STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

LEAD INSPECTION AND TESTING SUMMARY FORM

The Department of Public Health *Lead Inspection and Testing Summary Form* must be completed and sent within two working days following completion of the inspection to the property owner, local director of health, and the Commissioner of the Department of Public Health in accordance with Section 19a-111-3(d) of the Regulations of Connecticut State Agencies (RCSA) concerning Lead Poisoning Prevention and Control.

PROPERTY INSPECTED/TESTED
(Check): ☑ Residence ☐ Family Day Care Home - Name: _____

(Check One): Comprehensive Lead Inspection ☐ *(Includes representative painted/coated surfaces, dust, soil, water)* Limited Testing ☑ *(less than a comprehensive lead inspection)*

Street Address: 96-98 TUNXIS ST Apt.# Duplex Floor: 1ST

City/Town: WINDSOR Zip Code: 06095 Telephone: _____

If Apartment, Number of Units: 2 Year Property Built: 1900

PROPERTY OWNER

Name: LUIS A TIRADO

Street Address: 96-98 TUNXIS ST City: WINDSOR

State: CT Zip Code: 06095 Telephone: 860-285-0449

INSPECTING ENTITY

A. If Consultant Contractor:

Name: SafeHomes, Inc.

Street Address: P.O. Box 1125

City: Waterbury, State: CT Zip Code: 06721-1125

Consultant License Number: 000528

Inspector's Name: Robert Kennedy Telephone: 203-591-8100

Inspector's Certification Number: 002240

B. If Code Enforcement Agency:

Department Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Inspector's Name: _____ Telephone: _____

Date of Inspector's Initial Training: ____/____/____ Date of Latest Refresher Training: ____/____/____

INSPECTION INFORMATION **Date(s) of Inspection:** 3/8/16 & ___/___/___

For each day that the inspection was conducted consent was given by an adult occupant of the dwelling unit to enter and inspect all areas of the dwelling that are under the control of that individual or to which that individual has legitimate access. ☒ Yes ☐ No

Name of person 18 years of age or older who granted consent: Luis Tirado Age: 18 Date: 3-8-16

Name of person 18 years of age or older who granted consent: _____ Age: ___ Date: _____

A. Were Lead-Based Surfaces Identified? (Check One) ☒ Yes ☐ No

If yes, place an X in the tables below. (Information in tables may not represent all identified lead-based components and surfaces found during inspection.)

EXTERIOR Lead-Based Surfaces	Foundation	Siding &/or Trim	Stairs &/or Stair Components	Porch &/or Porch Components	Doors &/or Trim	Windows &/or Trim	Garage &/or Garage Components
Deteriorated	☐	☐	☐	☐	☐	☐	☐
Intact	☐	☒	☐	☐	☐	☒	☐

INTERIOR Lead-Based Surfaces	Floors	Baseboards	Walls	Ceilings	Stairs &/or Stair Components	Doors &/or Trim	Windows &/or Trim	Closet/ Cabinet Components
Deteriorated	☐	☐	☐	☒	☐	☒	☐	☐
Intact	☐	☐	☒	☒	☐	☒	☐	☐

(X = positive location)

B. Indicate Peak Values of Sampled Media:

(Check All That Apply)

Was dust tested for lead?
☒ Yes ☐ No

Was soil tested for lead?
☐ Yes ☒ No
☒ No bare soil ☐ Ground frozen

Was drinking water tested for lead?
☐ Yes ☒ No

Lead Hazard Locations	Floors	Window Sills	Window Wells	Soil	Water	Paint (XRF)	Paint Chip
(Enter highest result for each)	<0.0	90.9	X	X	X	3.0	X

⇧

⇐ If yes was checked for any of the questions to the left complete the table above.

C. Were any rooms, areas or components inaccessible during inspection? (Check One) ☐ Yes ☒ No

If yes, list the inaccessible locations: _____

Per section 19a-111-4(a) and 19a-111-2(e) of the Lead Poisoning Prevention and Control Regulations:

A lead abatement plan is required for this property: ☐ Yes ☒ No

A lead management plan is required for this property: ☒ Yes ☐ No

Inspector's Signature: _____ Date: 3/14/16

The federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained or referenced in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to $11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD.

Email To:

DPH.LeadReports@ct.gov

OR

Mail To:

State of Connecticut - Department of Public Health
Environmental Health Section
P.O. Box 340308, MS# 51LED
Hartford, CT 06134-030

Analysis Report

Schneider Laboratories Global, Inc

2512 W. Cary Street • Richmond, Virginia • 23220-5117
804-353-6778 • 800-785-LABS (5227) • Fax 804-359-1475

Customer SAFE HOMES (677)
Address 493 Willow St.
WATERBURY , CT 06710

Order #: 161604

Matrix	Wipe
Received	03/11/16
Analyzed	03/11/16
Reported	03/14/16

Project
Location 96-98 Tunxis
Number

Sample ID / Parameter	Cust. Sample ID	Location / Method	Sample Date / Area	Total	Conc.	RL*
161604-001	1	Rt Side LR Floor	03/08/16			
Lead		EPA 7000B / 3050B	1.00 ft2	<10.0 µg/wipe	**<10.0 µg/ft2**	10.0 µg/ft2
161604-002	2	Rt Side LR Sill	03/08/16			
Lead		EPA 7000B / 3050B	0.460 ft2	41.8 µg/wipe	**90.9 µg/ft2**	21.7 µg/ft2
161604-003	3	Left Side LR Floor	03/08/16			
Lead		EPA 7000B / 3050B	1.00 ft2	<10.0 µg/wipe	**<10.0 µg/ft2**	10.0 µg/ft2
161604-004	4	Left Side LR Sill	03/08/16			
Lead		EPA 7000B / 3050B	0.460 ft2	<10.0 µg/wipe	**<21.7 µg/ft2**	21.7 µg/ft2
161604-005	5	Blank	03/08/16			
Lead		EPA 7000B / 3050B		<10.0 µg/wipe		10.0 µg/wipe

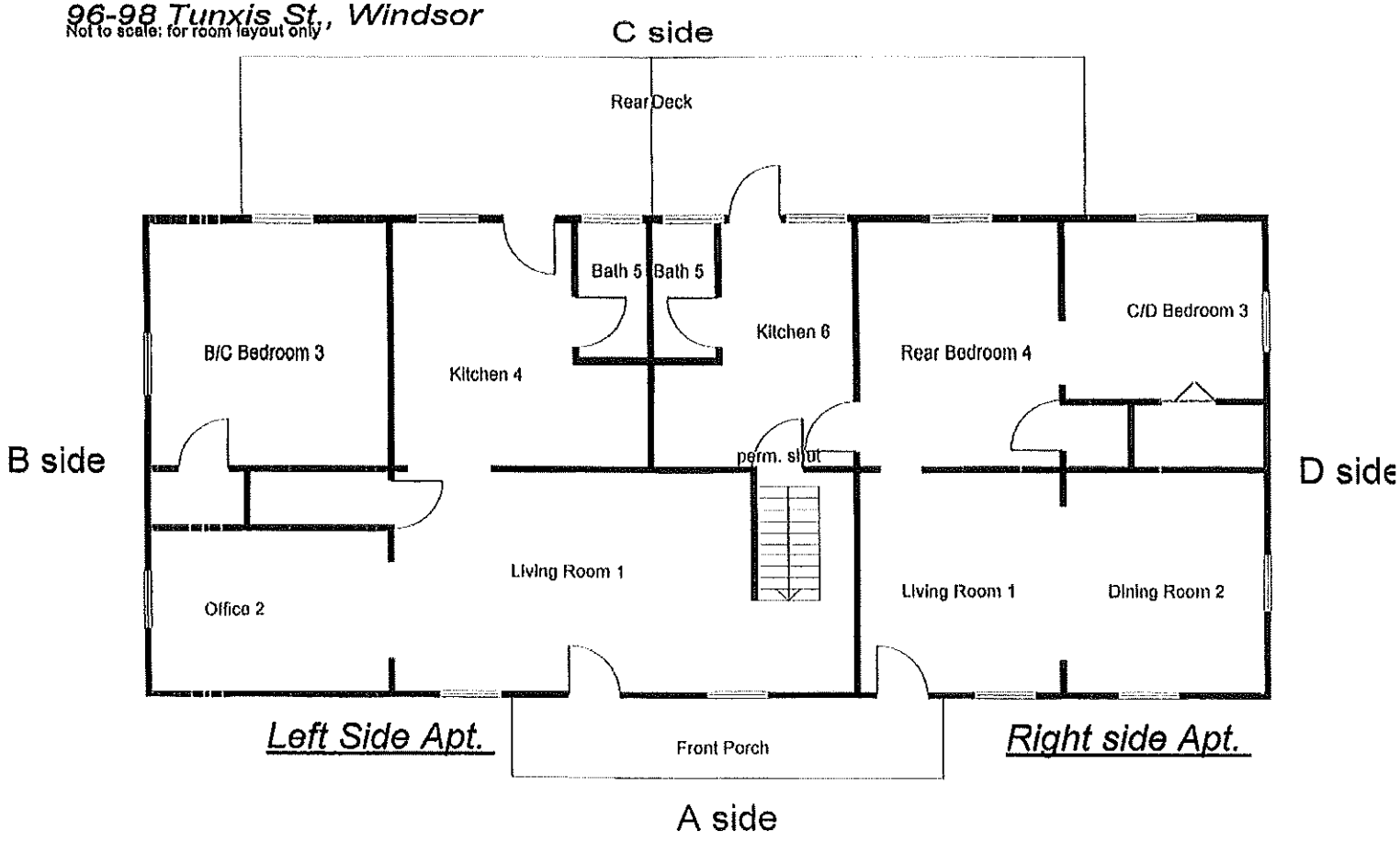
Analyst SA
161604-03/14/16 02:53 PM

Abisola O Kasali
Reviewed By **Abisola Kasali**
Metals Supervisor

Report Amended. Revised Project location from 96-98 Tunvis to 96-98 Tunxis per customer request.

