

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Date: February 13, 2019

Application Number: 2019-0208B

Property Location: 815 Leland Avenue

Architectural Style/Date/Architect or Builder: Gabled-ell / 1900

Property Owner: Julian and Emily Dean

Landmark or District Designation: Chapin Park Local and National Historic District, Ordinance #9574-05

Rating: *Contributing*

DESCRIPTION OF STRUCTURE/SITE: This 2-story irregular frame house sets upon a brick foundation facing east on Leland Avenue. The roof is pyramidal with gables, a simple cornice, and asphalt shingles. The porch is house-width with brick piers, railings, and a simple fascia. The windows are predominantly 1/1 vinyl double hung with molded entablatures. An oval window with wedge-shaped brackets faces the street on the second story.

ALTERATIONS: COA 2013-0924 called for repointing “brick with lime putty; replace brick in-kind and replace wood siding in the rear.” COA 2017-1002D allowed for the construction of a privacy fence around the side and rear yard.

APPLICATION ITEMS: *“Replace south facing entrance door and frame with a pre-hung half-lite steel door. Decorative trim to be reinstalled and repainted with the rest of the exterior. Remove and replace window #5 with white vinyl double hung replacement window. Stabilize and repaint with a lead paint paint encapsulant. all siding, window and door trim, soffit and fascia, and front porch crown molding on house. Board over garage window on side C, similar to side D. Stabilize and repaint, with a lead paint encapsulant, garage siding, soffit and fascia, and window and door trim on sides A, C, and D. All paint colors to be chosen by homeowner. Strip and repaint door jamb on side A with lead paint encapsulant.”*

DESCRIPTION OF PROPOSED PROJECT: The applicant (Indiana Community Action Association) seeks approval for the following lead remediation projects, to be bid out to final contractor at a later date:

1. Remove and replace south-facing existing wood half lite door and frame (referenced on side B) with new pre-hung steel half-lite door. Existing door does not function properly and is currently unusable. Existing decorative trim will be retained,
2. Remove and replace window (referenced as ground floor window #5 on side C) with a “white, vinyl, double hung, replacement style, Energy Star Rated, Argon filled, Low E coated glass, one-over-one window,”
3. Paint all siding, window and door trim, soffit and fascia, and front porch crown molding using a lead paint paint encapsulant,
4. Board over garage windows on side C, similarly to side D. Paint garage siding, soffit and fascia, and window and door trim on sides A, C, and D.

In addition to the above listed items, various internal remediation efforts will be initiated that are beyond the scope of the Historic Preservation Commission’s purview.

All exterior surfaces were assessed by Amereco Engineering of Valparaiso, IN on August 14th, 2018. **One hundred fifty-two (152) readings were collected from the exterior of the structure and one hundred twenty-one (121 -or approximately 80%) returned a ‘Positive’ test for Lead Based Paint (LBP).** The highest readings of the entire site (both inside and out) were returned from the exterior of the garage, with the garage fascia returning a 23.5 mg/cm² reading.

PRESERVATION INSPECTOR REPORT: N/A

STANDARDS AND GUIDELINES: CHAPIN PARK

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior building materials in the district include brick, stucco, clapboard, wood shingles, and brick or stone masonry. In some instances, vinyl, composite and aluminum siding have been applied over the original material.

Required

Original exterior building materials shall be retained when possible. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing architectural detail around windows, porches, doors and eaves shall be retained or replaced by replicas of the same design when deteriorated beyond repair.

Masonry, including brick and stucco structures, shall be maintained, and properly cleaned only when necessary to halt deterioration or to remove stains and shall be done in a method acceptable for the preservation of the surface: i.e. low-pressure water and soft natural bristle brushes. Brick or masonry mortar joints should be repointed only when there is evidence of moisture problems, or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

When repairing stucco, stucco mixture shall be used. A professional shall make a study of the old stucco, to determine the exact mixture and underlayment used in the original work. Some repair methods are not compatible with the original techniques and may cause early disintegration of the repair work and the original work.

Ample ventilation must be afforded the structure when siding is installed, in order to prevent increased deterioration of the structure from moisture and insects.

Recommended

Whenever possible, the original building materials should be restored. When maintaining or repairing original siding is not feasible, aluminum, vinyl or composite siding may be used. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices gables, eaves and other architectural features.

[...]

