	First	C	Kitchen 5	Win. Casing	Wood	INTACT	White		2.52	Negative	0.04 +/- 0.11	
79	First	C	Kitchen 5	Window Apron	Wood	INTACT	White		6.16	Negative	0.08 +/- 0.25	
80	First	C	Kitchen 5	Window Stop	Wood	INTACT	White		5.97	Negative	0.1 +/- 0.28	
81	First	C	Kitchen 5	Window Parting Strip in	Wood	INTACT	White		1.38	Negative	0.01 +/- 0.04	
82	First	C	Kitchen 5	Window Sill	Wood	POOR	White		1.24	Negative	0.02 +/- 0.04	
83	First	D	Kitchen 5	Cabinet Out	Wood	POOR	White		1	Negative	0 +/- 0.02	
84	First	D	Kitchen 5	Cabinet Door	Wood	POOR	White		1	Negative	0 +/- 0.02	
85	First	D	Kitchen 5	Cabinet shelf	Wood	POOR	Pink		1	Negative	0 +/- 0.02	
86	First	D	Kitchen 5	Wall	Plaster	POOR	White		4.53	Negative	0.03 +/- 0.11	
87	First	A	Kitchen 5	Wall	Plaster	POOR	White		7.28	Negative	0.06 +/- 0.2	
88	First	B	Kitchen 5	Wall	Plaster	POOR	White		10	Negative	0.08 +/- 0.13	
89	First	C	Kitchen 5	Wall	Plaster	POOR	White		10	Negative	0.08 +/- 0.15	
90	First	Center	Kitchen 5	Ceiling	Plaster	POOR	White		1	Negative	0.01 +/- 0.02	
91	First	B	Kitchen 5	Clos. Door	Wood	POOR	Beige		1	Negative	0 +/- 0.02	
92	First	B	Kitchen 5	Clos. Baseboard	Wood	POOR	Beige		1	Negative	0 +/- 0.02	
93	Basement	D	Stairwell 6	Door Jamb	Wood	POOR	White		5.75	Positive	1.9 +/- 0.8	
94	Basement	A	Stairwell 6	Lower wall beam	Wood	POOR	White		7.74	Positive	2.1 +/- 0.8	
95	Basement	A	Stairwell 6	Railing	Wood	POOR	White		2.23	Positive	1.7 +/- 0.7	
96	Basement	A	Stairwell 6	Support pole	Wood	POOR	White		2.17	Negative	0.8 +/- 0.2	
97	Basement	Center	Stairwell 6	Stair Riser	Wood	POOR	White		2.5	Negative	0.5 +/- 1	
98	Basement	C	Stairwell 6	Wall beam	Wood	POOR	White		4.14	Positive	1 +/- 0.2	
99	Basement	C	Stairwell 6	Clothes rack board	Wood	POOR	White		8.27	Positive	1.9 +/- 0.8	
100	Basement	C	Stairwell 6	Door	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02	
101	Basement	C	Stairwell 6	Door Casing	Wood	POOR	Clear / Stain		3.21	Negative	0.03 +/- 0.1	
102	Basement	C	Stairwell 6	Door Jamb	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02	
103	Basement	C	Stairwell 6	Wall	Plaster	POOR	Blue		6.33	Positive	2 +/- 0.9	
104	Basement	D	Stairwell 6	Wall	Plaster	POOR	Blue		9.27	Positive	2.5 +/- 1.5	
105	Basement	A	Stairwell 6	Wall	Plaster	POOR	Blue		7.41	Positive	1.6 +/- 0.6	
106	Basement	Center	Stairwell 6	Ceiling	Plaster	POOR	Blue		7.16	Positive	2.2 +/- 0.9	
107	Basement	A	Basement 7	Wall	Cinder Block	POOR	White		1.38	Negative	0.01 +/- 0.02	
108	Basement	B	Basement 7	Wall	Cinder Block	POOR	White		1.15	Negative	0.01 +/- 0.02	
109	Basement	C	Basement 7	Wall	Cinder Block	POOR	White		1	Negative	0 +/- 0.02	
110	Basement	D	Basement 7	Wall	Drywall	POOR	White		1	Negative	0 +/- 0.02	
111	Basement	Center	Basement 7	Ceiling	Drywall	POOR	White		1	Negative	0 +/- 0.02	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX A

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Survey Date:		08/23/11									
Inspector:		Kami LaFord			License #	P-03245			Job#	138158	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm² +/- Precision
112	Basement	Center	Basement 7	Floor	Concrete	POOR	White		3.54	Negative	0.03 +/- 0.05
113	Basement	C	Basement 7	Stair wall	Wood	POOR	Blue		1.63	Negative	0.01 +/- 0.05
114	Basement	C	Basement 7	Support pole	Metal	POOR	Blue		4.75	Negative	0.7 +/- 0.2
115	Basement	Ceiling	Basement 7	Support Beam	Wood	POOR	Blue		1	Negative	0 +/- 0.04
116	Basement	Ceiling	Basement 7	Support Beam	Wood	POOR	Blue		1	Negative	0 +/- 0.02
117	Basement	C	Basement 7	Win. Sash	Wood	POOR	White		3.79	Negative	0.26 +/- 0.29
118	Basement	C	Basement 7	Win. Sill/Stool	Wood	POOR	White		2.62	Negative	0.3 +/- 0.31
119	Basement	B	Basement 7	Wall board	Wood	POOR	Beige		1.65	Negative	0.01 +/- 0.04
120	Basement	Center	Utility Room 8	Floor	Concrete	POOR	Grey		1	Negative	0.01 +/- 0.02
121	Basement	C	Utility Room 8	Wall	Cinder Block	POOR	Blue		3.73	Negative	0.05 +/- 0.11
122	Basement	A	Utility Room 8	Wall	Cinder Block	POOR	Beige		2.98	Negative	0.01 +/- 0.03
123	Basement	D	Utility Room 8	Wall	Cinder Block	POOR	White		5.96	Negative	0.04 +/- 0.07
124	Basement	D	Utility Room 8	drain pipe	Metal	POOR	White		1	Negative	0.01 +/- 0.02
125	Basement	D	Utility Room 8	Chimney	Brick	POOR	White		1.71	Negative	0.01 +/- 0.02
126	Basement	D	Utility Room 8	Wall peg board	Wood	POOR	White		1.34	Negative	0.02 +/- 0.05
127	Second	A	Stairwell 9	Stair Stringer	Wood	INTACT	Clear / Stain		1	Negative	0.07 +/- 0.08
128	Second	A	Stairwell 9	Newel Post	Wood	POOR	Clear / Stain		1	Negative	0.08 +/- 0.08
129	Second	A	Stairwell 9	Railing	Wood	POOR	Clear / Stain		1	Negative	0.09 +/- 0.09
130	Second	A	Stairwell 9	Baluster	Wood	POOR	Clear / Stain		1.02	Negative	0.12 +/- 0.11
131	Second	Center	Stairwell 9	Stair Tread	Wood	POOR	Clear / Stain		1.99	Negative	0.08 +/- 0.13
132	Second	Center	Stairwell 9	Stair Riser	Wood	POOR	Clear / Stain		1	Negative	0.03 +/- 0.06
133	Second	C	Stairwell 9	Baseboard	Wood	POOR	Clear / Stain		1	Negative	0.03 +/- 0.05
134	Second	C	Stairwell 9	Win. Apron	Wood	INTACT	Clear / Stain		1	Negative	0.06 +/- 0.07
135	Second	C	Stairwell 9	Win. Casing	Wood	INTACT	Clear / Stain		1.51	Negative	0.12 +/- 0.13
136	Second	C	Stairwell 9	Win. Sill/Stool	Wood	POOR	Clear / Stain		2.17	Negative	0.18 +/- 0.2
137	Second	C	Stairwell 9	Win. Sash	Wood	POOR	Clear / Stain		1.63	Negative	0.17 +/- 0.17
138	Second	C	Stairwell 9	Win. Stop	Wood	POOR	Clear / Stain		1	Negative	0.06 +/- 0.08
139	Second	B	Stairwell 9	Door	Wood	POOR	Clear / Stain		1.01	Negative	0.07 +/- 0.08
140	Second	B	Stairwell 9	Door Casing	Wood	POOR	Clear / Stain		1.09	Negative	0.08 +/- 0.09
141	Second	B	Stairwell 9	Door Jamb	Wood	POOR	Clear / Stain		1.05	Negative	0.07 +/- 0.09
142	Second	B	Stairwell 9	Door Stop	Wood	POOR	Clear / Stain		1.09	Negative	0.09 +/- 0.09
143	Second	B	Stairwell 9	Clos. Shelf support	Wood	POOR	Clear / Stain		1.16	Negative	0.08 +/- 0.09
144	Second	B	Stairwell 9	Clos. Baseboard	Wood	POOR	Clear / Stain		1.33	Negative	0.11 +/- 0.12
145	Second	B	Stairwell 9	Clos. floor	Wood	POOR	Clear / Stain		1	Negative	0.06 +/- 0.08
146	Second	C	Stairwell 9	Win. Well/Trough	Wood	POOR	White		2.64	Positive	3 +/- 1.8
147	Second	C	Stairwell 9	Window Blind Stop	Wood	POOR	White		2.9	Positive	9.5 +/- 7.9
148	Second	C	Stairwell 9	Window Parting Strip	Wood	POOR	White		3.65	Positive	13.7 +/- 10.1