Minimum Total Reporting Limit: 10.0 µg/wipe. EPA Clearance Std: 40 µg/ft² for floors, 250 µg/ft² for interior window sills, and 400 µg/ft² for window troughs. All internal QC parameters were met. Unusual sample conditions, if any, are described. Surrogate Spike results designated with "D" indicate that the analyte was diluted out. "MI" indicates matrix interference. Concentration and *Reporting Limit (RL) based on areas provided by client. Values are reported to three significant figures. The test results reported relate only to the samples submitted.

96-98 Tunxis St., Windsor
Not to scale: for room layout only



LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 03/08/16 13:01

INSPECTION FOR: Luis A. Tirado
96-98 Tunxis St.
Windsor, CT 06095

PERFORMED AT: Exterior
96-98 Tunxis St.
Windsor, CT 06095

INSPECTION DATE: 03/08/16

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 002240

SIGNED: _____ Date: 3-15-16

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 06721-1125

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 03/08/16 12:11

INSPECTION FOR: Luis A. Tirado
96-98 Tunxis St.
Windsor, CT 06095

PERFORMED AT: Left side Apt.
96-98 Tunxis St.
Windsor, CT 06095

INSPECTION DATE: 03/08/16

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 002240

SIGNED: _____ Date: 3-15-16

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 06721-1125

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

Inspection Date:	03/08/16	Left side Apt.
Report Date:	3/15/2016	96-98 Tunxis St.
Abatement Level:	1.0	Windsor, CT 06095
Report No.	S#01109 - 03/08/16 12:11	
Total Readings:	80 Actionable: 4	
Job Started:	03/08/16 12:11	
Job Finished:	03/08/16 12:51	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Interior Room 004 Kitchen									
063	C	Wall	L Ctr		I			1.7	QM
061	D	Wall	L Lft		I			1.0	QM
Interior Room 005 Bathroom									
076	A	Wall	U Ctr		I			1.5	QM
072	A	Ceiling			I			1.0	QM
Comment:									
No window trim.									

---- End of Readings ----

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

Inspection Date:	03/08/16	Left side Apt.
Report Date:	3/15/2016	96-98 Tunxis St.
Abatement Level:	1.0	Windsor, CT 06095
Report No.	S#01109 - 03/08/16 12:11	
Total Readings:	80	
Job Started:	03/08/16 12:11	
Job Finished:	03/08/16 12:51	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
009	A	Wall	L Lft		I			0.2	QM
015	A	Wall	L Rgt		I			-0.1	QM
008	A	Wall	U Lft		I			-0.1	QM
010	A	Floor			I			0.2	QM
007	A	Ceiling			I			-0.1	QM
017	A	Window	Lft	Lft casing	I			0.1	QM
034	A	Door	Ctr	Rgt jamb	I			0.0	QM
037	A	Door	Ctr	Rgt casing	I			-0.1	QM
033	A	Door	Ctr	U Lft	I			0.0	QM
035	A	Ext Door	Ctr		I			-0.1	QM
036	A	Ext Jamb	Ctr		I			0.0	QM
011	B	Wall	U Rgt		I			-0.1	QM
006	B	Ceiling			I			0.0	QM
014	B	Door	Rgt	Rgt jamb	I			0.0	QM
012	B	Door	Rgt	Rgt casing	I			0.0	QM
013	B	Door	Rgt	U Ctr	I			-0.1	QM
016	C	Wall	U Rgt		I			-0.1	QM
005	C	Ceiling			I			0.0	QM
019	C	Door	Lft	Rgt jamb	I			0.1	QM
018	C	Door	Lft	Rgt casing	I			-0.1	QM
020	D	Wall	L Ctr		I			0.0	QM
004	D	Ceiling			I			0.1	QM
Interior Room 002 Office									
025	A	Wall	U Rgt		I			0.0	QM
032	A	Floor			I			0.2	QM
021	A	Ceiling			I			0.0	QM
027	A	Window	Ctr	Sill	I			0.1	QM
026	A	Window	Ctr	Lft casing	I			0.0	QM
023	A	Cornerboard	Rgt		I			0.0	QM
024	B	Wall	L Lft		I			0.0	QM
028	B	Radiator	Ctr		I			0.0	QM
029	C	Wall	U Rgt		I			-0.1	QM
022	C	Ceiling			I			-0.1	QM
031	D	Door	Ctr	Rgt jamb	I			0.2	QM
030	D	Door	Ctr	Rgt casing	I			0.0	QM
Interior Room 003 B/C BedRm									
039	A	Wall	U Ctr		I			-0.1	QM
040	A	Baseboard	Ctr		I			0.1	QM
041	A	Floor			I			0.2	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
038	A	Ceiling			I			0.0	QM
044	A	Door	Ctr	Rgt jamb	I			0.0	QM
042	A	Door	Ctr	Rgt casing	I			0.2	QM
043	A	Door	Ctr	U Ctr	I			0.0	QM
045	A	Closet	Ctr	Wall	I			0.0	QM
046	A	Closet	Ctr	Shelf Sup.	I			0.2	QM
047	A	Closet	Ctr	Shelf	I			0.0	QM
048	A	Closet	Ctr	Ceiling	I			0.0	QM
049	B	Wall	L Lft		I			0.0	QM
051	B	Window	Ctr	Sill	I			0.0	QM
050	B	Window	Ctr	Lft casing	I			0.2	QM
054	B	Radiator	Ctr		I			0.2	QM
052	C	Wall	U Lft		I			-0.1	QM
053	D	Wall	U Rgt		I			0.0	QM
Interior Room 004 Kitchen									
064	A	Wall	U Ctr		I			-0.1	QM
057	A	Floor			I			-0.1	QM
055	A	Ceiling			D			0.0	QM
068	B	Wall	U Lft		I			-0.1	QM
067	B	Ceiling			D			0.0	QM
063	C	Wall	L Ctr		I			1.7	QM
058	C	Wall	U Ctr		I			0.2	QM
065	C	Window	Ctr	Sill	D			0.1	QM
066	C	Window	Ctr	Lft casing	D			0.2	QM
071	C	Door	Rgt	Rgt jamb	I			0.0	QM
069	C	Door	Rgt	Lft casing	I			-0.1	QM
070	C	Door	Rgt	U Ctr	I	Metal		0.0	QM
061	D	Wall	L Lft		I			1.0	QM
059	D	Wall	U Lft		I			0.1	QM
060	D	Chair rail	Lft		I			0.0	QM
056	D	Ceiling			D			0.0	QM
062	D	Radiator	Ctr		I			0.0	QM
Interior Room 005 Bathroom									
076	A	Wall	U Ctr		I			1.5	QM
073	A	Floor			I	CeramcTile		0.0	QM
072	A	Ceiling			I			1.0	QM
077	B	Wall	U Ctr		I			-0.1	QM
078	B	Door	Lft	Rgt jamb	I			0.0	QM
079	B	Door	Lft	Rgt casing	I			0.1	QM
080	B	Door	Lft	U Ctr	I			0.0	QM
074	C	Wall	U Lft		I	N/A	N/A	-0.2	QM
075	D	Wall	U Ctr		I			0.0	QM
Comment:									
No window trim.									
Calibration Readings									
001								0.8	TC

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm^2)	Mode
002								0.9	TC
003								0.8	TC