B. ROOFS AND ROOFING

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gabled, gambrel, flat and combinations of these. Roofs are covered with a variety of materials such as asphalt, asbestos, wood and slate shingles as well as clay tiles. Residences in most cases have wood fascias with gutters and downspouts. The fascias of some vinyl- and aluminum-sided houses are covered with the same materials.

Required

The existing shape and type of materials of the roof shall be retained. All architectural features, which give the roof its essential character, shall be retained, including dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.

Recommended

The original shape and materials of the roof should be restored. Particular effort should be made to retain materials such as slate, tile and other unique materials not commonly found in new construction. Roof covering which is deteriorated beyond repair should be replaced with new material that matches as closely as possible the original in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure; they should be maintained whenever possible or replaced with a style comparable and suitable to the architectural period.

Prohibited

Nothing shall be done to change the essential character of the roof as viewed from a street by adding architectural features or large unsightly fixtures, or by using materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

Not Recommended

Overhanging eaves, soffit, brackets and gables should not be covered or enclosed when adding siding to a building.

C. WINDOWS AND DOORS

Window and door frames are in most cases wood and vary depending upon the style of the home. Many are double-hung windows with wood trim and sills. Brick structures have stone sills and brick lintels. In some cases where aluminum siding has been applied, the window and door trim has been covered. About half of the structures in the district have aluminum storm windows; the other half have wood storm windows.

Required

Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.

Recommended

Wood storm windows and doors painted or finished to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated to match the existing. When awnings are used, they should be of canvas material.

D. ENTRANCES, PORCHES AND STEPS

Most houses in the district have either an open or enclosed porch across the front. Most porches have either hip or gabled roofs or are covered by the main roof of the house.

Required

When deteriorated beyond repair, existing or original porches, stoops, patios and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replicas of the same design or by a design more in keeping with the historic period of the structure.

Porches and additions reflecting later architectural styles and which are important to the building's historical integrity shall be retained.

Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Not Recommended

Original porch details should not be replaced with materials representing a different period or style from the original.

[...]

VI. ENFORCEMENT PROCEDURES

[...]

This ordinance, however, does not prevent the ordinary maintenance and repair of any building or structure which does not involve a change in any exterior feature, nor does it prevent the reconstruction, alteration, demolition or moving of any building or structure which the Building Commissioner or other official has determined to be a hazard to public safety.

[...]

In making its determination, the Historic Preservation Commission shall consider three factors: first, the appropriateness of the proposed work to the preservation of the building and district; second, the detriment to the public welfare if the proposed work is permitted even though it is not deemed appropriate; third, the potential hardship that the denial of the Certificate of Appropriateness would cause the applicant.

STAFF RECOMMENDATION: Staff recommends approval of this project with the condition that – upon the bid being awarded by Indiana Community Action Association – the contractor executing the work return to the Historic Preservation Staff with specific product information for the window and door.

Written by
Adam Toering
Historic Preservation Specialist

and
Elicia Feasel
Historic Preservation Administrator



HISTORIC PRESERVATION COMMISSION

OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601

http://www.southbendin.gov/government/department/community-investment

Phone: 574/235.9371

Fax: 574/235.9021

Email: hpcsbsjc@southbendin.gov

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation
Administrator

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

OFFICE USE ONLY >>>>>> **DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX** <<<<<< **OFFICE USE ONLY**

Date Received: 2/18/19 Application Number: 2019 - 0208B

Past Reviews: YES (Date of Last Review) 0109 NO

Staff Approval authorized by: _____ Title: _____

Historic Preservation Commission Review Date: 2/18/19

Local Landmark Local Historic District (Name) Chapin Park

National Landmark National Register District (Name) _____

Certificate Of Appropriateness: Denied Tabled Sent To Committee Approved and issued: _____

Address of Property for proposed work: 815 Leland Ave. South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Emily and Julian Dean Phone #: 856-904-4485

Address of Property Owner(s): 815 Leland Ave. South Bend, IN 46616
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Justin Tyrrell Phone #: 800-382-9895

Contractor Company Name: Indiana Community Action Association

Address of Contractor Company: 1845 W 18th St. Indianapolis, IN 46220
(Street Number—Street Name—City—Zip)

Current Use of Building: Single Family
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Wood Frame
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: (more than one box may be checked) Landscape New Replacement (not in-kind) Demolition

Description of Proposed Work: Replace south facing entrance door and frame with a pre-hung half-lite steel door. Decorative trim to be re installed and repainted with the rest of the exterior.
Remove and replace window # 5 with white vinyl double hung replacement window. Stabilize and repaint with a lead paint paint encapsulant, all siding, window and door trim, soffit and fascia, and front porch crown molding on house. Board over garage window on side C, similar to side D. Stabilize and repaint, with a lead paint encapsulant, garage siding, soffit and fascia, and window and door trim on sides A, C, and D. All paint colors to be chosen by homeowner. Strip and repaint door jamb on side A with lead paint encapsulant.