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Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #	P-03245			Job#	138158		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
149	Second	C	Stairwell 9	Window Sash Ext.	Wood	POOR	White		3.32	Positive	5.1 +/- 3.9	
150	Second	B	Stairwell 9	Clos. Wall	Plaster	POOR	White		2.91	Negative	0.07 +/- 0.11	
151	Second	C	Stairwell 9	Wall	Plaster	INTACT	White		1.34	Negative	0.02 +/- 0.04	
152	Second	A	Stairwell 9	Wall	Plaster	INTACT	White		1.49	Negative	0.02 +/- 0.02	
153	Second	B	Stairwell 9	Wall	Plaster	INTACT	White		2.44	Negative	0.05 +/- 0.08	
154	Second	Center	Stairwell 9	Ceiling	Plaster	INTACT	White		2.6	Negative	0.06 +/- 0.05	
155	Second	Center	Bathroom 10	Ceiling	Plaster	POOR	White		9.04	Positive	3.5 +/- 2.2	
156	Second	A	Bathroom 10	Wall	Plaster	POOR	White		1	Positive	2.3 +/- 1	
157	Second	B	Bathroom 10	Wall	Plaster	POOR	White		1	Negative	0 +/- 0.02	
158	Second	C	Bathroom 10	Wall	Plaster	POOR	White		10	Positive	2.7 +/- 1.6	
159	Second	D	Bathroom 10	Wall	Plaster	POOR	White		10	Positive	3.4 +/- 2.3	
160	Second	B	Bathroom 10	Wall	Plaster	POOR	White		10	Positive	3.5 +/- 2.1	
161	Second	C	Bathroom 10	Clos. Wall	Plaster	POOR	Blue		5.74	Positive	2.9 +/- 1.8	
162	Second	C	Bathroom 10	Bathtub	Porcelain	POOR	White		6.38	Negative	0.15 +/- 0.56	
163	Second	C	Bathroom 10	Cabinet Drawer	Wood	POOR	White		1.05	Negative	0.02 +/- 0.04	
164	Second	C	Bathroom 10	Cabinet shelf	Wood	POOR	White		2.54	Negative	0.06 +/- 0.13	
165	Second	B	Bathroom 10	Door	Wood	POOR	White		4.47	Positive	1.5 +/- 0.5	
166	Second	B	Bathroom 10	Door Jamb	Wood	POOR	White		4.64	Negative	0.4 +/- 0.2	
167	Second	B	Bathroom 10	Door Casing	Wood	FAIR	White		1	Negative	0 +/- 0.02	
168	Second	D	Bathroom 10	Win. Apron	Wood	FAIR	White		1	Negative	0 +/- 0.02	
169	Second	D	Bathroom 10	Win. Casing	Wood	POOR	White		2.88	Negative	0.02 +/- 0.07	
170	Second	D	Bathroom 10	Window Sill	Wood	POOR	White		7.75	Positive	2.7 +/- 1.6	
171	Second	D	Bathroom 10	Win. Sash	Wood	POOR	White		9.13	Positive	2.6 +/- 1.4	
172	Second	D	Bathroom 10	Win. channel	Wood	POOR	White		5.19	Positive	2.6 +/- 1.5	
173	Second	D	Bathroom 10	Window Parting Strip	Wood	POOR	White		6.55	Positive	3.2 +/- 2.1	
174	Second	D	Bathroom 10	Win. Well/Trough	Wood	POOR	White		8.97	Positive	2.5 +/- 1.4	
175	Second	D	Bathroom 10	Window Blind Stop	Wood	POOR	White		10	Negative	0.9 +/- 1.1	
176	Second	D	Exterior House 16	Soffit	Wood	POOR	White		3.29	Positive	11.7 +/- 9.6	
177	Second	D	Exterior House 16	Fascia Board	Wood	POOR	White		5.04	Positive	13.1 +/- 9.8	
178	Second	D	Exterior House 16	Wall	Wood	POOR	Brown		1.17	Negative	0.19 +/- 0.14	
179	Second	D	Exterior House 16	Win. Sill/Stool	Wood	POOR	White		1.7	Negative	0.7 +/- 0.2	
180	Second	D	Exterior House 16	Win. Sill/Stool	Wood	POOR	White		4.35	Positive	11.4 +/- 9.4	
181	Second	D	Exterior House 16	Upper Trim	Wood	POOR	White		4.44	Positive	7.4 +/- 5.7	
182	Second	A	Bedroom 11	Win. Apron	Wood	INTACT	White		2.91	Negative	0.4 +/- 0.4	
183	Second	A	Bedroom 11	Win. Casing	Wood	INTACT	White		3.5	Negative	0.5 +/- 0.4	
184	Second	A	Bedroom 11	Win. Sill/Stool	Wood	POOR	White		4.7	Negative	0.5 +/- 0.4	
185	Second	A	Bedroom 11	Win. Stop	Wood	POOR	White		3.41	Negative	0.5 +/- 0.4	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

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Inspector:		Kami LaFord			License #	P-03245			Job#	138158		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
186	Second	A	Bedroom 11	Win. Sash	Wood	POOR	White		2.32	Negative	0.27 +/- 0.26	
187	Second	A	Bedroom 11	Win. Well/Trough	Wood	POOR	White		8.9	Positive	19.4 +/- 12.9	
188	Second	A	Bedroom 11	Window Blind Stop	Wood	POOR	White		5.95	Positive	18.7 +/- 12.5	
189	Second	A	Bedroom 11	Window Parting Strip	Wood	POOR	White		8.28	Positive	18.6 +/- 12.7	
190	Second	A	Bedroom 11	Baseboard	Wood	POOR	White		2.46	Negative	0.1 +/- 0.3	
191	Second	C	Bedroom 11	Door Casing	Wood	POOR	White		1.94	Negative	0.19 +/- 0.19	
192	Second	C	Bedroom 11	Door Jamb	Wood	POOR	White		2.97	Negative	0.28 +/- 0.31	
193	Second	C	Bedroom 11	Door Stop	Wood	POOR	Clear / Stain		1.38	Negative	0.15 +/- 0.14	
194	Second	C	Bedroom 11	Clos. Shelf	Wood	POOR	White		2.28	Negative	0.12 +/- 0.17	
195	Second	C	Bedroom 11	Clos. Shelf Support	Wood	POOR	White		3.07	Negative	0.24 +/- 0.28	
196	Second	C	Bedroom 11	Closet Clothes Rod	Wood	POOR	White		4.78	Negative	0.13 +/- 0.28	
197	Second	C	Bedroom 11	Closet 'Door Casing	Wood	POOR	White		1.41	Negative	0.21 +/- 0.17	
198	Second	C	Bedroom 11	Clos. Wall	Plaster	POOR	White		2.59	Negative	0.1 +/- 0.16	
199	Second	Center	Bedroom 11	Ceiling	Plaster	INTACT	White		2.94	Negative	0.08 +/- 0.11	
200	Second	A	Bedroom 11	Wall	Plaster	INTACT	Red		7.82	Negative	0.24 +/- 0.37	
201	Second	C	Bedroom 11	Wall	Plaster	INTACT	Red		7.11	Negative	0.23 +/- 0.3	
202	Second	D	Bedroom 11	Wall	Plaster	INTACT	Red		4.37	Negative	0.12 +/- 0.1	
203	Second	B	Bedroom 11	Wall	Plaster	FAIR	Red		2.78	Negative	0.07 +/- 0.11	
204	Second	B	Bedroom 11	Floor	Wood	POOR	Clear / Stain		3.57	Negative	0.03 +/- 0.11	
205	Second	Center	Bedroom 12	Floor	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02	
206	Second	Center	Bedroom 12	Ceiling	Plaster	POOR	Beige		2.63	Negative	0.16 +/- 0.18	
207	Second	A	Bedroom 12	Wall	Plaster	POOR	Beige		5.11	Negative	0.4 +/- 0.4	
208	Second	D	Bedroom 12	Wall	Plaster	POOR	Beige		6.89	Negative	0.4 +/- 0.5	
209	Second	B	Bedroom 12	Wall	Plaster	POOR	Beige		3.33	Negative	0.23 +/- 0.23	
210	Second	C	Bedroom 12	Wall	Plaster	POOR	Beige		2.67	Negative	0.08 +/- 0.12	
211	Second	B	Bedroom 12	Clos. Wall	Plaster	POOR	White		2	Negative	0.17 +/- 0.16	
212	Second	B	Bedroom 12	Clos. Baseboard	Wood	POOR	White		1.98	Negative	0.16 +/- 0.18	
213	Second	B	Bedroom 12	Closet'Door Casing	Wood	POOR	White		1.88	Negative	0.12 +/- 0.15	
214	Second	B	Bedroom 12	Closet 'Door Jamb	Wood	POOR	White		3.28	Negative	0.27 +/- 0.32	
215	Second	B	Bedroom 12	Closet'Clothes Rod	Wood	POOR	White		2.27	Negative	0.17 +/- 0.2	
216	Second	B	Bedroom 12	Clos. Shelf support	Wood	POOR	White		4.14	Negative	0.4 +/- 0.4	
217	Second	A	Bedroom 12	Win. Casing	Wood	POOR	White		4.73	Negative	0.5 +/- 0.4	
218	Second	A	Bedroom 12	Window Stool	Wood	POOR	White		2.8	Negative	0.4 +/- 0.3	
219	Second	A	Bedroom 12	Window Sash	Wood	POOR	White		2.09	Negative	0.24 +/- 0.23	
220	Second	A	Bedroom 12	Window Stop	Wood	POOR	White		3.72	Negative	0.3 +/- 0.14	
221	Second	A	Bedroom 12	Window Apron	Wood	POOR	White		3.46	Negative	0.5 +/- 0.5	
222	Second	A	Bedroom 12	Win. Casing	Wood	POOR	White		3.32	Negative	0.26 +/- 0.12	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX A