---- End of Readings ----

LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#01109 - 03/08/16 11:26

INSPECTION FOR: Luis A. Tirado
96-98 Tunxis St.
Windsor, CT 06095

PERFORMED AT: Right side Apt.
96-98 Tunxis St.
Windsor, CT 06095

INSPECTION DATE: 03/08/16

INSTRUMENT TYPE: R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 01109

ACTION LEVEL: 1.0 mg/cm²

OPERATOR LICENSE: 002240

SIGNED: _____ Date: 3-15-16

SafeHomes, Inc.
Bob Kennedy
P.O. Box 1125
Waterbury, CT 06721-1125

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

Inspection Date:	03/08/16	Right side Apt.
Report Date:	3/15/2016	96-98 Tunxis St.
Abatement Level:	1.0	Windsor, CT 06095
Report No.	S#01109 - 03/08/16 11:26	
Total Readings:	103 Actionable: 16	
Job Started:	03/08/16 11:26	
Job Finished:	03/08/16 12:05	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
004	A	Ceiling			I			1.0	QM
032	A	Crown Mldg	Ctr		I			1.9	QM
Comment:									
Door on B-left is permanently shut.									
Interior Room 002 Dining Rm									
021	A	Crown Mldg	Lft		I			1.0	QM
022	C	Ceiling			I			1.5	QM
048	D	Cornerboard	Rgt		I			2.6	QM
structural element in corner									
Interior Room 003 C/D BedRm									
034	A	Ceiling			I			1.0	QM
Interior Room 004 RearBedRm									
049	A	Ceiling			D			2.1	QM
Interior Room 005 Kitchen									
066	A	Wall	L Ctr		I			4.0	QM
063	A	Ceiling			I			6.4	QM
085	A	Door	Lft	U Ctr	I			>9.9	QM
069	B	Wall	L Lft		I			3.3	QM
076	D	Wall	L Ctr		I			3.1	QM
Comment:									
Linoleum on floor.									
Interior Room 006 Bathroom									
091	A	Wall	U Ctr		I			2.1	QM
090	A	Ceiling			D			1.4	QM
096	D	Wall	U Rgt		I			1.0	QM
101	D	Door	Rgt	Rgt jamb	D			1.0	QM
Comment:									
C wall covered by vinyl shower surround.									
---- End of Readings ----									

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

Inspection Date:	03/08/16	Right side Apt.
Report Date:	3/15/2016	96-98 Tunxis St.
Abatement Level:	1.0	Windsor, CT 06095
Report No.	S#01109 - 03/08/16 11:26	
Total Readings:	103	
Job Started:	03/08/16 11:26	
Job Finished:	03/08/16 12:05	

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
Interior Room 001 Living Rm									
005	A	Wall	U Ctr		I			0.1	QM
008	A	Floor			D			0.0	QM
004	A	Ceiling			I			1.0	QM
012	A	Window	Ctr	Sill	I			0.3	QM
011	A	Window	Ctr	Lft casing	I			0.3	QM
013	A	Door	Rgt	Rgt jamb	I			-0.1	QM
014	A	Door	Rgt	U Lft	I	Metal		0.0	QM
032	A	Crown Mldg	Ctr		I			1.9	QM
033	A	Radiator	Ctr		I			0.0	QM
015	A	Ext Door	Rgt		I			0.1	QM
016	A	Ext Jamb	Rgt		I			0.0	QM
006	B	Wall	L Ctr		I			0.0	QM
007	B	Baseboard	Ctr		I			0.0	QM
018	B	Door	Lft	Rgt casing	I			0.0	QM
017	B	Door	Lft	U Ctr	I			0.0	QM
009	C	Wall	U Lft		I			0.2	QM
010	D	Wall	L Lft		I			0.3	QM
Comment:									
Door on B-left is permanently shut.									
Interior Room 002 Dining Rm									
023	A	Wall	U Rgt		I			0.1	QM
024	A	Baseboard	Rgt		I			0.1	QM
019	A	Ceiling			I			0.2	QM
030	A	Window	Ctr	Sill	I			-0.1	QM
029	A	Window	Ctr	Lft casing	I			0.0	QM
021	A	Crown Mldg	Lft		I			1.0	QM
025	B	Wall	L Lft		I			0.0	QM
026	B	Floor			I			0.0	QM
027	C	Wall	U Lft		I			0.0	QM
022	C	Ceiling			I			1.5	QM
028	D	Wall	L Lft		I			-0.1	QM
020	D	Ceiling			I			0.4	QM
031	D	Radiator	Ctr		I			0.0	QM
048	D	Cornerboard	Rgt		I			2.6	QM
structural element in corner									
Interior Room 003 C/D BedRm									
035	A	Wall	U Lft		I			0.0	QM
036	A	Baseboard	Lft		I			0.0	QM
037	A	Floor			I			-0.1	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

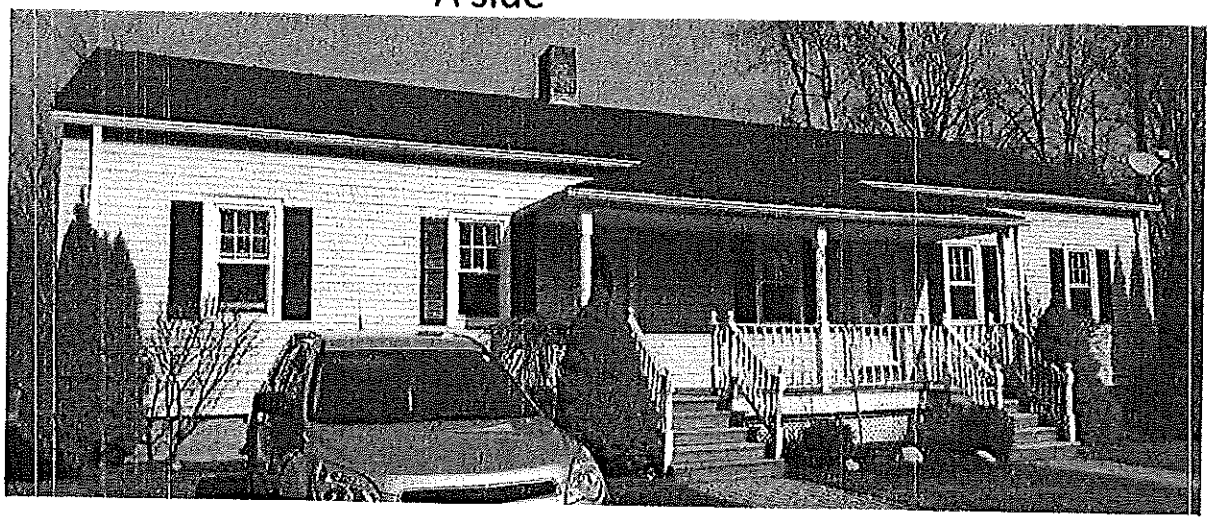
Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
034	A	Ceiling			I			1.0	QM
043	A	Closet	Lft	Wall	I			0.0	QM
044	A	Closet	Lft	Ceiling	I			-0.1	QM
042	B	Wall	U Ctr		I			-0.1	QM
046	B	Door	Lft	Rgt jamb	I			0.0	QM
045	B	Door	Lft	Rgt casing	I			-0.1	QM
047	B	Door	Lft	U Ctr	I			-0.1	QM
041	C	Wall	L Rgt		I			-0.1	QM
040	D	Window	Ctr	Sill	I			-0.1	QM
039	D	Window	Ctr	Lft casing	I			0.0	QM
038	D	Radiator	Ctr		I			0.0	QM
Interior Room 004 RearBedRm									
050	A	Wall	U Ctr		I			0.0	QM
051	A	Baseboard	Ctr		I			0.0	QM
052	A	Floor			I			0.1	QM
049	A	Ceiling			D			2.1	QM
053	B	Wall	L Ctr		I			0.0	QM
054	C	Wall	L Lft		I			-0.1	QM
057	C	Window	Ctr	Sill	I			0.0	QM
056	C	Window	Ctr	Lft casing	I			0.0	QM
055	C	Radiator	Ctr		I			0.1	QM
058	D	Wall	L Lft		I			0.0	QM
060	D	Door	Rgt	Rgt jamb	I			0.0	QM
059	D	Door	Rgt	Rgt casing	I			0.2	QM
061	D	Door	Rgt	U Ctr	I			-0.1	QM
062	D	Closet	Rgt	Wall	D			0.0	QM
Interior Room 005 Kitchen									
066	A	Wall	L Ctr		I			4.0	QM
064	A	Wall	U Ctr		I			-0.1	QM
067	A	Baseboard	Ctr		I			0.2	QM
065	A	Chair rail	Ctr		I			0.1	QM
063	A	Ceiling			I			6.4	QM
086	A	Door	Lft	Rgt casing	I			0.1	QM
085	A	Door	Lft	U Ctr	I			>9.9	QM
069	B	Wall	L Lft		I			3.3	QM
068	B	Wall	U Lft		I			-0.1	QM
070	B	Baseboard	Lft		I			0.0	QM
088	B	Door	Ctr	Rgt jamb	D			0.4	QM
087	B	Door	Ctr	U Ctr	I			0.0	QM
071	C	Wall	U Lft		I			0.0	QM
073	C	Wall	U Ctr		I			-0.1	QM
072	C	Baseboard	Lft		I			0.1	QM
078	C	Window	Ctr	Sill	I			0.2	QM
077	C	Window	Ctr	Lft casing	I			0.0	QM
081	C	Door	Lft	Rgt jamb	I			0.3	QM
079	C	Door	Lft	Rgt casing	I			0.0	QM
080	C	Door	Lft	U Lft	I	Metal		0.3	QM