Owner e-mail: emily.k.holloway@gmail.com and/or Contractor e-mail: jtyrrell@incap.org

X _____ and/or X _____
Signature of Owner Signature of Contractor

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

SPECS BY LOCATION/TRADE with Costs

2/8/2019

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 815 Leland Avenue

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
LBPGC01	CONSTRUCTION PERFORMANCE STANDARDS It is the Bidding Contractor's responsibility to have all bids comply with the Programs Residential Construction Performance Standards and to include in every bid all items associated with the written scope item (i.e. Scope written as stabilize paint, it is the contractor's responsibility to include needed items such as plastic, tape, HEPA vacuum, scrapers, paint, etc.).	1.00	AL	n/a	n/a
LBPGC02	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.	1.00	GR	n/a	n/a
LBPGC03	PAINT COLOR Owner's choice of color or match existing paint color as close as possible when applicable.	1.00	AL	n/a	n/a
LBPGC04	NOTIFICATION REQUIREMENTS Make applicable notifications to state or local agencies, create occupant protection plan, post job signs and secure lead hazard reduction sites. If project includes Lead Abatement, Contractor will be responsible for ISDH Notification and applicable fees.	1.00	EA	\$100.00	\$100.00
LBPGC05	WORKER TRAINING AND SUPERVISION - ABATEMENT All workers conducting "abatement" lead hazard reduction activities must be trained and certified as lead abatement workers and provide proof of valid state or EPA-approved licenses or certificates. All persons acting as supervisors during "abatement" lead hazard reduction activities must be trained and certified as lead abatement supervisors and provide proof of valid state or EPA-approved licenses or certificates.	1.00	AL	n/a	n/a
LBPGC06	OCCUPANT PROTECTION Unit is occupied. Treatment of the dwelling unit interior is to be completed within 5 calendar days, the work site will be contained as to prevent the release of leaded dust and debris into nonwork areas, treatment will not create other safety, health or environmental hazards; and, at the end of the work on each day, the work site and the area within at least 10 feet of the containment area will be cleaned to remove any visible dust and debris, and occupants will have safe access to sleeping areas,	1.00	EA	\$500.00	\$500.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
	a bathroom and kitchen facilities. Occupants will not be permitted to enter the work site during the lead hazard reduction activities until after the lead abatement project has been completed and clearance is achieved. Contractor is responsible for ensuring occupant protection is completed in accordance with HUD rules and regulations.				
LBPGC07	QUANTITY VERIFICATION	1.00	AL	n/a	n/a
	The quantities herein expressed within the specification are for informational purposes only. Contractors shall be responsible for obtaining their own quantity schedule. INCAA shall not be held liable for any difference in estimated and actual quantities; therefore, change orders will not be approved for differences in quantities. Contractors shall immediately notify the INCAA during the bidding process if field measurements vary significantly from those estimated within this specification. Contractor's bid shall be reflective of completing specified work to eliminate lead hazards at the project site.				
LBPGC08	CLEAN TO CLEARANCE	1.00	RM	\$110.00	\$110.00
	After completion of all lead hazard reduction activities, all work areas shall be cleaned for clearance. Typical work practices include, but are not limited to: wet mist, fold and remove all containment polyethylene sheeting; HEPA vacuum all visible surfaces including walls, floors, ceilings and window troughs from the top down; detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse water every 250 SF; completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling.				
LBPGC09	WALL NAMING PROTOCOLS	1.00	EA	n/a	n/a
	Walls and attached components shall be identified with the letters A, B, C & D. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D. Windows are provided a numerical number, which is reflected on the site plans included in the Lead Inspection & Risk Assessment Report.				
LBPGC10	BUILDING PERMIT REQUIRED	1.00	EA	\$250.00	\$250.00
	The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit(s) prior to starting any work.				
LBPGC11	OWNER RESPONSIBILITIES	1.00	DU	n/a	n/a
	The owner shall provide: 1. Utilities and sanitary facilities. 2. Remove all personnel items from work area. 3. All full and complete access to work areas. 4. Allow site access during normal work areas.				
Location Total:					\$960.00