All Paint Samples Taken - In Order Sampled

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

Client		Genesee County Land bank										
Survey Location:		2201 Joliet, Flint, Michigan, 48504										
Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #	P-03245			Job#	138158		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
223	Second	A	Bedroom 12	Win. Well/Trough	Wood	POOR	White		6.24	Positive	14.8 +/- 11	
224	Second	A	Bedroom 12	Window Blind Stop	Wood	POOR	White		3.8	Positive	6.2 +/- 4.7	
225	Second	A	Bedroom 12	Window Parting Strip	Wood	POOR	White		6.9	Positive	14.8 +/- 10.8	
226	Second	A	Bedroom 12	Window Sash Ext.	Wood	POOR	White		7.1	Positive	9.3 +/- 7.9	
227	Second	D	Bedroom 12	Wall Register	Metal	POOR	White		1.28	Negative	0.05 +/- 0.07	
228	Second	D	Bedroom 12	Wall Register	Metal	POOR	Beige		2.15	Negative	0.08 +/- 0.12	
229	Second	C	Bedroom 12	Door	Plaster	POOR	Clear / Stain		1	Negative	0.08 +/- 0.09	
230	Second	D	Bedroom 13	Door	Plaster	POOR	Clear / Stain		1.75	Negative	0.16 +/- 0.17	
231	Second	D	Bedroom 13	Door Stop	Plaster	POOR	Clear / Stain		1	Negative	0.13 +/- 0.11	
232	Second	D	Bedroom 13	Door Jamb	Wood	POOR	White		2.12	Negative	0.22 +/- 0.22	
233	Second	D	Bedroom 13	Baseboard	Wood	POOR	White		6.05	Negative	0.4 +/- 0.6	
234	Second	C	Bedroom 13	Win. Casing	Wood	POOR	White		4.78	Negative	0.27 +/- 0.4	
235	Second	C	Bedroom 13	Window Apron	Wood	POOR	White		4.63	Negative	0.4 +/- 0.4	
236	Second	C	Bedroom 13	Window Stop	Wood	POOR	White		4.4	Negative	0.29 +/- 0.15	
237	Second	C	Bedroom 13	Window Sash	Wood	POOR	White		3.58	Negative	0.22 +/- 0.3	
238	Second	C	Bedroom 13	Window Sill	Wood	POOR	White		3.28	Negative	0.18 +/- 0.25	
239	Second	B	Bedroom 13	Win. Well/Trough	Wood	POOR	Blue		6.73	Positive	11.8 +/- 9.5	
240	Second	B	Bedroom 13	Win. Blind Stop	Wood	POOR	White		5.37	Positive	8.9 +/- 7.8	
241	Second	B	Bedroom 13	Window Parting Strip	Wood	POOR	White		2.77	Positive	6.7 +/- 4.7	
242	Second	D	Bedroom 13	Clos. Baseboard	Wood	POOR	White		7.57	Negative	0.8 +/- 0.6	
243	Second	D	Bedroom 13	Clos. Shelf support	Wood	POOR	White		2.75	Negative	0.4 +/- 0.3	
244	Second	D	Bedroom 13	Clos. Door	Wood	POOR	Clear / Stain		1	Negative	0.05 +/- 0.07	
245	Second	Center	Bedroom 13	Floor	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02	
246	Second	Center	Bedroom 13	Ceiling	Plaster	INTACT	White		6.49	Negative	0.06 +/- 0.19	
247	Second	A	Bedroom 13	Wall	Plaster	INTACT	White		5.43	Negative	0.05 +/- 0.18	
248	Second	B	Bedroom 13	Wall	Plaster	INTACT	White		2.24	Negative	0.02 +/- 0.05	
249	Second	C	Bedroom 13	Wall	Plaster	INTACT	White		10	Negative	0.15 +/- 0.16	
250	Second	D	Bedroom 13	Wall	Plaster	INTACT	White		7.61	Negative	0.11 +/- 0.23	
251	Second	D	Bedroom 13	Clos. Wall	Plaster	INTACT	Beige		6.87	Negative	0.12 +/- 0.21	
252	Second	B	Hallway 14	Clos. Wall	Plaster	INTACT	White		1.43	Negative	0.7 +/- 0.1	
253	Second	B	Hallway 14	Wall	Plaster	INTACT	White		1.02	Negative	0.01 +/- 0.03	
254	Second	A	Hallway 14	Wall	Plaster	INTACT	White		1.6	Negative	0.02 +/- 0.09	
255	Second	C	Hallway 14	Wall	Plaster	INTACT	White		3.13	Negative	0.08 +/- 0.41	
256	Second	D	Hallway 14	Wall	Plaster	INTACT	White		1	Negative	0.01 +/- 0.06	
257	Second	Center	Hallway 14	Ceiling	Plaster	INTACT	White		1	Negative	0.01 +/- 0.05	
258	Second	Center	Hallway 14	Attic Cover	Wood	INTACT	Clear / Stain		1	Negative	0.08 +/- 0.09	
259	Second	A	Hallway 14	Door Casing	Wood	INTACT	Clear / Stain		1.26	Negative	0.14 +/- 0.13	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX A

All Paint Samples Taken - In Order Sampled

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

Client		Genesee County Land bank									
Survey Location:		2201 Joliet, Flint, Michigan, 48504									
Survey Date:		08/23/11									
Inspector:		Kami LaFord			License #	P-03245			Job#	138158	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm² +/- Precision
260	Second	A	Hallway 14	Door Jamb	Wood	INTACT	Clear / Stain		1	Negative	0.07 +/- 0.08
261	Second	A	Hallway 14	Baseboard	Wood	INTACT	Clear / Stain		1.02	Negative	0.14 +/- 0.12
262	Second	B	Hallway 14	Clos. Door	Wood	INTACT	Clear / Stain		1.76	Negative	0.19 +/- 0.18
263	Second	B	Hallway 14	Clos. Shelf	Wood	INTACT	White		1.34	Negative	0.15 +/- 0.14
264	Second	B	Hallway 14	Baseboard	Wood	POOR	Clear / Stain		1.39	Negative	0.04 +/- 0.07
265	First	A	Ext. Garage 15	Door Casing	Wood	POOR	White		4.84	Positive	1.7 +/- 0.6
266	First	A	Ext. Garage 15	Door Jamb	Wood	POOR	White		4.32	Positive	2.2 +/- 0.8
267	First	A	Ext. Garage 15	Cornerboard	Wood	POOR	White		3.68	Positive	2 +/- 0.8
268	First	A	Ext. Garage 15	Fascia	Wood	POOR	White		4.1	Positive	1.7 +/- 0.7
269	First	B	Ext. Garage 15	Win. Jamb	Wood	POOR	White		4.96	Negative	0.7 +/- 0.2
270	First	B	Ext. Garage 15	Window Apron	Wood	POOR	White		5.39	Positive	1.2 +/- 0.4
271	First	B	Ext. Garage 15	Window Sill	Wood	POOR	White		4.82	Positive	1.1 +/- 0.6
272	First	B	Ext. Garage 15	Window Sash	Wood	POOR	White		2.12	Positive	1.9 +/- 0.7
273	First	B	Ext. Garage 15	Window Stop	Wood	POOR	White		3.98	Positive	1.9 +/- 0.7
274	First	B	Ext. Garage 15	Window Casing	Wood	POOR	White		4.31	Positive	2.1 +/- 0.8
275	First	A	Ext. Garage 15	Wall	Wood	POOR	Brown		1.98	Positive	1.4 +/- 0.2
276	First	B	Ext. Garage 15	Wall	Wood	POOR	Brown		3.68	Positive	2 +/- 0.8
277	First	D	Ext. Garage 15	Wall	Wood	POOR	Brown		2.12	Positive	1.9 +/- 0.7
278	First	C	Ext. Garage 15	Wall	Wood	POOR	Brown		1.8	Negative	0.7 +/- 0.3
279	First	C	Ext. Garage 15	Wall	Wood	POOR	Brown		4.32	Positive	2.2 +/- 0.8
280	First	D	Ext. Garage 15	Wall	Wood	POOR	Brown		1.5	Negative	0.7 +/- 0.3
281	First	D	Ext. Garage 15	Rain gutter	Metal	POOR	White		1.44	Negative	0.23 +/- 0.13
282	First	D	Ext. Garage 15	Rafter	Wood	POOR	Brown		1.42	Negative	0.5 +/- 0.3
283	First	D	Ext. Garage 15	Fascia Board	Wood	POOR	Brown		1.33	Negative	0.5 +/- 0.3
284	First	C	Exterior House 16	Soffit	Wood	POOR	White		1	Negative	0 +/- 0.02
285	First	C	Exterior House 16	Door Jamb	Wood	POOR	White		1	Negative	0 +/- 0.02
286	First	C	Exterior House 16	Door lintel	Metal	POOR	White		2.58	Negative	0.3 +/- 0.3
287	First	C	Exterior House 16	Win. Stop	Wood	POOR	White		1.61	Positive	2.3 +/- 1.3
288	First	C	Exterior House 16	Win. Sill/Stool	Wood	POOR	White		2.46	Positive	3.5 +/- 2.3
289	First	C	Exterior House 16	Win. Casing	Wood	POOR	White		5.04	Positive	8.6 +/- 7.5
290	First	A	Exterior House 16	Middle wall trim	Wood	POOR	White		4.37	Positive	6.6 +/- 5.4
291	First	A	Exterior House 16	Win. lintel	Metal	POOR	White		4.73	Positive	8.7 +/- 7.1
292	First	A	Exterior House 16	Door Casing	Wood	POOR	White		5.21	Positive	9 +/- 6.2
293	First	A	Exterior House 16	Porch Ceiling	Wood	POOR	White		5.12	Positive	10.5 +/- 8.7
294	First	A	Exterior House 16	Porch Ceiling	Wood	POOR	White		5.77	Positive	11.6 +/- 9.5
295	First	A	Exterior House 16	Porch wall beam	Wood	POOR	White		1.87	Negative	0.26 +/- 0.22

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX A

All Paint Samples Taken - In Order Sampled

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

Client		Genesee County Land bank									
Survey Location:		2201 Joliet, Flint, Michigan, 48504									
Survey Date:		08/23/11									
Inspector:		Kami LaFord			License #	P-03245			Job#	138158	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm² +/- Precision
296	First	A	Exterior House 16	Porch decorative support	Metal	POOR	Black		1	Negative	0.02 +/- 0.04
297	First	A	Exterior House 16	Porch Support Column	Metal	POOR	Black		1	Negative	0 +/- 0.02
298	First	A	Exterior House 16	Porch Railing Cap	Metal	POOR	Black		1	Negative	0 +/- 0.02
299	First	A	Exterior House 16	Address Sign	Wood	POOR	White		1.97	Negative	0.02 +/- 0.12
300	First	A	Exterior House 16	Porch soffit	Wood	POOR	White		3.32	Positive	6.6 +/- 5.1
301	First	A	Exterior House 16	Porch fascia	Wood	POOR	White		5.14	Positive	9 +/- 7.8
302	First	A	Grounds 17	Landscape Brick	Brick	POOR	White		1	Negative	0 +/- 0.02
303			Calibrate						1.05	Positive	1.1 +/- 0.1
304			Calibrate						1.07	Positive	1.1 +/- 0.1
305			Calibrate						1.06	Positive	1.1 +/- 0.1
N/A	Second	All	Exterior House 16	Rafters	Wood	POOR	White		N/A	Positive	*Assumed
N/A	Basement	All	Exterior House 16	Window Sash	Wood	POOR	All		N/A	Positive	*Assumed
N/A	Basement	All	Exterior House 16	Window Sill	Wood	POOR	All		N/A	Positive	*Assumed
N/A	Basement	All	Exterior House 16	Window Jamb	Wood	POOR	All		N/A	Positive	*Assumed
N/A	Basement	All	Exterior House 16	Window Well	Wood	POOR	All		N/A	Positive	*Assumed
N/A	Basement	All	Exterior House 16	Window Stop	Wood	POOR	All		N/A	Positive	*Assumed