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: Luis A. Tirado

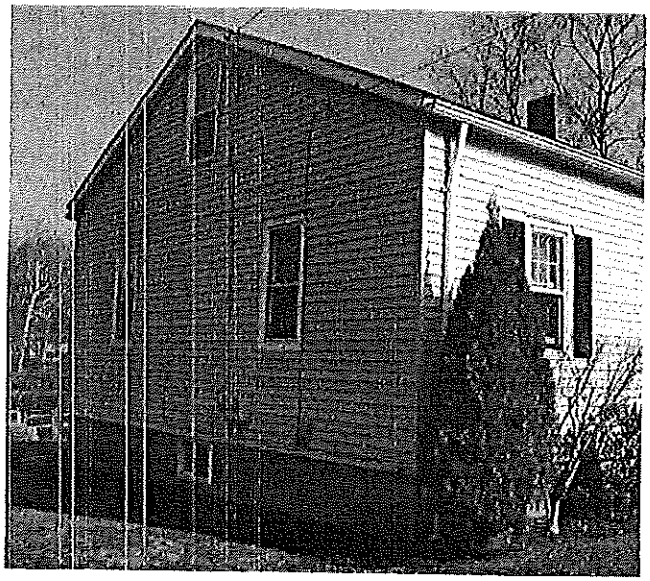
Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm²)	Mode
082	C	Ext Door	Lft		I			0.0	QM
083	C	Ext Jamb	Lft		I			0.1	QM
084	C	Radiator	Rgt		I			0.0	QM
076	D	Wall	L Ctr		I			3.1	QM
075	D	Wall	U Ctr		I			0.0	QM
074	D	Chair rail	Ctr		I			-0.1	QM
Comment:									
Linoleum on floor.									
Interior Room 006 Bathroom									
091	A	Wall	U Ctr		I			2.1	QM
089	A	Floor			I	CeramoTile		-0.3	QM
090	A	Ceiling			D			1.4	QM
097	A	Radiator	Ctr		I			0.0	QM
093	B	Wall	L Lft		I			0.1	QM
092	B	Wall	U Lft		I			-0.1	QM
094	B	Baseboard	Ctr		I			0.0	QM
103	C	Window	Ctr	Sill	I			0.0	QM
102	C	Window	Ctr	Lft casing	I			0.0	QM
095	D	Wall	L Ctr		I			0.0	QM
096	D	Wall	U Rgt		I			1.0	QM
101	D	Door	Rgt	Rgt jamb	D			1.0	QM
098	D	Door	Rgt	Rgt casing	I			-0.1	QM
100	D	Door	Rgt	U Ctr	I			0.0	QM
099	D	Door Stop	Rgt		I			0.1	QM
Comment:									
C wall covered by vinyl shower surround.									
Calibration Readings									
001								0.9	TC
002								0.9	TC
003								0.9	TC
---- End of Readings ----									

96-98 Tunxis St., Windsor

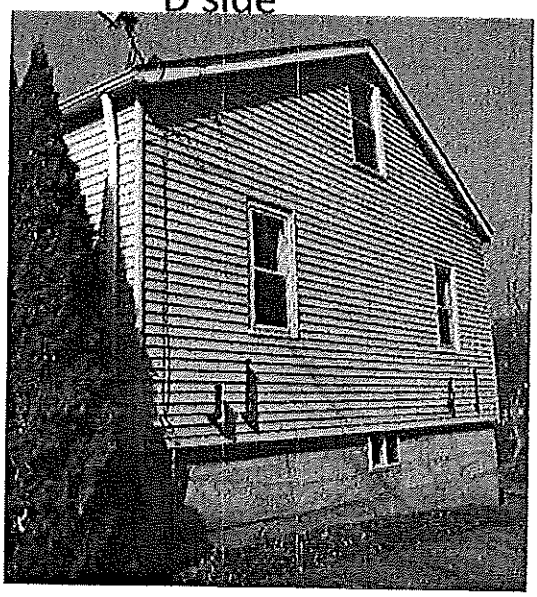
A side



B side



D side



C side

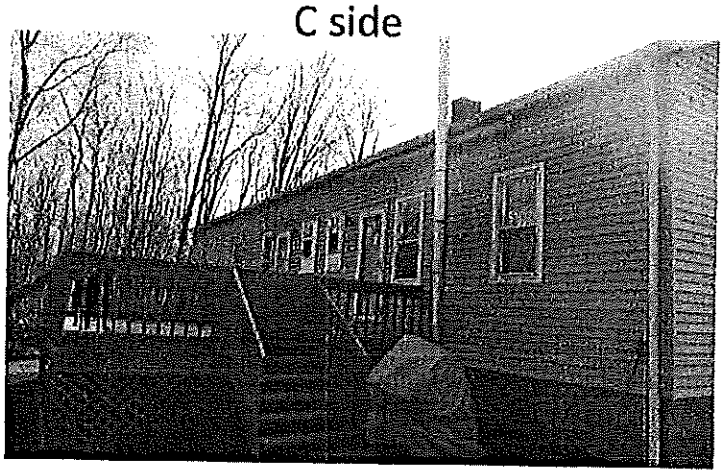


Table of Contents

I. Development of Plan

The risk assessment is based on XRF testing on representative surfaces in the interior and exterior and on dust wipes on a representative floor and sill. Ground cover is good. No soil samples were taken.

There are no children under 6 living in the home.
The home is vinyl sided with all trim aluminum wrapped. The windows in the living spaces are vinyl replacement windows.

Summary of lab test results:

- Dust wipe results: Dust wipes were all below toxic limits.
- Soil sample results: No bare soil: so sampling performed.

Notification to the State Historical Preservation Office is made by The Town of Windsor, Office of Community Development

Property address: 96-98 Tunxis St.
Windsor, CT 06095

Owner: Luis A. Tirado
96 Tunxis St.
Windsor, CT 06095
860-285-0449

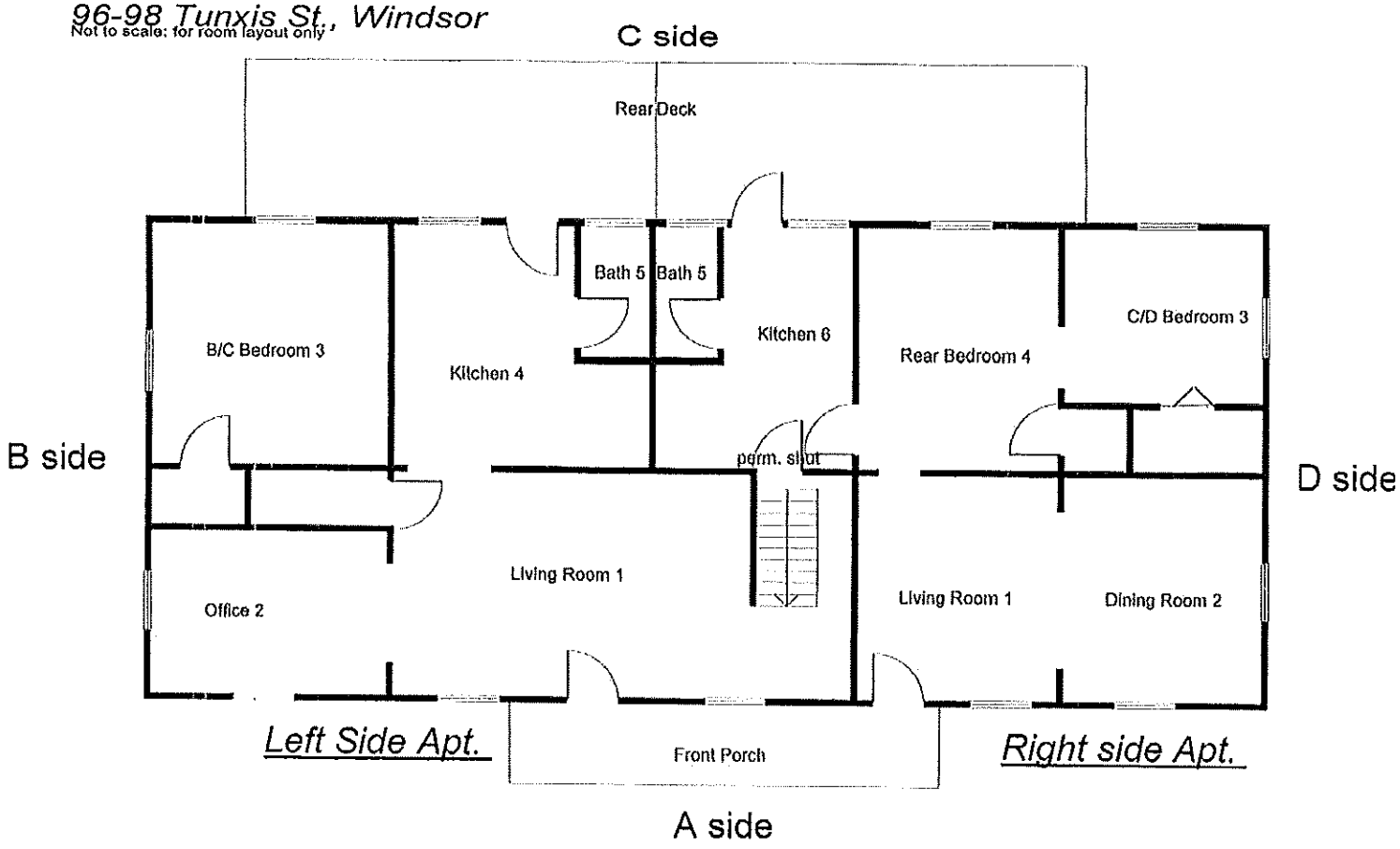
Project Manager: Office of Community Development
Attn: Jim Hallisey
Attn: Diane McDougald
Town of Windsor
275 Broad St.
Windsor, CT 06095