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
LBPPR01	REMOVE PAINT- CHEMICAL Prepare area and protect adjacent areas not being stripped in accordance with manufacturer's directions. Provide adequate worker protection. Apply chemical stripper and any recommended cover sheet in accordance with manufacturer's specifications. Neutralize and rinse surface in accordance with manufacturer's directions. Collect residue and rinse water in 55 gal drums. Provide disposal of drums. Chemical must be pre-approved by Project Manager. Following paint removal, the Project Manager must inspect to verify completion. Upon approval by Project Manager, prime and apply coat of paint to owner's selection of standard paint colors. If repainting occurs prior to Project Manager approval, Contractor shall remove all paint again. Door Jamb - Side A	20.00	SF	\$25.80	\$516.00
Trade: 219	Lead Abatement - INCAA Program				
LBPDUST	CLEAN TO CLEARANCE After completion of all lead hazard reduction activities, wet mist, fold and remove all containment polyethylene sheeting. HEPA vacuum all visible surfaces including walls, floors, ceilings and window troughs from the top down. Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse water every 250 SF. Completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling. Clean All Window Troughs Clean Front Porch - Elevated Lead Dust Levels	1.00	EA	\$950.00	\$950.00
LBPENCA	ELASTOMERIC ENCAPSULANT After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and roll out a liquid, polymer, elastomeric encapsulant to create a continuous seal over the surface in accordance with manufacturer's specifications. Product must be pre-approved prior to installation. Use the required number of coats and coverage rate of elastomeric to guarantee a minimum 20-year manufacturer's warranty. All Sides. Siding, Trim and Window Casings Soffit and Fascia - All Elevations Front Porch - Side A - Crown Molding Door Casing - Side A and B	2,910.00	SF	\$5.16	\$15,015.60
Location Total:					\$16,481.60

Location: 3 - Room 01 - Entry

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
LBPD02	INTERIOR DOOR - REPLACE HOLLOW CORE After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all LBP containing door components, including jamb and trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a like-in-kind door to match remaining doors in residence. Provide brass finish lockset. Spot prime bare wood and top coat entire assembly with premium acrylic latex or stain to match. Side C	2.00	EA	\$350.00	\$700.00
LBPENCA	ELASTOMERIC - SMALL COMPONENTS After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and roll out a liquid, polymer, elastomeric encapsulant to create a continuous seal over the surface in accordance with manufacturer's specifications. Product must be pre-approved prior to installation. Use the required number of coats and coverage rate of elastomeric to guarantee a minimum 20-year manufacturer's warranty. Side A & B Door Casing	20.00	SF	\$20.25	\$405.00
Location Total:					\$1,105.00

Location: 4 - Room 03 - Living Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				

LBDP01	EXTERIOR DOOR--REPLACE WITH METAL PREHUNG	1.00	EA	\$654.61	\$654.61
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After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of existing door and frame. Install an Energy Star Rated pre-hung metal, insulated, half-glass entrance door system with interior casing and trim as needed. Supply and install one entrance and one mortised deadbolt - keyed alike and a wide angle peep sight. Provide an appropriate finish for all new material, encapsulate exterior wood frame.

Exterior Door and components contain deteriorated lead-based paint. Containment Required per 24 CFR 35.1345
Side B

Exterior Door Casing to Remain and will be encapsulated within the Exterior Spec

Location Total: \$654.61

Location: 5 - Room 04 - Office

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
LBPWT01	WINDOW-- REMOVE / REPLACE COMPONENTS	1.00	EA	\$231.67	\$231.67
	After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of window components as described below. Wash with detergent solution, rinse, allow to dry and HEPA vacuum all visible paint chips, dust, and debris. Install new window components to match existing. Prime bare wood. Top coat with premium acrylic latex. Window Casing & Sill Window 4 - Wall B				
Trade: 219	Lead Abatement - INCAA Program				
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK	50.00	LF	\$4.11	\$205.50
	After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner). Baseboard				
LBPW01	WINDOW ABATEMENT	1.00	EA	\$630.00	\$630.00
	Field measure, order and install a white, vinyl, double hung, replacement style, Energy Star Rated, Argon filled, Low E coated glass, one-over-one window. This will include a insect screen, interior stop and exterior trim wrapped with aluminum. Weight wall cavities, if applicable, are to be insulated with expanding foam or blown-in cellulose. Interior window components to be stabilized and encapsulated utilizing a lead encapsulant. Owner to be supplied with 5-year warranty. Windows and components have deteriorated lead-based paint. Containment Required per 24 CFR 35.1345 Wall C - Window 5 Includes replacement of casing and sill.				