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX B

Lead Paint ONLY Samples - Ordered by Room

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

Client		Genesee County Land bank										
Survey Location:		2201 Joliet, Flint, Michigan, 48504										
Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #:	P-03245			Job #:	138158		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
31	First	A	Room 3	Win. Blind Stop	Wood	POOR	White	0	2.57	Positive	3.6 +/- 2.5	
32	First	A	Room 3	Win. parting strip	Wood	POOR	White	0	2.2	Positive	9.8 +/- 7.7	
33	First	A	Room 3	Win. Well/Trough	Wood	POOR	White	0	2.87	Positive	4.6 +/- 3.2	
34	First	A	Room 3	Win. Sash ext.	Wood	POOR	White	0	4.14	Positive	13 +/- 9.8	
44	First	A	Room 3	Door Threshold	Wood	POOR	Brown	0	9.34	Positive	5.7 +/- 3.1	
45	First	A	Room 3	Door Stop	Wood	POOR	White	0	3.57	Positive	11.5 +/- 9	
65	First	A	Dining Room 4	Win. Well/Trough	Wood	POOR	White	0	3.57	Positive	11.9 +/- 9.2	
66	First	A	Dining Room 4	Window Parting Strip	Wood	POOR	White	0	2.53	Positive	4.1 +/- 2.8	
67	First	A	Dining Room 4	Window Blind Stop	Wood	POOR	White	0	2.8	Positive	4.1 +/- 2.9	
73	First	B	Kitchen 5	Door Stop	Wood	POOR	White	0	3.54	Positive	1.8 +/- 0.7	
74	First	C	Kitchen 5	Win. Well/Trough	Wood	POOR	White	0	3.19	Positive	1.5 +/- 0.5	
75	First	C	Kitchen 5	Window Blind Stop	Wood	POOR	White	0	2.33	Positive	1.8 +/- 0.7	
76	First	C	Kitchen 5	Window Parting Strip	Wood	POOR	White	0	3.21	Positive	2.6 +/- 1.2	
93	Basement	D	Stairwell 6	Door Jamb	Wood	POOR	White	0	5.75	Positive	1.9 +/- 0.8	
94	Basement	A	Stairwell 6	Lower wall beam	Wood	POOR	White	0	7.74	Positive	2.1 +/- 0.8	
95	Basement	A	Stairwell 6	Railing	Wood	POOR	White	0	2.23	Positive	1.7 +/- 0.7	
98	Basement	C	Stairwell 6	Wall beam	Wood	POOR	White	0	4.14	Positive	1 +/- 0.2	
99	Basement	C	Stairwell 6	Clothes rack board	Wood	POOR	White	0	8.27	Positive	1.9 +/- 0.8	
103	Basement	C	Stairwell 6	Wall	Plaster	POOR	Blue	0	6.33	Positive	2 +/- 0.9	
104	Basement	D	Stairwell 6	Wall	Plaster	POOR	Blue	0	9.27	Positive	2.5 +/- 1.5	
105	Basement	A	Stairwell 6	Wall	Plaster	POOR	Blue	0	7.41	Positive	1.6 +/- 0.6	
106	Basement	Center	Stairwell 6	Ceiling	Plaster	POOR	Blue	0	7.16	Positive	2.2 +/- 0.9	
146	Second	C	Stairwell 9	Win. Well/Trough	Wood	POOR	White	0	2.64	Positive	3 +/- 1.8	
147	Second	C	Stairwell 9	Window Blind Stop	Wood	POOR	White	0	2.9	Positive	9.5 +/- 7.9	
148	Second	C	Stairwell 9	Window Parting Strip	Wood	POOR	White	0	3.65	Positive	13.7 +/- 10.1	
149	Second	C	Stairwell 9	Window Sash Ext.	Wood	POOR	White	0	3.32	Positive	5.1 +/- 3.9	
155	Second	Center	Bathroom 10	Ceiling	Plaster	POOR	White	0	9.04	Positive	3.5 +/- 2.2	
156	Second	A	Bathroom 10	Wall	Plaster	POOR	White	0	1	Positive	2.3 +/- 1	
158	Second	C	Bathroom 10	Wall	Plaster	POOR	White	0	10	Positive	2.7 +/- 1.6	
159	Second	D	Bathroom 10	Wall	Plaster	POOR	White	0	10	Positive	3.4 +/- 2.3	
160	Second	B	Bathroom 10	Wall	Plaster	POOR	White	0	10	Positive	3.5 +/- 2.1	
161	Second	C	Bathroom 10	Clos. Wall	Plaster	POOR	Blue	0	5.74	Positive	2.9 +/- 1.8	
165	Second	B	Bathroom 10	Door	Wood	POOR	White	0	4.47	Positive	1.5 +/- 0.5	
170	Second	D	Bathroom 10	Window Sill	Wood	POOR	White	0	7.75	Positive	2.7 +/- 1.6	
171	Second	D	Bathroom 10	Win. Sash	Wood	POOR	White	0	9.13	Positive	2.6 +/- 1.4	
172	Second	D	Bathroom 10	Win. channel	Wood	POOR	White	0	5.19	Positive	2.6 +/- 1.5	
173	Second	D	Bathroom 10	Window Parting Strip	Wood	POOR	White	0	6.55	Positive	3.2 +/- 2.1	
174	Second	D	Bathroom 10	Win. Well/Trough	Wood	POOR	White	0	8.97	Positive	2.5 +/- 1.4	
176	Second	D	Exterior House 16	Soffit	Wood	POOR	White	0	3.29	Positive	11.7 +/- 9.6	
177	Second	D	Exterior House 16	Fascia Board	Wood	POOR	White	0	5.04	Positive	13.1 +/- 9.8	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX B

Lead Paint ONLY Samples - Ordered by Room

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

Client		Genesee County Land bank										
Survey Location:		2201 Joliet, Flint, Michigan, 48504										
Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #:	P-03245			Job #:	138158		
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm ² +/- Precision	
180	Second	D	Exterior House 16	Win. Sill/Stool	Wood	POOR	White	0	4.35	Positive	11.4 +/- 9.4	
181	Second	D	Exterior House 16	Upper Trim	Wood	POOR	White	0	4.44	Positive	7.4 +/- 5.7	
187	Second	A	Bedroom 11	Win. Well/Trough	Wood	POOR	White	0	8.9	Positive	19.4 +/- 12.9	
188	Second	A	Bedroom 11	Window Blind Stop	Wood	POOR	White	0	5.95	Positive	18.7 +/- 12.5	
189	Second	A	Bedroom 11	Window Parting Strip	Wood	POOR	White	0	8.28	Positive	18.6 +/- 12.7	
223	Second	A	Bedroom 12	Win. Well/Trough	Wood	POOR	White	0	6.24	Positive	14.8 +/- 11	
224	Second	A	Bedroom 12	Window Blind Stop	Wood	POOR	White	0	3.8	Positive	6.2 +/- 4.7	
225	Second	A	Bedroom 12	Window Parting Strip	Wood	POOR	White	0	6.9	Positive	14.8 +/- 10.8	
226	Second	A	Bedroom 12	Window Sash Ext.	Wood	POOR	White	0	7.1	Positive	9.3 +/- 7.9	
239	Second	B	Bedroom 13	Win. Well/Trough	Wood	POOR	Blue	0	6.73	Positive	11.8 +/- 9.5	
240	Second	B	Bedroom 13	Win. Blind Stop	Wood	POOR	White	0	5.37	Positive	8.9 +/- 7.8	
241	Second	B	Bedroom 13	Window Parting Strip	Wood	POOR	White	0	2.77	Positive	6.7 +/- 4.7	
265	First	A	Ext. Garage 15	Door Casing	Wood	POOR	White	0	4.84	Positive	1.7 +/- 0.6	
266	First	A	Ext. Garage 15	Door Jamb	Wood	POOR	White	0	4.32	Positive	2.2 +/- 0.8	
267	First	A	Ext. Garage 15	Cornerboard	Wood	POOR	White	0	3.68	Positive	2 +/- 0.8	
268	First	A	Ext. Garage 15	Fascia	Wood	POOR	White	0	4.1	Positive	1.7 +/- 0.7	
270	First	B	Ext. Garage 15	Window Apron	Wood	POOR	White	0	5.39	Positive	1.2 +/- 0.4	
271	First	B	Ext. Garage 15	Window Sill	Wood	POOR	White	0	4.82	Positive	1.1 +/- 0.6	
272	First	B	Ext. Garage 15	Window Sash	Wood	POOR	White	0	2.12	Positive	1.9 +/- 0.7	
273	First	B	Ext. Garage 15	Window Stop	Wood	POOR	White	0	3.98	Positive	1.9 +/- 0.7	
274	First	B	Ext. Garage 15	Window Casing	Wood	POOR	White	0	4.31	Positive	2.1 +/- 0.8	
275	First	A	Ext. Garage 15	Wall	Wood	POOR	Brown	0	1.98	Positive	1.4 +/- 0.2	
276	First	B	Ext. Garage 15	Wall	Wood	POOR	Brown	0	3.68	Positive	2 +/- 0.8	
277	First	D	Ext. Garage 15	Wall	Wood	POOR	Brown	0	2.12	Positive	1.9 +/- 0.7	
279	First	C	Ext. Garage 15	Wall	Wood	POOR	Brown	0	4.32	Positive	2.2 +/- 0.8	
287	First	C	Exterior House 16	Win. Stop	Wood	POOR	White	0	1.61	Positive	2.3 +/- 1.3	
288	First	C	Exterior House 16	Win. Sill/Stool	Wood	POOR	White	0	2.46	Positive	3.5 +/- 2.3	
289	First	C	Exterior House 16	Win. Casing	Wood	POOR	White	0	5.04	Positive	8.6 +/- 7.5	
290	First	A	Exterior House 16	Middle wall trim	Wood	POOR	White	0	4.37	Positive	6.6 +/- 5.4	
291	First	A	Exterior House 16	Win. lintel	Metal	POOR	White	0	4.73	Positive	8.7 +/- 7.1	
292	First	A	Exterior House 16	Door Casing	Wood	POOR	White	0	5.21	Positive	9 +/- 6.2	
293	First	A	Exterior House 16	Porch Ceiling	Wood	POOR	White	0	5.12	Positive	10.5 +/- 8.7	
294	First	A	Exterior House 16	Porch Ceiling	Wood	POOR	White	0	5.77	Positive	11.6 +/- 9.5	
300	First	A	Exterior House 16	Porch soffit	Wood	POOR	White	0	3.32	Positive	6.6 +/- 5.1	
301	First	A	Exterior House 16	Porch fascia	Wood	POOR	White	0	5.14	Positive	9 +/- 7.8	
N/A	Second	All	Exterior House 16	Rafters	Wood	POOR	White	0	N/A	Positive	*Assumed	
N/A	Basement	All	Exterior House 16	Window Sash	Wood	POOR	All	0	N/A	Positive	*Assumed	
N/A	Basement	All	Exterior House 16	Window Sill	Wood	POOR	All	0	N/A	Positive	*Assumed	
N/A	Basement	All	Exterior House 16	Window Jamb	Wood	POOR	All	0	N/A	Positive	*Assumed	
N/A	Basement	All	Exterior House 16	Window Well	Wood	POOR	All	0	N/A	Positive	*Assumed	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX B