Lead Testing & Consulting Firm: SafeHomes Inc. (CC000528)
Address: PO Box 1125
Waterbury, CT 06721-1125
Phone: 203-591-8100

Lead Planner/ Project Designer	Bob Kennedy	002158
Lead Inspector/Risk Assessor	Bob Kennedy	002240

96-98 Tunxis St., Windsor

Not to scale: for room layout only



2A

II. Scope of Work: Lead Hazard Reduction - Exterior

(Condition is noted for each leaded surface as "I" for intact, ", or "D" for defective or deteriorated)
According to Connecticut law, you must assume that "like" or similar surfaces within each room have a similar level of lead unless a formal test shows otherwise. An asterisk (*) under "method" means that alternative(s) are noted below. *Italicized items identify items that are intact, are included on the management plan, but do not need to be addressed at this time. Italics are also used for items that are addressed in another place in the specification.*

Exterior -- Lead Hazard Reduction

Leaded Surfaces	Condition	Method	Side
Body of house (previously enclosed in vinyl siding)	*I*	*manage*	*all*
Window trim (previously enclosed in aluminum)	*I*	*manage*	*all*

III. Scope of Work: Lead Hazard Reduction - Interior

An asterisk (*) under "method" means that alternative(s) are noted below. "Casings" include the trim at the top and sides of the doors and windows.

Left-side apartment

There are no children under 6.

Kitchen 4

Leaded Surfaces	Condition	Method	Side
Lower walls.	*I*	*manage*	*all*

Bath 5

Leaded Surfaces	Condition	Method	Side
Walls	*I*	*manage*	*all*
Ceiling	*I*	*manage*	

Right-side apartment

There are no children under 6.

Living Room 1

Leaded Surfaces	Condition	Method	Side
Ceiling, crown molding	I/I	manage/manage	

Dining Room 2

Leaded Surfaces	Condition	Method	Side
Ceiling, crown molding	I/I	manage/manage	
Cornerboard (structural)	I	manage	A/D corner

C/D Bedroom 3

Leaded Surfaces	Condition	Method	Side
Ceiling	I	manage	

Rear Bedroom 4

Leaded Surfaces	Condition	Method	Side
Ceiling	D	patch/paint	

1. Patch the ceiling as necessary and paint the ceiling.

Kitchen 5

Leaded Surfaces	Condition	Method	Side
Lower walls	*I*	*manage*	*all*
Permanently shut door	*I*	*manage*	*A*

Bathroom 6

Leaded Surfaces	Condition	Method	Side
Walls	*I*	*manage*	*all*
Ceiling	D	paint	
Friction jamb to Kitchen	D	paint	D

2. Patch and paint the ceiling
3. Trim the door to the kitchen so it opens and closes without rubbing. Paint the door and the friction jamb.

IV. Scope of Work: Non-Hazardous/Code Correction

See the Town of Windsor spec for all other non-lead work.

4. Prime and then paint any new surfaces, repaired surfaces, or stripped surfaces to match the surrounding color scheme.

V. Relocation

The unit requiring lead work is unoccupied. If the unit becomes occupied by a child under 6 prior to the start of the interior work, the Scope of Work must be changed from Lead Hazard Reduction to Abatement and the child may not occupy the home during the lead-based paint work. The child may not return to the home until clearance has been achieved.

VI. Staging of the work

The specific dates for the work will be established after the project has gone out to bid and a lead-safe contractor has been selected.

VII. Clearance

Note that the contractor is responsible for hiring an independent lead inspector/risk assessor to perform clearance. Clearance wipes must be taken on separate floors, sills, and/or wells in all rooms in which lead work was done, per the Connecticut standards and must meet the dust wipe standards established by HUD. . The lead inspector/risk assessor must issue a letter of compliance at the end of the project and send it to the owner, contractor, health department and Town of Windsor.

VIII. Disclosure

The Federal Residential Lead-Based Paint Hazard Reduction Act, 42 U.S.C. 4852d, requires sellers and landlords of most residential housing built before 1978 to disclose all available records and reports concerning lead-based paint and/or lead-based hazards, including the test results contained in this notice, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed. Failure to disclose these test results is a violation of the U.S. Department of Housing and Urban Development and the U.S. Environmental Protection Agency regulations at 24 CFR Part 35 and 40 CFR Part 745 and can result in a fine of up to $11,000 per violation. To find out more information about your obligations under federal lead-based paint requirements, call 1-800-424-LEAD. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.

IX. Notification

Federal Regulations contain several requirements for notification of tenants.

- Within 15 days of receiving the results of the lead inspection or risk assessment, the property owner must provide the tenants with a summary of the nature, scope and results of the evaluation. This will include:
    1) A Summary Risk Assessment Notice (Attachment A)
    2) The "Summary" report and cover page of the lead inspection for the tenant's unit and for the common areas/exterior
    3) A copy of the scope of work (starting on page 3) for their unit, the common halls, and the exterior.
- The owner must provide the tenants with a copy of the pamphlet "Protect Your Family from Lead in Your Home." If the pamphlet has previously been distributed (and documentation exists), it is not necessary to do it again.

- The contractor must comply with the pre-renovation education provisions of the Lead Renovation, Repair and Painting Final Rule (TSCA 406(b) using the new renovation-specific information pamphlet, entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools."
- Within 15 days of completing hazard reduction activities, the property owner must provide the tenants a summary of the nature, scope and results of the hazard reduction activities and a summary of any leaded surfaces remaining. This will include the clearance reports and the compliance letters for the common areas and the apartments.

Notices may be posted centrally or may be distributed individually to each tenant. The notice must be written in the language that the tenant's lease is in.

X. Explanation of inspection reports

The following information explains the lead inspection reports:

1. Summary Report showing information on readings at or above the action level of 1.0 mg/cm^2. This report shows only the leaded surfaces.
2. Detailed Report showing results of all readings. Both reports identify:
   - The readings, organized by room.
   - *Wall*: this shows the side of the room where the reading was taken. Note that the wall closest to the street side is always the "A" wall – the remaining walls are named in clockwise fashion, with B to the left side, C on the Rear side, and D on the right side. For example, if the inspection refers to a door on the "A side" of a room, it would be located on the wall of the room that is closest to the street.
   - *Structure:* This identifies the component that was tested – for example a window or door.
   - *Location:* This indicates if the reading was on the left, right or center side of the wall.
   - *Member:* This identifies what part of the components was tested. For example, the window sill or the stair tread.
   - *Paint Condition:* The condition of the paint (I for intact, and P for poor or defective) Note that "Poor" simply means that there are visible defects in the surface, usually more than 10% of the surface.
   - *Lead (mg/cm^2):* This shows the amount of lead measured in milligrams per square centimeter. Note that anything at or greater than 1.0 mg/cm^2 is considered a toxic level of lead.
   - *Mode:* All readings were taken in "QuickMode", which means the XRF automatically tests as long as necessary to provide a 95% confidence level.

XI. General Specifications

Scope

These specifications cover the abatement of lead from painted building materials that have been determined previously to contain lead. A copy of the inspection reports are attached which identify leaded surfaces. The contractor's work shall make the house lead-safe.

Lead is a serious health hazard to both children and adults. To comply with governmental requirements and minimize employee exposure, controls are necessary wherever there is a potential for exposure to lead dust and fumes. The Contractor is responsible for all work and work areas and shall be at all times in conformance with applicable federal, state and local regulations.

Site Examination

The Contractor shall visit the site and examine all structures located thereon. The specifications shall be compared with the existing field conditions. The Contractor will examine all parts of the existing structure to which new work will be connected, attached or applied, and notify Owner of any conditions detrimental to the proper and timely completion of the work.

The Contractor shall, as a part of their bid, notify Town of Windsor of any discrepancies, errors, or omissions that might have been discovered in the drawings or the specifications for the purpose of making such corrections or adjustments as may be necessary. Unless specifically noted otherwise in the bid, any additional work by other trades or by the contractor that is required in order for the Contractor to finish the job will be assumed to be included in the bid price. If it should appear that any work called for in the specifications is not in accordance with State, local, or federal laws or ordinances, the Contractor shall immediately notify Owner.

The Contractor will verify all dimensions in the field and be responsible for the accurate fitting and assembly of the work.

The Contractor shall be responsible for knowing all unusual conditions or deviations that exist at the time of his/her examination and shall notify Owner.

Workmanship

All materials shall be new, unless otherwise specified, and both workmanship and materials shall be of good quality. All work specified must be performed by skilled personnel and be in accordance with accepted trade standards. All materials shall be installed in compliance with manufacturers' specifications.