Location Total: \$1,067.17

Location: 6 - Room 06 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
LBPD02	INTERIOR DOOR - REPLACE HOLLOW CORE	2.00	EA	\$350.00	\$700.00
	<p>After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all LBP containing door components, including jamb and trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a like-in-kind door to match remaining doors in residence. Provide brass finish lockset. Spot prime bare wood and top coat entire assembly with premium acrylic latex or stain to match.</p> <p>Side B & C (to Room 18 only) Replace with similar stock door and trim. All casework to be replaced.</p>				
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK	100.00	LF	\$5.11	\$511.00
	<p>After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner).</p> <p>Baseboard Door Jamb - Wall A (If casing paint is disturbed, replace casing as well) Door Casing on Room 7 Side of Doorway is deteriorated and must be replaced.</p>				

Location Total: \$1,211.00

Location: 7 - Room 07 - Dining Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
Custom	DOOR REPLACEMENT - CUSTOM Remove and Replace "closet" doors on side A. Doors shall be primed and painted, with appropriate hardware to ensure operation. If casing paint is disturbed replace casing and paint to match.	1.00	EA	\$250.00	\$250.00
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner). Door Casing - Side B - Stain or Paint per homeowner request.	20.00	LF	\$4.11	\$82.20
LBPVSG	FLOOR ENCLOSURE - UNDERLAYMENT& VINYL SHEETGOODS Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood, using adhesive and 7d crew shank or cement coated nails, 6" on center in all directions. Install .07" thick, backed vinyl sheet goods, with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, and shoe molding or vinyl base around perimeter. (Owner's choice of in stock color/pattern.) Closet Floor - Side A of Room	25.00	SF	\$9.33	\$233.25
Location Total:					\$565.45

Location: 8 - Room 08 - 2nd Floor Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
LBPPR01	REMOVE PAINT- CHEMICAL Prepare area and protect adjacent areas not being stripped in accordance with manufacturer's directions. Provide adequate worker protection. Apply chemical stripper and any recommended cover sheet in accordance with manufacturer's specifications. Neutralize and rinse surface in accordance with manufacturer's directions. Collect residue and rinse water in 55 gal drums. Provide disposal of drums. Chemical must be pre-approved by Project Manager. Following paint removal, the Project Manager must inspect to verify completion. Upon approval by Project Manager, prime and apply coat of paint to owner's selection of standard paint colors. If repainting occurs prior to Project Manager approval, Contractor shall remove all paint again. Stair Stringers	50.00	SF	\$23.50	\$1,175.00
Trade: 219	Lead Abatement - INCAA Program				
LB PST03	REPLACE RAIL AND BALUSTERS Wet mist, remove, wrap in polyethylene sheeting and dispose of the lead-painted railing system. HEPA vacuum any paint chips, dust and debris. Construct stairway railing system using stock morgan newel posts, handrails and birch balusters to match existing as closely as possible. Prime and top coat with premium acrylic latex or stain and apply 2 coats of polyurethane. (Owner's choice of in-stock colors.) Rail and Newel Post may remain, be re-used.	12.00	LF	\$43.00	\$516.00
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner). Ceiling - Molding - Side A	8.00	LF	\$4.11	\$32.88
Location Total:					\$1,723.88

Location: 9 - Room 09 - Basement Stairwell

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
LBPWB02	INSTALL PLYWOOD WAINSCOT	10.00	SF	\$4.07	\$40.70

After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of lead-containing ranch or ogee base molding. Mark "Lead Paint" at 4' intervals. Hang 1/4" BCX plywood with finish screws and adhesive beans 16" on center. Run continuous 1/4" beads of adhesive at perimeter. Trim all top edges with chair rail, bottom with ogee and exterior corners with 1" corner. HEPA vacuum any visible chips, dust and debris. Paint (owner to choose color).