Lead Paint ONLY Samples - Ordered by Room

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Survey Location:		2201 Joliet, Flint, Michigan, 48504										
Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #:		P-03245			Job #:		138158
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm² +/- Precision	
N/A	Basement	All	Exterior House 16	Window Stop	Wood	POOR	All	0	N/A	Positive	*Assumed	

ETC - ENVIRONMENTAL SERVICES WILCO ENVIRONMENTAL

APPENDIX C

Potential Future Lead Paint Hazards - Ordered by Room

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

Client		Genesee County Land bank										
Survey Location:		2201 Joliet, Flint, Michigan, 48504										
Survey Date:		08/23/11										
Inspector:		Kami LaFord			License #:		P-03245		Job #:		138158	
Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	mg/cm² +/- Precision	

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

APPENDIX D

Maps of Residence

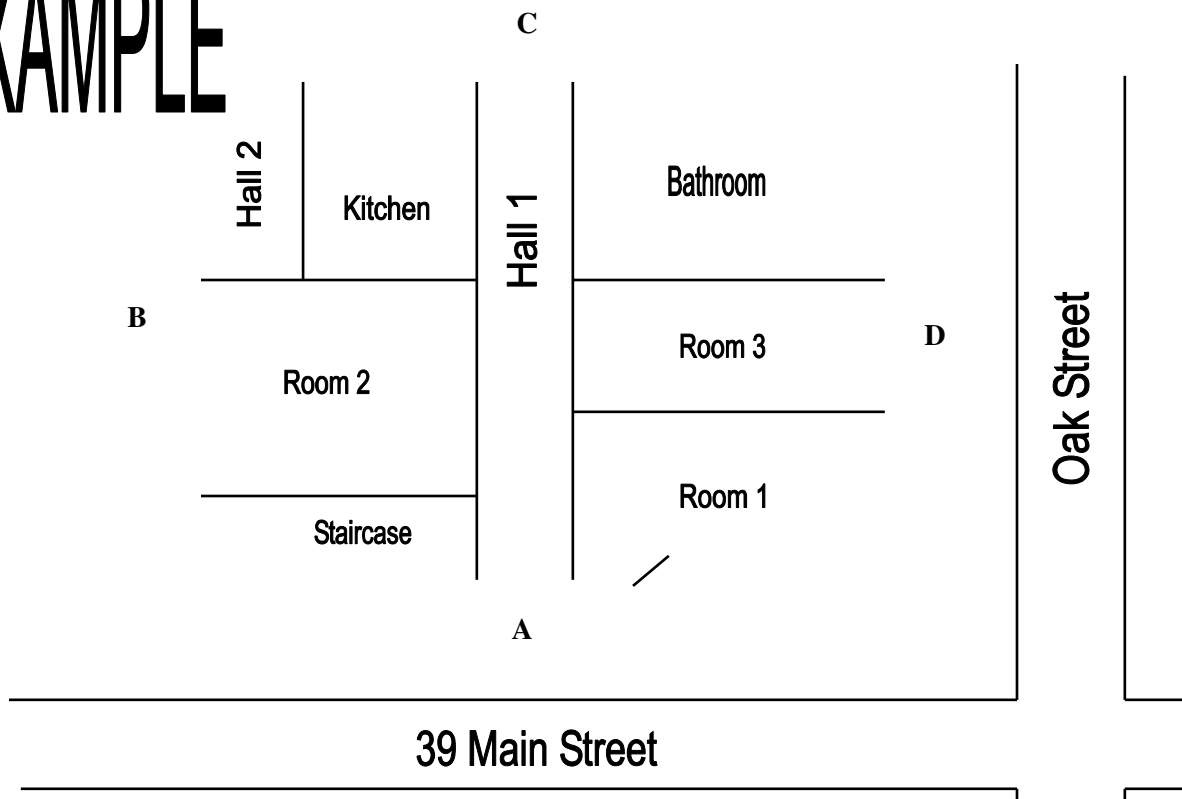
The inspection process uses a standard method of describing where lead paint is located. This is so that all parties involved will have a clear understanding as to what surfaces contain lead.

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

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

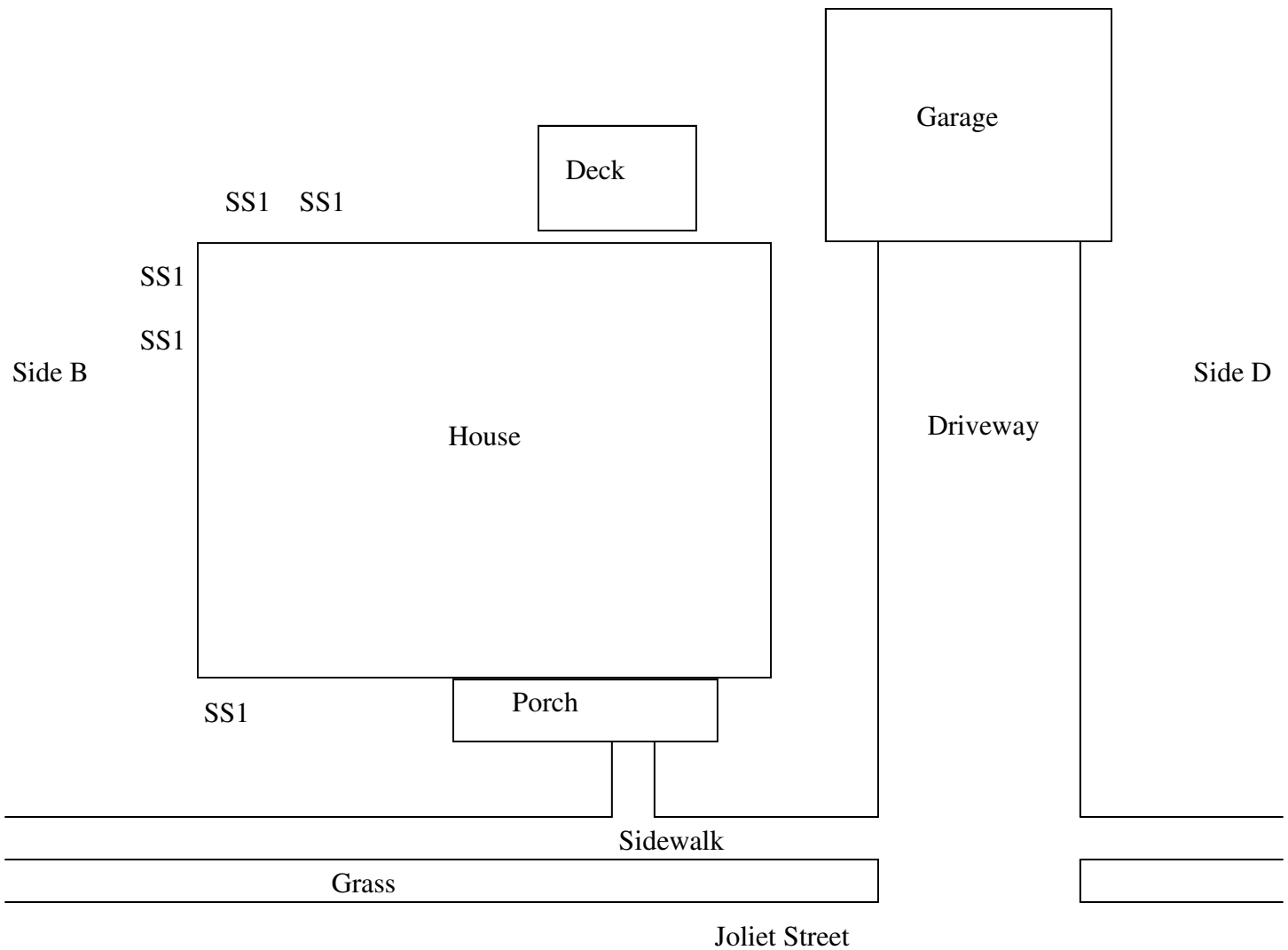
For identifying the rooms and other areas of the interior of the house, a numbering system is used. Most rooms, with the exception of the kitchen and bath could be used for different purposes. When numbers are used, deciphering which room is called what will not be required. See dwelling map and labeling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

EXAMPLE



Side C

2201 Joliet
Flint, MI 48504
Year Built: Unknown



- F = Floor Dust Wipe Sample
- S = Windowsill Dust Wipe Sample
- T = Window Trough Dust Wipe Sample
- W = Wood windows
- V = Vinyl windows
- A = Aluminum windows
- M = Metal windows
- GB = Glass block windows