Prior to abatement, repairs shall be made to pre-existing conditions that may impede abatement, including water leaks and inadequate heat.

The Contractor shall be responsible for all cutting, fitting, or patching that may be required to complete the work or to make its several parts fit together properly.

In the execution of the work, the Contractor shall take all necessary precautions against damage to the existing construction, and shall keep the premises neat and clean during construction. Repairs shall be made to all surfaces damaged by the Contractor resulting from his/her work at no additional cost to the Owner.

At the completion of the work, any remaining leaded painted surfaces must be intact. There will be no chipping, peeling, cracking, flaking, chalking leaded paint and no painted surface containing lead will have any holes in it whatsoever.

Safety/Protection of Work

The Contractor shall adequately protect the work, adjacent property and the public and shall be responsible for any damage or injury due to his act or neglect.

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

The Contractor shall erect and maintain, as required by existing conditions and progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, medical surveillance of workers, personal protection for all workers (or anyone who is permitted on site), work protection procedures, and any other safety procedures as required by federal, state and local laws and regulations.

When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

Definitions in Specifications

The term "Install" means to remove the existing and install new unless otherwise noted.

Where repair of existing surface is called for, the feature (floor, wall, ceiling, door, window, or trim, etc.) excluding ornamentation shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made "as new" and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work (or other work as specified in Scope of Work) in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Materials

Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary to complete the work. Existing materials and equipment, when determined to be serviceable and adequate as to size and capacity and in good condition, shall be reused only if specified in scope of work.

All building products and manufactured equipment shall be installed in accordance with the manufacturer's instructions.

Containment materials shall include:

1. Polyethylene (plastic) sheeting of six (6) mill thickness will be used, in sizes to minimize the frequency of joints.
2. Polyethylene bags for disposal will be six (6) mill thickness and of sufficient size for the application. Poly wrap of six (6) mill thickness may also be used.
3. Duct tape will be used that is capable of sealing joints in adjacent plastic sheets and for attachment of plastic sheet to finished or unfinished surfaces of dissimilar materials and capable of adhering under both dry and wet conditions.

The Contractor may use alternate methods, materials, and procedures to those specified at no extra cost to the Owner, if given written approval by Owner.

The Contractor shall be responsible for the storage and safety of his own materials. The Owner assumes no liability whatever for any materials damaged or stolen on the premises where such has not been brought in the

building. Any damage to, or loss by theft or vandalism of any material, appurtenance or appliance, after such has been brought into the building, applied, connected or installed shall be the sole responsibility of the Contractor until the project is completed and accepted by the Owner.

Changes in Work

The Contractor shall report any unusual conditions or faulty material or construction revealed during the work to Owner. The Contractor shall not proceed with work until so directed by Owner.

All changes from the original contract shall be in writing and approved by the owner(s), contractor, and Town of Windsor. Change Orders shall include description of work to be added or deleted, cost for same, and reason for change.

Permits/Codes/Licenses

All Contractors under this agreement shall be fully licensed and certified as lead abatement contractors in accordance with Connecticut's regulations and shall be EPA Certified Renovators or trained by a Certified Renovator. All workers must be classroom trained to comply with HUD rules. All firms must be EPA Certified Firms.

Permits: All permits, unless otherwise specified, must be paid for and obtained by the Contractor. A copy of each must be on file with Owner before any work can begin or any moneys can be disbursed. This includes building, plumbing, electrical, heating, or any other permits necessary to complete a job. The contractor is responsible for identifying and obtaining all needed permits.

The Contractor shall perform all work in conformance with applicable federal, state, and local codes and ordinances whether or not covered by the Drawings or Specifications for the work.

Coordination of Trades

The Contractor shall be responsible for the coordination of all trades and the satisfactory performance of the completed work.

Assignment of Contract

The Contractor shall not assign this contract.

Communications

The Contractor shall submit all communications regarding the work to the Owner.

Insurance

The Contractor shall carry Workman's Compensation, Lead Abatement Liability Insurance, and Manufacturers and Contractor's Liability Insurance.

Site Documentation

All documentation as required by local, state and federal regulations must be maintained on site and available for review.

XII. Execution

Warning Signs:

Prior to commencement of work, contractor will place warning signs to comply with State Standards at all entrances and exits of the work area.

Keep anyone other than workers out of the work area:

Contractor will be responsible for notification. Residents must be notified 5 days in advance of when the work is to begin, in the language that they are accustomed to. The work area must be thoroughly blocked off to ensure that they cannot enter by accident. Exterior areas will be blocked off using orange construction fences during exterior abatement.

No person will enter or remain in a work area at any time during this project except for the lead abatement contractor and workers, enforcement officials and their designees, lead inspectors, and the property owner or the owner's designee. People other than those listed above may enter the work area only after the lead inspector determines that the lead abatement project has been completed.

Worker Protection

Each worker and authorized visitor without exception will put on required NIOSH approved clean protective clothing before entering the work area. Each time a worker or authorized visitor leaves the work area, they will leave protective clothing in the changing area.

NIOSH approved respirators as required by Connecticut laws will be provided to workers by contractor.

Workers will not eat, drink, smoke or chew gum while in the work area.

Containment (Materials will all conform to specifications listed above under materials)

Floor will be covered with 2 sheets of polyethylene, sealed completely with duct tape. Unmovable objects will be covered with one sheet of polyethylene.

Air heating and conditioning systems will be turned off and air intake and exhaust systems will be sealed with polyethylene and duct tape.

Entrances to the work area will be sealed by using 2 layers of polyethylene, with each layer attached to the top of the entrance and opposite side using duct tape.

Provide a changing area at the entrance/exit of the work area to ensure that any dust from the work area does not escape to the living areas or public areas.

Exterior work areas will have polyethylene extending three (3) feet per story being abated with a minimum of five (5) feet and a maximum of twenty (20) feet. For liquid waste, extend the end of the polyethylene a sufficient distance to contain the runoff and raise the outside edge of the sheets to trap liquid waste. Erect vertical shrouds if necessary to prevent any dust release to the neighboring areas.

Disposal of Lead-containing Materials

Demolition of all parts to be removed shall be done in a safe, orderly fashion, taking care to avoid damage to parts which are to be left in place. Materials that are specified to be reused, such as doors, trim or lumber, shall be in conformance with the Connecticut Building Code. The Contractor is responsible for disposal of lead abatement waste and non-toxic waste in compliance with local, state and federal regulations. Contractor must choose one of the following methods:

1. If total project waste passes the TCLP test, the waste may be discarded as regular waste. A copy of the TCLP results must be sent to all concerned parties, including the owner, Town of Windsor and the local Health Department.
2. If total project waste is greater than 10 cubic yards and it fails the TCLP, the contractor must dispose of the waste through a hazardous waste disposal company. Toxic lead waste materials will be packaged in impermeable dust tight containers (i.e. 6 mil plastic bags, sealed poly wrap, or sealed fiber pack drums). All containers will be labeled with appropriate hazard warnings. The landfill accepting the wastes will be notified before shipping for scheduling to ensure that adequate personnel and apparatus are available at the time of disposal. Lead materials will be delivered in separate shipments (not transported with any other materials). A waste manifest will be used which lists the landfill, the generator and the hauler of the waste, the quantity, source, and type of lead waste to be disposed of an any other information or requirements deemed necessary. A copy will be sent to all concerned parties, including Town of Windsor and officials of municipalities in which lead originates and is disposed.
3. If total project waste is less than 10 cubic yards, the property owner may assume responsibility for the waste in writing as per the "Household Hazardous Waste" exemption outlined in the DEP's "Guidance for Management and Disposal of Lead Contaminated Materials Generated in the Lead Abatement, Renovation, and Demolition Industries.", documenting that the waste came from his/her property, that it contains only architectural waste (including lead waste) from his/her property, that they have a secure place in which to store the waste before disposal, and that they have a viable means to dispose of the waste in the near future.
4. If total project waste is less than 10 cubic yards and the property owner does not assume responsibility for the waste, the contractor must either perform & pass the TCLP or discard all lead waste (including any components that have been assumed to be leaded) as hazardous waste.

Cleanup

Preliminary Cleanup will be done by wet sweeping the containment area and carefully removing polyethylene by folding the plastic upon itself to trap all dust. After the polyethylene covering is removed, the work area will be HEPA vacuumed and then washed with detergent and rinsed with clear water.

Final Clean-up. To give airborne lead time to settle, the final cleanup should be scheduled to start no sooner than 24 hours after active abatement has ceased. The entire area should be HEPA vacuumed again, washed with detergent, rinsed with clear water and HEPA vacuumed once again.

Testing/Clearance Testing/Monitoring

The contractor is responsible for hiring a certified lead inspector/risk assessor to perform final clearance sampling as required. The contractor will not receive payment for this contract until the premises have passed a final clearance testing.

After final cleaning as described above, a final visual inspection by the lead inspector shall be performed. If the inspection reveals no visible dust and all surfaces in the abatement area have dried, dust wipe sampling analysis must be done. Selection of location and of samples will be responsibility of the lead inspector, but will include samples for each room in which abatement occurred. If the premises do not pass the visual inspection or the dust wipe sampling, clean-up procedures must be repeated at the Contractor's expense until all areas pass. (This expense will also include the costs of additional dust wipe sampling.)