Wrap Floor Joist Side D

Location Total: \$40.70

Location: 10 - Room 10 - Bedroom 1

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
LBPWT01	WINDOW-- REMOVE / REPLACE COMPONENTS After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of window components as described below. Wash with detergent solution, rinse, allow to dry and HEPA vacuum all visible paint chips, dust, and debris. Install new window components to match existing. Prime bare wood. Top coat with premium acrylic latex. Windows 11, 12 & 16 Replacement of Sills and Casings	3.00	EA	\$231.67	\$695.01
Trade: 219	Lead Abatement - INCAA Program				
LBPD02	INTERIOR DOOR - REPLACE HOLLOW CORE After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all LBP containing door components, including jamb and trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a like-in-kind door to match remaining doors in residence. Provide brass finish lockset. Spot prime bare wood and top coat entire assembly with premium acrylic latex or stain to match. Side D Closet & to Rm 14. Replace Casing too.	2.00	EA	\$350.00	\$700.00
LBPP01	LAMINATE WITH 1/2" GYPSUM After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of any lead-based paint moldings. Mark "Lead Paint" at 4' intervals on wall/ceiling. Hang, tape and three coat finish 1/2" gypsum over surface using screws 8" on center and adhesive beads 16" on center. Run gypsum horizontally. Caulk all penetrations and butt seams at casing and base molding with siliconized acrylic, as applicable. Install 3/8" ogee at baseboard. Prime with gypsum primer and apply a premium acrylic latex top coat. HEPA vacuum any visible paint chips, dust and debris. Wall B	50.00	SF	\$2.56	\$128.00
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner). Baseboard	160.00	LF	\$4.11	\$657.60
Location Total:					\$2,180.61

Location: 11 - Room 11 - Bedroom 2 (Child)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
LBPWT01	WINDOW-- REMOVE / REPLACE COMPONENTS After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of window components as described below. Wash with detergent solution, rinse, allow to dry and HEPA vacuum all visible paint chips, dust, and debris. Install new window components to match existing. Prime bare wood. Top coat with premium acrylic latex. Window 13 - Sill & Casing	1.00	EA	\$231.67	\$231.67
Trade: 219	Lead Abatement - INCAA Program				
LBDP02	INTERIOR DOOR - REPLACE HOLLOW CORE After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all LBP containing door components, including jamb and trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a like-in-kind door to match remaining doors in residence. Provide brass finish lockset. Spot prime bare wood and top coat entire assembly with premium acrylic latex or stain to match. Side D. Replacement any damaged or removed casing.	1.00	EA	\$350.00	\$350.00
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner). Baseboard	70.00	LF	\$4.11	\$287.70
LBPVSG	FLOOR ENCLOSURE - UNDERLAYMENT& VINYL SHEETGOODS Mark "Lead Paint" at 4' intervals. HEPA vacuum any visible paint chips, dust and debris. Install 5/16" underlayment grade plywood, using adhesive and 7d crew shank or cement coated nails, 6" on center in all directions. Install .07" thick, backed vinyl sheet goods, with minimum seams, per manufacturer's recommendations. Install metal edge strips in openings, and shoe molding or vinyl base around perimeter. (Owner's choice of in stock color/pattern.) Closet Floor	20.00	SF	\$9.33	\$186.60
Location Total:					\$1,055.97

Address: 815 Leland Avenue

Unit: Unit 01

Location: 12 - Room 13 - Bedroom 3 (Child)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
LBDP02	INTERIOR DOOR - REPLACE HOLLOW CORE After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all LBP containing door components, including jamb and trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a like-in-kind door to match remaining doors in residence. Provide brass finish lockset. Spot prime bare wood and top coat entire assembly with premium acrylic latex or stain to match. Side B & C. Replace trim if removed or paint damaged.	2.00	EA	\$350.00	\$700.00
Location Total:					\$700.00

Location: 13 - Room 14 - Hallway

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				
LBPD02	INTERIOR DOOR - REPLACE HOLLOW CORE After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all LBP containing door components, including jamb and trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a like-in-kind door to match remaining doors in residence. Provide brass finish lockset. Spot prime bare wood and top coat entire assembly with premium acrylic latex or stain to match. Side C - to Room 12. Replace trim if removed or paint damaged on either side.	1.00	EA	\$350.00	\$350.00
LBPD04	Attic Door - REPLACE After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of door unit. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Install a new attic hatch in like kind. Provide in like kind hardware (if present). Spot prime bare wood and top coat entire assembly with premium acrylic latex. Door and Casing	1.00	EA	\$275.00	\$275.00
LBPT01	TRIM-- REPLACE WITH NEAREST SIMILAR STOCK After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of trim. Detergent wash, rinse, allow to dry and HEPA vacuum any paint chips, dust and debris. Replace with nearest available/similar stock trim components. Fully prime and apply a single top coat of premium acrylic latex paint (color choice of owner). Baseboard	150.00	LF	\$4.11	\$616.50
Location Total:					\$1,241.50