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

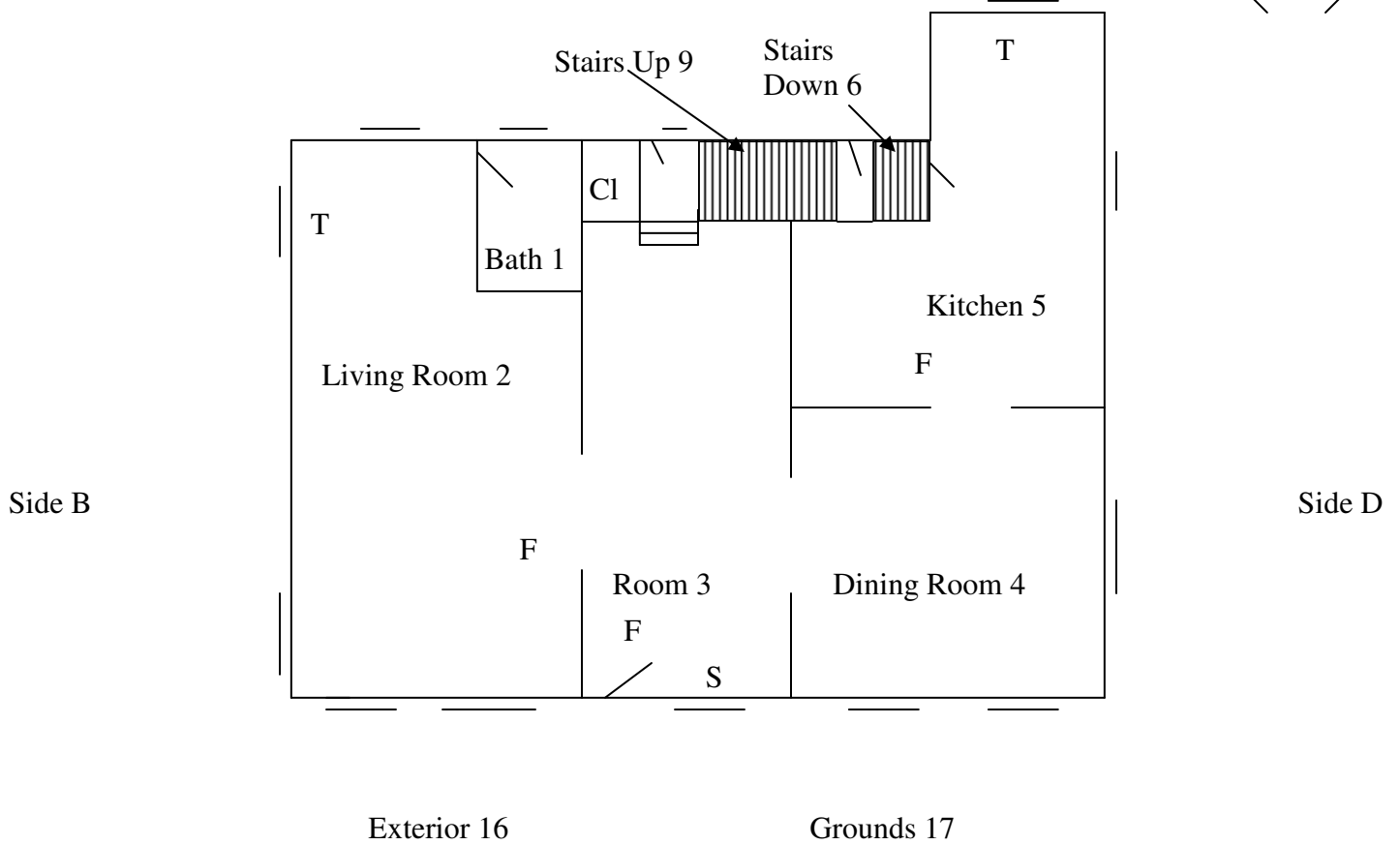
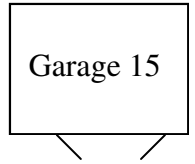
Side A

Genesee County Land Bank
138158

Side C

2201 Joliet
Flint, MI 48504
Year Built: Unknown

MAIN FLOOR



- F = Floor Dust Wipe Sample
- S = Windowsill Dust Wipe Sample
- T = Window Trough Dust Wipe Sample
- W = Wood windows
- V = Vinyl windows
- A = Aluminum windows
- M = Metal windows
- GB = Glass block windows

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

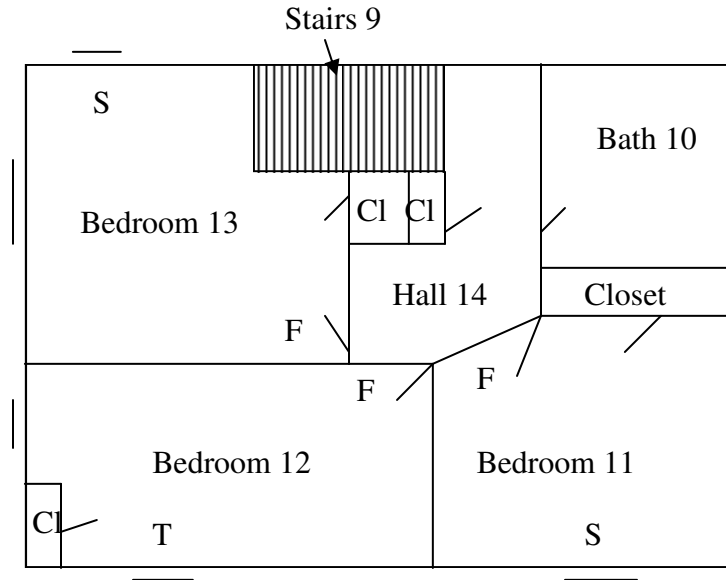
Side A

Genesee County Land Bank
138158

Side C

2201 Joliet
Flint, MI 48504
Year Built: Unknown

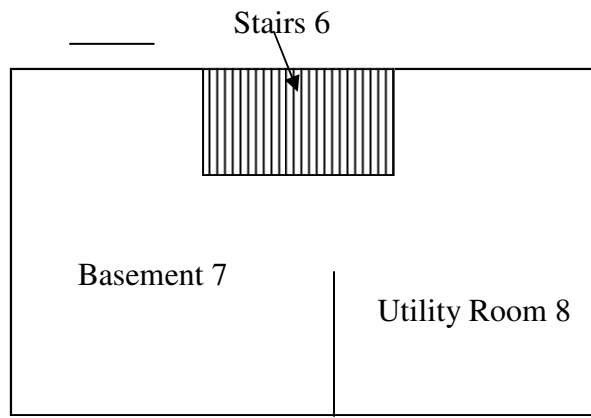
SECOND FLOOR



Side B

Side D

BASEMENT



- F = Floor Dust Wipe Sample
- S = Windowsill Dust Wipe Sample
- T = Window Trough Dust Wipe Sample
- W = Wood windows
- V = Vinyl windows
- A = Aluminum windows
- M = Metal windows
- GB = Glass block windows

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

Side A

Genesee County Land Bank
138158

APPENDIX E

Resident Questionnaire and Building Condition Form

RESIDENT QUESTIONNAIRE

This residence was VACANT at the time of the inspection

Do any children under the age of 18 live in the home?	NO
What are the ages of the children?	NA
Do any children under the age of 18 visit regularly in the home?	NO
What are the ages of the children?	NA
Any known elevated blood lead levels?	NA
Location of children (under 7) bedrooms.	NA
Where do children eat? Rm. #'s:	NA
What room are toys stored (children play)?	NA
Where do children play outdoors?	NA
Which windows are opened most often?	NA
Rooms with window air conditioners.	NONE
Have any renovation work items been completed in the last several years?	UNKNOWN
Are you planning any renovations of the home?	YES
Are you planning any landscaping activities?	UNKNOWN
Is there evidence of chewed, chipped, or peeling paints?	YES
Have any previous lead inspections/assessments been completed at this property?	UNKNOWN
Have any lead hazard control activities been conducted at this address?	UNKNOWN
Are you aware of any current lead paint hazards in this home?	NA
Has a housing code violation ever been issued for this building?	UNKNOWN
Which entrances are used most often?	NA
Do you have a vegetable garden?	NO
Is there a dog or cat in the home?	NA
How often is the house regularly cleaned?	NA
How often is the house thoroughly cleaned?	NA
What cleaning methods are used?	NA
Do any household members work in a field that might expose them to lead?	NA
If yes to 21, where are work clothes stored for cleaning?	NA
Who was interviewed for this section?	

Building Condition Form

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

Condition	Yes	No
Roof missing parts of surface covering?	X	
Roof has holes or large cracks?		X
Gutters or downspouts broken?	X	
Chimney or masonry cracked, with loose or missing components, out of plumb or otherwise deteriorated?		X
Exterior or interior walls have large cracks, or damage requiring more than routine painting?	X	
Exterior siding missing components?	X	
Water stains on interior walls or ceilings?	X	
Plaster walls deteriorated?	X	
Two or more windows or doors missing, broken or boarded up?	X	
Porch or steps have major cracks, missing materials, structural leans, or visibly unsound?		X
Foundation has damage, structural problems, leans or is unsound?		X
Are there any debris piles or other "extreme" storage issues around the yard/grounds?		X
Other conditions not listed - MOLD IN BASEMENT		
Total	7	5

APPENDIX F

Re-Evaluation Schedule Chart

**Standard Reevaluation Schedule
(See Notes to Table)**

Schedule	Evaluation Results	Action Taken	Reevaluation Frequency	Visual Survey (by owner or owner's representative)
1	Combination risk assessment/inspection finds no lead-based dust or soil and no lead-based paint	None	None	None
2	No lead-based paint hazards found during risk assessment conducted before hazard control or at clearance (hazards include dust and soil).	None	3 years	Annually and whenever information indicates a possible problem
3	The average of lead-based dust levels on all floors, interior window sills, or window troughs sampled exceeds the applicable standard, but by less than a factor of 10.	A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	1 year, 2 years	Same as Schedule 2, except for encapsulants. The first visual survey of encapsulants should be done one month after clearance; the second should be done six months later and annually thereafter.
		B. Treatments specified in section A plus replacement of all windows with lead hazards	1 year	
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3 above
		D. Removal of all lead-based paint	None	None
4	The average of lead-based dust levels on all floors, interiors window sills, or window troughs sampled exceeds the applicable standard by a factor of 10 or more	A. Interim controls and/or hazard abatement (or mixture of the two), including, but not necessarily limited to, dust removal. This schedule does not include window replacement.	6 months, 1 year, 2 years	Same as Schedule 3
		B. Treatments specified in section A plus replacement of all windows with lead hazards	6 months 2 years	Same as Schedule 3
		C. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3
		D. Removal of all lead-based paint	None	None
5	No lead-based dust or lead-based soil hazards identified, but lead-based paint or lead-based paint hazards are found.	A. Interim controls or mixture of interim controls and abatement (not including window replacement)	2 years	Same as Schedule 3
		B. Mixture of interim controls and abatement, including window replacement	3 years	Same as Schedule 3
		C. Abatement of all lead-based paint hazards, but not all lead-based paint	4 years	Same as Schedule 3
		D. Abatement of all lead-based paint using encapsulation or enclosure	None	Same as Schedule 3
		E. Removal of all lead-based paint	None	
6	Bare lead-based soil exceeds standard, but less than 5.000 μ g/g.	Interim controls	None	3 months to check new ground cover, then annually to identify new bare spots
7	Bare lead-based soil greater than or equal to 5.000 μ g/g.	Abatement (paving or removal)	None	None for removal, annually to identify new bare spots or deterioration of paving

Standard Reevaluation Schedule (continued)

Notes to Table:

When more than one schedule applies to a dwelling, use the one with the most stringent reevaluation schedule. Do not use the results of a reevaluation for Schedule 2.