Every building component upon which removal of lead has been performed will be tested in clearance testing using XRF, AAS, GFAAS, or ICP-AES technologies to determine that the level of a level of lead is less than toxic. If any component does not pass, the abatement must be repeated at the Contractor's expense until all areas pass. (This expense will also include the costs of additional testing.)

XIII. General Methods of Work and Definitions/General Material Specifications

Aluminum Trim

Use aluminum coil stock 0.019" thick. Coil should be applied smoothly, following manufacturer's instructions. Caulk all seams and edges.

Carpentry

- All sheet rock and wood must be installed using screws of sufficient length to extend about 3/4" into a solid surface.
- Replace any rotten or deteriorated wood identified while wet scraping and preparing the exterior trim, porches, window casings or any other component that is currently wood. All replacement wood must match the existing in style.
- All exterior wood that will rest on soil or a potentially wet surface must meet building code and shall be at least number 2 grade, pressure treated, Southern yellow pine with at least a 40 year warranty against rot unless otherwise noted. Other wood must be at least paint grade pine (#2) unless otherwise noted.

Doors, Exterior

Unless otherwise noted, new exterior doors must be 1 ¾" thick 24 gauge thermally broken galvanized and bonderized steel insulated core doors, with an adjustable sill, magnetic weather stripping, and 1 ½ pair 3 ½ x 3 ½ loose pin butt hinges, use Thermo-Tru Steel Foam Core Insulated Exterior Doors or approved equal. Install single cylinder deadbolt plus passage set as manufactured by Schlage or equivalent. Provide owner with 2 keys for each lock. Door shall be accurately cut and fitted to frames and must operate freely without binding. Insulate between door jambs and rough opening with spun fiberglass prior to trimming the interior of the door.

Doors, Garage

Furnish and install new overhead garage doors and any and all tracks, rails, springs, hardware, etc. to make operational. Hardware should include an outside handle and keyed lock for each door installed. The doors must be three-layer pressure bonded construction (steel + insulation + steel) construction. Owner to choose any standard color available from Manufacturer. Manufacturer's warranty must be minimum of 20 years.

Manufacturer to be Clopay or equal and meet Clopay's Premimum Series specifications or equal. No automatic openers are to be included. If, however, the existing Overhead door units being replaced have automatic openers, contractor to reuse and make operable or replace with new unit(s). Submittal of Manufacturer's catalog cuts with all pertinent information, including warranty information, to be submitted to Waterbury Healthy Homes, Department of Public Health & Owner for approval prior to placing order.

Doors, Interior

Unless otherwise noted, install 1 3/8" hollow core luan door manufactured by Brosco or equivalent. Shim doors plumb, level and square. New doors shall be installed in pine jambs with 1 pair of 3" loose pin butt hinges. Fasten doors to rough framing through shims with 10-penny finish nails. Trim out both sides of new doors with finger jointed casings to match existing. Glue miters before fastening trim to jamb and wall. Fasten trim to walls with 6-penny finish nails and to jambs with 4-penny nails. Set heads of nails below surface of wood and fill with putty. Install passage set as manufactured by Schlage, Kwikset, Harlock or approved equal. If a hollow core door doesn't meet building and/or CT Fire Safety Code, install a door to meet code.

Enclosure

All surfaces to be enclosed should be stabilized by washing with detergent. All seams must be caulked in order to seal in lead dust. "LEAD" must be written every 2' on the surface to be enclosed.

Install

"Install" means to purchase, deliver, install per manufacturer's specifications, test, and warrant.

Liquid encapsulant

- Liquid encapsulants can be used successfully only on non-friction surfaces. The encapsulants can be used on flooring surfaces that will be covered with carpet or rubberized flooring materials as long as manufacturers' instructions are followed and full cure time is achieved before installing carpeting. Surfaces with dry rot or severe deterioration of the substrate are not suitable for encapsulation. See individual Connecticut approved product data sheets for specific prohibitions and recommendations. **Note: Color by owner.**
- *Preparation:* Any chips or cracks should be wet scraped or HEPA sanded to achieve a sound substrate and patched. **Note: Feathersand rough edges where old paint has been scraped or chipped so that final appearance is aesthetically and professionally pleasing.** Wash the surface with detergent to remove any oil or other dirt. Then test the substrate using the patch test of the liquid encapsulant on a sample surface that will be encapsulated. These tests should be performed by the property owner, a certified lead inspector, or an abatement contractor who will be performing the work.
- *Patch test*: Apply a patch that is roughly 6 inches by 6 inches of the encapsulant on *each type* of component to be painted with an encapsulant. If the paint is different from room to room, apply a patch on each different type of paint. Let it cure following manufacturer's instructions. At the end of that time, cut an "X" in the center of the patch. Each cut line should be about 2 inches long and should go through the coating, the paint underneath it all the way down to the wood. Smooth a 3" length of 3M600 tape over the center of the "X" and rub the tape firmly with the eraser end of a pencil. After 90 seconds, remove the tape by pulling straight down with a quick smooth motion. The patch fails if more than 1/16" is removed on either side of the cuts or if encapsulant more than 1/8" away from the cuts is removed.
- Once it has been determined that the encapsulant will work, apply following the manufacturer's instructions. Liquid encapsulant used on exterior areas must be approved for exterior use in Connecticut. Any of the approved liquid encapsulants may be used on the interior, as long as manufacturer's instructions are followed. Note that only LeadLock and Fiberlock's L-B-C Type III are approved for use on working radiators under 212°; full cure must be achieved before radiator is turned on.
- Top coats may be applied over the encapsulants. Follow manufacturer's instructions before top-coating. (For example, LeadLock must be fully cured for 3-4 weeks before topcoating; Fiberlock's L-B-C Type III must cure 12 hours before topcoating with a 100% acrylic paint.)
- Acceptable liquid encapsulation must include underlying surfaces including but not limited to surfaces under gutters, leaders and shutters (unless the underlying surfaces are enclosed with caulk/sealant)

Other

- Prep, prime and then paint with 2 coats of paint any new or stripped component, except pressure treated wood. Pressure treated wood will be left bare. Paint should be manufactured by Benjamin Moore, or equal. Color by owner.
- All leaded surfaces that are not being replaced or encapsulated must be maintained in an intact condition. This may require patching, wet scraping, priming and painting.

Porch Flooring

- Exterior: Tongue and groove flooring is to be 5/4" fir or ¾" mahogany. When plywood is specified, materials to be ½" pressure treated. Include edge moldings to cover any exposed leaded materials. Caulk all seams. Prime and paint using sand or other non-slip additive.
- Interior: If plywood is specified, material to be ¼" luan

Radiator Covers

Radiator covers must be removable (for example by unscrewing a bracket) in case repairs are necessary. Radiators must be restored to a sound substrate using a high heat paint before the cover is installed. The cover must be a professionally manufactured radiator cover or be made using metal grille mounted in a pine frame. Note that heat must be able to rise through the top as well. Plywood is not acceptable for use in radiator covers.

Remove/Waste Handling

"Remove" means to remove and discard existing component unless otherwise noted. All removed materials must be separated as lead waste or non-lead waste. All leaded materials should be segregated by type to allow for TCLP testing and minimization of hazardous waste. All leaded components must be packaged in 6 mil poly sealed with duct tape or in 6 mil poly bags to be transported to appropriate waste receptacles.

Repair

Where repair is called for, the feature shall be placed in equal to new condition, taking into account the fact that old buildings cannot be made "as new" and that some lines and surfaces may remain irregular, slightly out of level or plumb, either by patching or replacement. All damaged, loosened, or rotted parts of wood, metal or plaster shall be removed and replaced and the finished work shall match adjacent work in design and dimension. Such patching and replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Replace

'Replace" means to remove existing (as outlined above) and install new materials in the same style and material content. The finished work shall match adjacent work in design and dimension. Replacement shall be made to blend with existing work so that the patch or replacement will be inconspicuous.

Sheet Rock

- When sheetrocking walls or ceilings over existing plaster, furnish and install 3/8" sheet rock unless otherwise noted or required by code. (Note that in some cases, ½" sheet rock or moisture resistant greenboard is called for.) If sheetrocking directly over framing, use 5/8" sheetrock.
- Furnish and install corner bead where appropriate.
- Remove various loose areas from walls/ceilings and shim where necessary to achieve a uniform surface. Where casings/baseboards are flush with the wall, sheet rock can be applied directly over it, and then new casings/baseboards can be installed on top of the new sheet rock. However, if new prehung doors are being installed, care must be taken to ensure that door jambs will be large enough to cover the new casings added on top of the new sheet rock.
- Sheet rock to be secured with screws of sufficient length to extend about 1" into a solid surface.
- Furnish materials and apply at least three (3) coats of joint compound and one (1) tape to all fasteners and sheet rock seams including wall and ceiling corners. Sand surfaces smoothly to receive paint.
- Install new baseboards on each newly sheetrocked wall or vinyl cove in kitchens, pantry, and bath. Baseboards must all match within a room.