Address: 815 Leland Avenue

Unit: Unit 01

Location: 14 - Room 15 - Laundry Room

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				

LBPDUST	CLEAN TO CLEARANCE	1.00	RM	\$150.00	\$150.00
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After completion of all lead hazard reduction activities, wet mist, fold and remove all containment polyethylene sheeting. HEPA vacuum all visible surfaces including walls, floors, ceilings and window troughs from the top down. Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse water every 250 SF. Completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling.
Elevated Lead Dust on Floor

Location Total: \$150.00

Location: 15 - Room 18 - Rear Porch

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219 Lead Abatement - INCAA Program					
LBPDUST	CLEAN TO CLEARANCE After completion of all lead hazard reduction activities, wet mist, fold and remove all containment polyethylene sheeting. HEPA vacuum all visible surfaces including walls, floors, ceilings and window troughs from the top down. Detergent scrub all horizontal surfaces in small sections using a 3-bucket system, changing rinse water every 250 SF. Completely rinse with clean water and new equipment. After surfaces are dry, HEPA vacuum all visible surfaces except ceiling. Dust on Floor	1.00	RM	\$150.00	\$150.00
LBPSID01	EXTERIOR-- INSTALL VAPOR BARRIER & VINYL SIDING After establishing any required ground containment with polyethylene sheeting, mark or stencil lead painted siding with "Lead Paint" 4' in all directions. Apply a nonwoven vapor barrier with taped seams and opening flashing to enclose the lead paint or apply 1/4" permeable rigid or fanfold insulation as a paint barrier and substrate for siding materials. Install double-4 vinyl siding, owner selection of standard colors. Enclose all lead painted trim with vinyl or aluminum ventilating soffit panels, coil stock and field-fabricated trim accessories in accordance with manufacturer's specifications. Caulk all joints and seams of lead painted trim with 25 year caulk. HEPA vacuum any visible paint chips, dust and debris. (Owner's choice of siding pattern, color and embossing.) Side A & D	2.00	SQ	\$450.00	\$900.00
Location Total:					\$1,050.00

Location: 16 - Exterior Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 219	Lead Abatement - INCAA Program				

LBPENCA	ELASTOMERIC ENCAPSULANT	600.00	SF	\$5.16	\$3,096.00
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After establishing any required floor containment with polyethylene sheeting, prepare surface by degreasing and deglossing. Apply any recommended primer and roll out a liquid, polymer, elastomeric encapsulant to create a continuous seal over the surface in accordance with manufacturer's specifications. Product must be pre-approved prior to installation. Use the required number of coats and coverage rate of elastomeric to guarantee a minimum 20-year manufacturer's warranty.

Sides A, C & D

Board up window on Side C and Paint Similar to Windows on Side D

Soffit and Fascia - All Sides

Location Total: \$3,096.00

Location: 17 - Health & Safety

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

LBPSMOK	SMOKE DETECTOR - 10 YEAR BATTERY POWERED	3.00	EA	\$35.00	\$105.00
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Install a ceiling mounted 10 year battery Smoke Detector such as the First Alert Smoke Alarm SA305CN3. Install smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. Smoke alarms installed in the basement should be installed on the ceiling at the bottom of the stairs leading to the next level. Mount smoke alarms high on walls or ceilings. Wall-mounted alarms should be installed not more than 12 inches away from the ceiling (to the top of the alarm). Don't install smoke alarms near windows, doors, or ducts where drafts might interfere with their operation. Provide Owner with manufacturer's instructions.

Trade: 27 Fire Protection

LBPCARB	CARBON MONOXIDE DETECTOR	3.00	EA	\$75.00	\$225.00
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Install a hard wired or plug-in carbon monoxide detector with battery back up and with a digital display capable of showing both peak CO level recorded by the alarm since it was last reset or unplugged, and the present level of carbon monoxide the unit is sensing.