A lead-based paint hazard includes deteriorated lead-based paint and leaded dust and soil above applicable standards.

The frequency of reevaluations and the interval between reevaluations depends on the findings at each reevaluation and the action taken. For example, a dwelling unit or common area falling under Schedule 3.A would be reevaluated one year after clearance. If no lead-based paint hazards are detected at that time, the unit or area would be reevaluated again two years after the first reevaluation. If no hazards are found in the second reevaluation, no further reevaluation is necessary, but annual visual monitoring should continue.

If, on the other hand, the unit or common area fails a reevaluation, a new reevaluation schedule should be determined based on the results of the reevaluation and the action taken. For instance, if the reevaluation finds deteriorated lead-based paint but no lead-contaminated dust, and the action taken is paint stabilization, Schedule 5.A would apply, which indicates that the next reevaluation should be in two years. If, however, the owner of this same property decides to abate all lead-based paint hazards instead of doing only paint stabilization, the property would move to Schedule 5.C, which calls for reevaluation four years from the date of clearance after the hazard abatement.

Following another scenario, suppose a reevaluation of this same dwelling unit or common area finds that the average dust lead levels on sampled window troughs exceeds the applicable standard by a factor of 10 or more, but no other lead-based paint hazards. The owner conducts dust removal. In this case the next reevaluation would be six months after clearance.

The initial evaluation results determine which reevaluation schedule should be applied. An initial evaluation can be a risk assessment, a risk assessment/ inspection combination, or, if the owner has opted to bypass the initial evaluation and proceed directly to controlling suspected hazards, a combination risk assessment/clearance examination. This type of clearance must be conducted by a certified risk assessor, who should determine if all hazards were in fact controlled. The results of the initial clearance dust tests, soil sampling and visual examination should be used to determine the appropriate schedule. If repeated cleaning was necessary to achieve clearance, use the results of the dust tests before repeated cleaning was performed for schedule determination.

If a unit fails two consecutive reevaluations, the reevaluation interval should be reduced by half and the number of reevaluations should be doubled. If deteriorated lead-based paint hazards continue to occur, then the offending components/surfaces should be abated. If dwellings with dust hazards but no paint-related hazards repeatedly fail reevaluations, the exterior source should be identified (if identification efforts fail, regular dust removal efforts are needed).

APPENDIX G

Site Photos



Front of Home (Side A)



Side B



Rear of Home (Side C)



Side D

Applicability

The Project or Program to which the construction work covered by this contract pertains is being assisted by the United States of America and the following Federal Labor Standards Provisions are included in this Contract pursuant to the provisions applicable to such Federal assistance.

A. 1. (i) Minimum Wages. All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under Section I(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of 29 CFR 5.5(a)(1)(iv); also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs, which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period.

Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination for the classification of work actually performed, without regard to skill, except as provided in 29 CFR 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein: Provided, That the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under 29 CFR 5.5(a)(1)(ii) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the contractor and its subcontractors at the site of the work in a prominent and accessible, place where it can be easily seen by the workers.

(ii) (a) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate and fringe benefits therefor only when the following criteria have been met:

- (1)** The work to be performed by the classification requested is not performed by a classification in the wage determination; and
- (2)** The classification is utilized in the area by the construction industry; and
- (3)** The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where

appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

(c) In the event the contractor, the laborers or mechanics to be employed in the classification or their representatives, and HUD or its designee do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), HUD or its designee shall refer the questions, including the views of all interested parties and the recommendation of HUD or its designee, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

(d) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii)(b) or (c) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the contractor does not make payments to a trustee or other third person, the contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, Provided, That the Secretary of Labor has found, upon the written request of the contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the contractor to set aside in a separate account assets for the meeting of obligations under the plan or program. (Approved by the Office of Management and Budget under OMB Control Number 1215-0140.)

2. Withholding. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the contractor under this contract or any other Federal contract with the same prime contractor, or any other Federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees and helpers, employed by the contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee or helper, employed or working on the site of the work, all or part

of the wages required by the contract, HUD or its designee may, after written notice to the contractor, sponsor, applicant, or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased. HUD or its designee may, after written notice to the contractor, disburse such amounts withheld for and on account of the contractor or subcontractor to the respective employees to whom they are due. The Comptroller General shall make such disbursements in the case of direct Davis-Bacon Act contracts.

3. (i) Payrolls and basic records. Payrolls and basic records relating thereto shall be maintained by the contractor during the course of the work preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in Section I(b)(2)(B) of the Davis-bacon Act), daily and weekly number of hours worked, deductions made and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5 (a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in Section I(b)(2)(B) of the Davis-Bacon Act, the contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs. (Approved by the Office of Management and Budget under OMB Control Numbers 1215-0140 and 1215-0017.)

(ii) (a) The contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to HUD or its designee if the agency is a party to the contract, but if the agency is not such a party, the contractor will submit the payrolls to the applicant sponsor, or owner, as the case may be, for transmission to HUD or its designee. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR 5.5(a)(3)(i). This information may be submitted in any form desired. Optional Form WH-347 is available for this purpose and may be purchased from the Superintendent of Documents (Federal Stock Number 029-005-00014-1), U.S. Government Printing Office, Washington, DC 20402. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. (Approved by the Office of Management and Budget under OMB Control Number 1215-0149.)

(b) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

(1) That the payroll for the payroll period contains the information required to be maintained under 29 CFR 5.5 (a)(3)(i) and that such information is correct and complete;

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll

period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

(3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(c) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph A.3.(ii)(b).

(d) The falsification of any of the above certifications may subject the contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The contractor or subcontractor shall make the records required under subparagraph A.3.(i) available for inspection, copying, or transcription by authorized representatives of HUD or its designee or the Department of Labor, and shall permit such representatives to interview employees during working hours on the job. If the contractor or subcontractor fails to submit the required records or to make them available, HUD or its designee may, after written notice to the contractor, sponsor, applicant or owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the

journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(iii) Equal employment opportunity. The utilization of apprentices, trainees and journeymen under 29 CFR Part 5 shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

5. Compliance with Copeland Act requirements. The contractor shall comply with the requirements of 29 CFR Part 3 which are incorporated by reference in this contract

6. Subcontracts. The contractor or subcontractor will insert in any subcontracts the clauses contained in subparagraphs 1 through 11 of this paragraph A and such other clauses as HUD or its designee may by appropriate instructions require, and a copy of the applicable prevailing wage decision, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the contract clauses in this paragraph.

7. Contract termination; debarment. A breach of the contract clauses in 29 CFR 5.5 may be grounds for termination of the contract and for debarment as a contractor and a subcontractor as provided in 29 CFR 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements. All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract

9. Disputes concerning labor standards. Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the contractor (or any of its subcontractors) and HUD or its designee, the U.S. Department of Labor, or the employees or their representatives.

10. (i) Certification of Eligibility. By entering into this contract the contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1) or to be awarded HUD contracts or participate in HUD programs pursuant to 24 CFR Part 24.

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001. Additionally, U.S. Criminal Code, Section 1 01 0, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of . . . influencing in any way the action of such Administration.... makes, utters or publishes any statement knowing the same to be false..... shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

11. Complaints, Proceedings, or Testimony by Employees. No laborer or mechanic to whom the wage, salary, or other labor standards provisions of this Contract are applicable shall be discharged or in any other manner discriminated against by the Contractor or any subcontractor because such employee has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable under this Contract to his employer.

B. Contract Work Hours and Safety Standards Act. The provisions of this paragraph B are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" include watchmen and guards.

(1) Overtime requirements. No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.

(2) Violation; liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in subpara-

graph (1) of this paragraph, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in subparagraph (1) of this paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by the clause set forth in sub paragraph (1) of this paragraph.

(3) Withholding for unpaid wages and liquidated damages. HUD or its designee shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contract, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same prime contractor such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in subparagraph (2) of this paragraph.

(4) Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in subparagraph (1) through (4) of this paragraph and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subparagraphs (1) through (4) of this paragraph.

C. Health and Safety. The provisions of this paragraph C are applicable only where the amount of the prime contract exceeds \$100,000.

(1) No laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous to his health and safety as determined under construction safety and health standards promulgated by the Secretary of Labor by regulation.

(2) The Contractor shall comply with all regulations issued by the Secretary of Labor pursuant to Title 29 Part 1926 and failure to comply may result in imposition of sanctions pursuant to the Contract Work Hours and Safety Standards Act, 40 USC 3701 et seq.

(3) The Contractor shall include the provisions of this paragraph in every subcontract so that such provisions will be binding on each subcontractor. The Contractor shall take such action with respect to any subcontract as the Secretary of Housing and Urban Development or the Secretary of Labor shall direct as a means of enforcing such provisions.

**EQUAL OPPORTUNITY CLAUSE
(EXECUTIVE ORDER 11246)**

"During the performance of this contract, the contractor agrees as follows:

"(1) The contractor will not discriminate against any employee or applicant for Employment because of race, creed, color, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

"(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, or national origin.

"(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

"(4) The contractor will comply with all provisions of Executive Order No. 11246 of Sept. 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

"(5) The contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

"(6) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

"(7) The contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of Sept. 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, That in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States."

SECTION 3 CLAUSE

All Section 3 covered contracts shall include the following clause (referred to as the “Section 3 Clause”):

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, [12 U.S.C. 1701u](#) (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

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

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

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

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

City of Flint – Section 3 Plan Addendum

This document provides specific direction for certification and reporting of the implementation of the City of Flint's Section 3 Standard Operating Procedures.