Strip

"Strip" means to remove lead paint and achieve a surface that is not leaded. Surface areas must be tested by an independent certified lead inspector with an XRF Spectrum Analyzer after stripping to ensure that surface is not leaded. With all three methods, a patch test should be done, and then tested with an XRF to ensure that the lead has not leached into the wood and that this method will be effective.

Methods include:

- Heat gun use is limited to 700 degrees.

- Chemical stripper: Chemical stripper recommended is IPC Safe-T-Strip or its equivalent in quality and performance. All applications will be performed according to the manufacturer's specifications, including neutralizing and rinsing surfaces as required.
- Wet scrape or wet plane: Leaded paint is scraped off down to bare substrate using the appropriate sharp tool after misting area with water.

Trim

Window trim includes the casings, headers, stops, sill, and apron – all trim around the window. Casings and jambs include the trim at the sides and the top of the windows and doors unless otherwise noted. Upper and/or lower trim include soffits, fascia, rakes, decorative trim, and any other trim on the house.

Vinyl Siding

- Siding shall be of first quality manufactured by Vipco, Certainteed, or equivalent. Color by owner. Provide owner with 50 year warranty.
- Apply Amocor XP38 fanfold insulation board or equivalent, following manufacturer's instructions, to enclose lead paint.
- The lead-based painted components of attic vents should be removed and replaced, since the new attic vent will not act as a dust barrier.
- Install vinyl siding and aluminum or vinyl wrapped trim following manufacturer specifications.

Windows, basement replacement windows

Remove and discard as lead waste any leaded basement windows. Furnish and install new vinyl replacement basement windows manufactured by Harvey, Mercury-Excellum or equivalent. Windows shall be installed in accordance with the manufacturer's recommendations.

Windows (Vinyl Replacement): Furnish and install new rigid vinyl replacement windows with ⅝" Low E double-pane insulating glass and non-corroding half-height lockable fiberglass screens in aluminum frames. Windows shall have tilt-in sashes, welded frames, cam sash locks, and shall comply with Emergency Escape requirements of the building code for all bedroom installations. Windows shall be Energy Star qualified, with a U-factor less than or equal to 0.3 (≤ 0.3) and shall carry the Energy Star Label on the product. Windows shall be compliant with utility requirements for weatherization programs. Windows shall be manufactured by Harvey (Classic Series), Viking, Mercury-Excelum, NorthEast (DH 100), Certainteed, Andersen (Silverline®), or equivalent. Unless previously approved submit manufacturer's specifications to The Town of Windsor and project consultant for approval prior to ordering. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (interior and exterior) prior to completion of finish work. If original windows have weight cavities, remove old weights and insulate the entire cavity on both sides of windows prior to installation of replacement windows. If spray foam insulation is to be used, submit the product MSDS[1] to The Town of Windsor and the project consultant for review and approval prior to use.

Windows (Wooden Replacement 1/1) (Historic) (Alternate #1)[i]: Furnish and install new 1/1 wooden replacement windows (no cladding) with ⅝" Low E double-pane insulating glass and full fiberglass screens (Note: Contractor shall measure the bevel of the sill. If the bevel is not 14 degrees, it is normally required that the bevel be custom specified to manufacturer.). Windows shall have tilt-in sashes, cam sash locks, and shall comply with Emergency Escape requirements of the building code for all bedroom installations. Windows shall be Energy Star qualified, with a U-factor less than or equal to 0.3 (≤ 0.3) and shall carry the Energy Star Label on the product. Windows shall be compliant with utility requirements for weatherization programs. Windows shall be

[1] To be replaced by Globally Harmonized System Safety Data Sheet (SDS) by June 2015

manufactured by Harvey, Weathershield, Marvin, or equivalent. Unless previously approved submit manufacturer's specifications to The Town of Windsor and project consultant for approval prior to ordering. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (interior and exterior) prior to completion of finish work. If original windows have weight cavities, remove old weights and insulate the entire cavity on both sides of windows prior to installation of replacement windows. Spray foam insulation shall not be used.

Windows (Wooden Replacement Other Than 1/1) (Historic) (Alternate #2)[i]: Furnish and install new single-pane wooden replacement windows with full fiberglass screens (Note: Contractor shall measure the bevel of the sill. If the bevel is not 14 degrees, it is normally required that the bevel be custom specified to manufacturer.). Windows shall have tilt-in sashes, cam sash locks, and shall comply with Emergency Escape requirements of the building code for all bedroom installations. Grid pattern(s) (muntins) with external profiles shall match that of the existing windows that are being replaced. Windows shall be manufactured by Harvey, Weathershield, Marvin, or equivalent. Unless previously approved submit manufacturer's specifications to The Town of Windsor and project consultant for approval prior to ordering. Windows shall be installed in accordance with the manufacturer's recommendations. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (interior and exterior) prior to completion of finish work. If original windows have weight cavities, remove old weights and insulate the entire cavity on both sides of windows prior to installation of replacement windows. Spray foam insulation shall not be used.

Attachment A

Summary Risk Assessment Notice

Address of Property that this summary notice applies to:

96-98 Tunxis St.., Windsor

Lead-based paint risk assessment description for common areas and exterior

Date of risk assessment: 3/8/16

Summary of risk assessment results (check all that apply):

☒ No lead-based paint hazards were found.

☒ The findings of the risk assessment are provided in the attached scope of work.

Lead-based paint risk assessment description for interior apartment:

Date of risk assessment: 3/8/216

Summary of risk assessment results (check all that apply):

☐ No lead-based paint hazards were found.

☒ Lead-based paint hazards were found.

☒ The findings of the risk assessment are provided in the attached scope of work.

Contact person:

Owner: Luis A. Tirado
96 Tunxis St.
Windsor, CT 06095
860-285-0449

Person who prepared this summary notice:

Bob Kennedy, SafeHomes Inc.

Signature

Attachment B

Management Plan for Intact, Encapsulated, and Enclosed Surfaces

The owner will be responsible for monitoring surfaces with lead based paint to ensure surfaces do not become defective. All renovation and maintenance work must be done using lead safe work practices.

The owner must also include in their monitoring any lead based paint surfaces that are enclosed to ensure that the enclosure has not become defective and exposed the lead based painted surfaces. Monitoring will be done formally on a quarterly basis. Surfaces painted with a liquid encapsulant will be monitored on a monthly basis for the first 6 months, and annually thereafter.

Actions must be implemented as follows:

- If any leaded surfaces become defective or the enclosure over a leaded surface has exposed the old leaded surface, the owner must make the surface lead safe by painting or re-enclosing the leaded surfaces to seal them.
- All actions must be done using lead-safe work practices.
- Any doors/trim identified as leaded that start to rub must be trimmed so they open and close without rubbing.
- Any exterior leaded surfaces that were enclosed in wood or pressure treated wood must be kept painted/sealed to prevent the surfaces from deteriorating. Note that exterior grade plywood will delaminate if it is not kept painted.

Note that the lead test was done based on testing the materials on the surface. The XRF penetrates only about 3/8"; therefore there may be additional leaded surfaces below the existing walls or trim that were not accessible for testing. Any additional painted surfaces that are uncovered in the future should be assumed to be leaded (or tested for lead) and lead safe work practices should be used.

The owner will ensure that anyone who is called in to do maintenance (i.e. plumbers, electricians, and so on) on any enclosed leaded surface will be notified that they are working on a leaded surface. This notification will be in writing.

Leaded Surfaces	Condition	Method	Side
Exterior --			
Leaded Surfaces	**Condition**	**Method**	**Side**
Body of house (previously enclosed in vinyl siding)	*I*	*manage*	*all*
Window trim (previously enclosed in aluminum)	*I*	*manage*	*all*
Interior			
Left-side apartment			
There are no children under 6.			
Kitchen 4			
Leaded Surfaces	**Condition**	**Method**	**Side**
Lower walls.	*I*	*manage*	*all*
Bath 5			
Leaded Surfaces	**Condition**	**Method**	**Side**
Walls	*I*	*manage*	*all*
Ceiling	*I*	*manage*	

Right-side apartment

There are no children under 6.

Living Room 1

Leaded Surfaces

	Condition	Method	Side
Ceiling, crown molding	I/I	manage/manage	

Dining Room 2

Leaded Surfaces

	Condition	Method	Side
Ceiling, crown molding	I/I	manage/manage	
Cornerboard (structural)	I	manage	A/D corner

C/D Bedroom 3

Leaded Surfaces

	Condition	Method	Side
Ceiling	I	manage	

Rear Bedroom 4

Leaded Surfaces

	Condition	Method	Side
Ceiling	D	patch/paint	

Kitchen 5

Leaded Surfaces

	Condition	Method	Side
Lower walls	*I*	*manage*	*all*
Permanently shut door	*I*	*manage*	*A*

Bathroom 6

Leaded Surfaces

	Condition	Method	Side
Walls	*I*	*manage*	*all*
Ceiling	D	paint	
Friction jamb to Kitchen	D	paint	D