Title 24--Housing and Urban Development

CHAPTER I--OFFICE OF ASSISTANT SECRETARY FOR EQUAL OPPORTUNITY,
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART 135--ECONOMIC OPPORTUNITIES FOR LOW- AND VERY LOW-INCOME
PERSONS

Resident Requirements

Each contractor conducting services on covered projects under the guideline Title 24 Code of Federal Regulation Part 135 is to provide the City of Flint a current list of employees that will be assigned to accomplish activities under the covered contract within 10 business days of the contract execution date.

Section 3 is triggered when the normal completion of construction and rehabilitation projects creates the need for new employment, contracting or training opportunities beyond the list of employees provided at the execution of the contract including, but not limited to, administrative, managerial, clerical, service, and building trades positions.

Employee registers should be submitted monthly on the Monthly Status Report Worksheet along with the monthly activity report/pay request. Section 3 compliance will be monitored monthly by verifying the names on the initial employee list with monthly activity reports and/or pay requests that list new employees in the payroll. Thirty percent of new hires, trainees or contractors are required to be Section 3 eligible. If accomplishing the contract does not require new employees, training or contractors, Section 3 is not triggered.

All potential Section 3 eligible new hires must register with the Mott Community College Workforce Development and Career Services Department before they begin working. MCC Workforce Development (MCC WFD) will certify that new hires are Section 3 eligible. MCC WFD will provide the new hire Section 3 certification documentation to the identified Contractor and the City of Flint.

If the contractor/sub recipient is unable to identify Section 3 eligible individuals with the skill sets needed to accomplish the work that is needed, MCC Workforce Development has a pool of Building Construction Trade graduates that are Section 3 certified. The contractor should contact MCC to secure certified employees.

MCC WFD will provide the City of Flint with monthly reports to identify the number and placement of Section 3 certified workers.

Business Concerns

Each contractor conducting services on covered projects under the guideline Title 24 Code of Federal Regulation Part 135 is to provide the City of Flint a current list of contractors that will be assigned to accomplish activities under the covered contract within 10 business days of the contract execution date.

Section 3 is triggered when the normal completion of construction and rehabilitation projects creates the need for new employment, contracting or training opportunities beyond the list of contractors provided at the execution of the contract.

Each contractor and subcontractor demonstrates compliance with the requirements of this part by awarding at least 10 percent of contracts to Section 3 Business Concerns.

If the Contract Holder identifies a Section 3 Business Concern for sub contracting purposes, submit Section 3 Business Concern documentation for certification to the City of Flint Section 3 Coordinator to certify each Business Concern. Each Section 3 eligible employee of that Contractor must be directed to Mott Community College Workforce Development and Career Services Department for certification.

Contractor registers should be submitted monthly on the Monthly Status Report Worksheet along with the monthly activity report/pay request. Section 3 compliance will be monitored monthly by verifying the companies on the initial employee list with monthly activity reports and/or pay requests that list new employees in the payroll. If accomplishing the contract does not require new contractors, Section 3 is not triggered.

A list is being compiled of Section 3 Business Concerns. For a list of eligible businesses, please contact the Department of Community and Economic Development.

Certification for Resident Seeking Section 3 Training and Employment

Preference

Eligibility Preference

A Section 3 resident seeking the preference in training and employment provided by this project shall certify or submit evidence to Mott Community College Workforce Development and recipient contractor/subcontractor that the person is a Section 3 resident.

I, _____, am a legal resident of the City of Flint

(print name)

and meet the income eligibility guidelines for a low- or very-low-income person for this area.

My permanent address is:

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

- Copy of lease
- Copy of receipt of public assistance
- Copy of Evidence of participation in a public assistance program
- Other evidence
 - Tax return
 - Pay stub
 - Social Security Annual Income Report
 - Unemployment rejection letter
 - DHS denial letter
 - Notarized letter of support from other individual

Signature _____

Print Name _____

Date _____



Open Enrollment

Monday - Thursday ONLY

Arrive 15 minutes early

Intake is at 9AM-or-1PM

MUST be on time!!!

Intake is 3-3 ½ hours

NO children PLEASE!

Mott Community College (MCC) – Workforce & Career Development Department is pleased to share services offered through the Workforce Investment Act (WIA) Program, which are designed to assist with **employment and career goals.**

MCC provides services through the WIA Title I **Adult, Dislocated and Older Youth Worker Programs.** All participants must be **18 years of age or older; a citizen of the United States or an eligible non-citizen and registered with selective service** (if applicable). Dislocated Worker Program participants must also be terminated or laid off or have received a notice of termination or layoff from employment; and eligible for/or exhausted his/her entitlement to unemployment compensation. **If the previous requirements are not met, participants must have worked 90 days consecutively and unlikely to return.**

Both programs offer three levels of service: staff-assisted core, intensive and training services. Participants are involved in activities such as Individual Job Development, Advanced Job Club, Advanced Screened Referrals and Follow-Up Services, which are tailored to meet individual needs. Supportive Services may be available on a limited basis, to those who qualify for the purpose of enabling the successful participation and completion of program services.

To take advantage of these program opportunities, individuals must register with and receive core services from the Employment Services Office; complete the WIA Registration process and meet the program eligibility and documentation requirements.

Please call **(810) 232-2555** if you have any questions.

The following documentation will be needed at the time of your appointment as it applies to your situation.

- **Career Alliance Referral Forms from Employment Services**
- **Valid Driver's License or State ID**
- **Social Security Card**
- **Birth Certificate (If no valid ID)**
- **Adult Workers (*Proof of Family Size & Proof of Income – Most Recent Check Stub*)**
- **Spouse most recent check stub (*If married*)**
- **Most Recent Tax Return (To verify Family size)**
- **Dislocated Workers (*Most Current UA Check Stub, UA Determination Notice*)**
- **Letter of dismissal from last employer-if available**
- **Medical Cards / Bridge Card**
- **DHS Statement of Income**
- **SSI / SSD Statement of Income**
- **Copy of WorkKeys assessment results**
- **DD-214, Military Transfer/Discharge Paper**

We look forward to working with you soon!

**Charles Stewart Mott Community College
Workforce & Career Development – WIA Program**

709 North Saginaw Street - Flint, Michigan 48503 • (810) 232-2555 (Voice & TTY) – (810) 232-4981 (Fax)

AN EQUAL OPPORTUNITY PROGRAM/AFFIRMATIVE ACTION EMPLOYER
AUXILIARY AIDS AND SERVICES ARE AVAILABLE TO PERSONS WITH DISABILITIES UPON REQUEST.

Certification for Business Concern Seeking Section 3 Preference in Contracting and Demonstration of Capacity

Name of Business _____ Phone/Fax _____

Address of Business _____

Type of Business: Corporation Partnership Sole Proprietorship

Type of Business Activity: _____

Attached is the following documentation as evidence of status:

For all business entities (as applicable):

- | | |
|--|---|
| <input type="checkbox"/> Copy of Articles of Incorporation | <input type="checkbox"/> Certificate of Good Standing |
| <input type="checkbox"/> Assumed Business Name Certificate | <input type="checkbox"/> Partnership Agreement |
| <input type="checkbox"/> List of owners/stockholders and 51% ownership of each | <input type="checkbox"/> Corporation Annual Report |
| <input type="checkbox"/> Organization chart with names and titles and brief function statement | <input type="checkbox"/> Latest Board minutes appointing officers |
| | <input type="checkbox"/> Additional documentation |

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

Certification for Section 3 Residents (at least 51% of the business owners)

For Business claiming Section 3 status by subcontracting 25% of the dollar award to

qualified Section 3 Business:

- List of subcontracted Section 3 business(es) and subcontract amount
- This certification & all supporting documentation for each subcontracted Section 3 Business

For business claiming Section 3 status, claiming at least 30 percent of their workforce are currently Section 3 residents or were Section 3 eligible residents within 3 years of date of first employment with the business:

- List of all current full time employees
- List of employees claiming Section 3 status
- Certification for Section 3 Residents (at least 30% of all current full-time employees) with supporting documentation showing Section 3 status immediately prior to the date of first hire

Evidence of ability to perform successfully under the terms and conditions of the proposed contract:

- Current financial statement or Income Tax Return
- Statement of ability to comply with public policy (federal, state or city work experience)
- List of owned equipment
- List of all contracts for the past two years

Authorized Name, Title and Signature

Date _____

Please submit documentation of the following items to Tracy Atkinson at City of Flint, Dept. of Community and Economic Development, 1101 S. Saginaw St., Flint, Michigan 48502, tatkinson@cityofflint.com, 810-766-7426 ext. 3059, 810-766-7351 (fax)

City of Flint Housing Administration Division
SECTION 3 DEVELOPER/SUBGRANTEE EMPLOYMENT ROSTER
Submitted on Execution of Contract

Contractor Name: _____ Contact Person: _____ Telephone: _____ Fax: _____

Project Name: _____ Contact Number: _____ Reporting Period: _____

Please list all current employees on your project – Identify Section 3 Certified employees

<u>Name</u>	<u>Address</u>	<u>Telephone</u>	<u>Starting Date</u>	<u>Ending Date</u>	<u>Position</u>
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					

Signature _____ Date: _____

To be submitted with monthly activity/pay requests

City of Flint Housing Administration Division
SECTION 3 GENERAL CONTRACTOR'S MONTHLY STATUS REPORT
WORK-SHEET

Reporting Period: _____

Contact Person: _____

Date Submitted: _____

Telephone: _____

Project Name	Contract Dollar Amount	Sub-Contractor	Start Date	Scheduled Completion Date	Total Hours Worked	Total New Hires	Total Section 3 New Hires	% of Section 3 Hours Worked	Total Contract Dollars to Section 3 Labor

Signature _____ Date: _____

Return with monthly activity report/pay request

SECTION 3 SUB-CONTRACTOR MONTHLY REPORT

SUPPLEMENTAL INFORMATION

1. Reporting Period:	
<div style="border: 1px solid black; width: 100%; height: 30px; margin-bottom: 5px;"></div> 2. Project Name	<div style="border: 1px solid black; width: 100%; height: 30px; margin-bottom: 5px;"></div> 3. Project Location

(4)	(5)	(6)	(7)	(8)	(9)
Job Category	Total New Hires	Total New Hires that are Section 3 Residents	Total Staff Hours	Total Staff hours for Section 3 Employees & Trainees	Total Section 3 Labor Dollars
Professionals					
Professionals					
Technical					
Office/Clerical					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
Trade:					
(9) TOTAL		0			

Signature _____ Date: _____

Include in monthly activity report/pay request (Sub-contractors submit to General)