Location Total: \$330.00

Unit Total for 815 Leland Avenue, Unit Unit 01: \$33,613.49

Address Grand Total for 815 Leland Avenue: \$33,613.49

Bidder: _____

LBC

Professional Lead Encapsulant/Sealant (Type III)

Product Description

LBC Lead Barrier Compound (Type III - Interior/Exterior) is a thermoplastic-elastomeric water based copolymer blended specifically to form a barrier between lead-based paint and the environment. It is a high-solids coating formulated to offer unparalleled coverage, economics and aesthetics while preserving historic and architectural detail. LBC contains Bitrex®, a bitter-tasting ingredient to discourage oral contact with lead paint. LBC Complies with all EPA and HUD requirements for lead-based paint encapsulants and is recognized as a permanent method for abatement of lead-based paint. LBC meets all Federal, State and Local standards for lead based paint encapsulants. LBC has been independently tested at David Litter Laboratories, and was found to meet/surpass the ASTM E-1795 Standard for Lead-Based Paint Encapsulants for both indoor and outdoor use. LBC is certified for use in all 50 states.

5801-White, 5800-Antique Linen

Application Information

SURFACE PREPARATION

Warning! If you scrape, sand, or remove old paint from any surface, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Carefully clean up with a wet mop and HEPA vacuum. Before you start, find out how to protect yourself and your family by contacting the U.S. EPA/Lead Information Hotline at 1-800-424-LEAD (5323) or log on to www.epa.gov/lead.

Consult all related Local, State and Federal regulations regarding work practices and personal protection to be used prior to surface preparation. Note: Some States require a surface assessment by a licensed lead inspector before application. Contact your State Department of Health, or Fiberlock for more information. Use MSHA/NIOSH approved or equivalent respiratory protection suitable for concentrations and types of air contaminants encountered. Mix thoroughly, preferably with an electric drill mounted device designed for blending liquid coatings. Clear liquid present when container is opened is an integral part of the product and must be mixed in completely. LBC is supplied in a tintable white base, and may be tinted to light colors with two ounces or less of universal liquid colorant (per gallon). Field tinting by the end user or an unauthorized distributor, or the addition of more than two ounces of universal colorant will void all warranties. Medium or deep-base colors may be available from Fiberlock; please call for details.

Prior to application of LBC, inspect all surfaces to ensure they are clean, dry and free of all contaminants including: dust, rust, grease, oil, mildew, glue size, calcimine, wax, soap, loose paint, or any other surface contaminant which may affect adhesion. Use a vacuum with a HEPA filter specifically designed to capture hazardous dust and waste or wipe surfaces with a damp cloth. Patch and repair irregularities in surfaces with appropriate patching compound. For high gloss or newly painted surfaces wet scour with Fiberlock's LeadSafe Wipes or other

approved surface preparation treatment. Use a coarse scouring pad or similar tool, and/or liquid de-glossing agents to eliminate any gloss where necessary. Rinse de-glossing agents as directed by manufacturer. Wear proper personal protection for any cleaning product used as determined by the manufacturer. For detailed surface preparation and application instruction, please refer to LBC Specification.

SURFACE PRIMING

Most surfaces do not require a primer coat. However a primer is recommended for treating the following conditions:
 Prime unpainted metal surfaces with a 100% acrylic rust inhibitive primer.
 Prime water damaged surfaces with at 100% acrylic stain blocking primer.
 Prime unpainted wood and drywall with a 100% acrylic universal primer.
 Prime unpainted brick, masonry or block with a masonry conditioner.
 Prime chalky surfaces with a chalk resistant primer.

APPLICATION TOOLS

Apply Fiberlock LBC with brush, roller or airless spray equipment.
 Brush: Synthetic, nylon or polyester bristle
 Roller: Synthetic Fiber 3/8"-1/2" nap roller
 Spray Settings:
 Pressure: 1300-2000 P.S.I.
 Tips: .015 to .021 tips

PRODUCT APPLICATION

Fiberlock LBC must be applied when air and surface temperatures are above 45°F at time of application and for 12 hours thereafter. 14 wet mils are required to achieve the required minimum dry film thickness of 7 dry mils. Always use a wet mil gauge to measure coating thickness during application. Apply a minimum of 2 liberal coats when using a brush or roller.

DRYING TIME @ 70°F 50% R.H.

To Touch - 1-2 Hours
 Recoat - 8-16 Hours

Properties

Product Specifications

Solids by Weight ± 2%:	59.0%
Solids by Volume ± 2%:	45.0%
Viscosity at 70°F:	95-120 Krebs Units
Specular Gloss:	5.5° ± 1 @ 60°
Flash Point:	Non-combustible
Shelf Life:	24 Months Min.
	(Original Sealed Containers)
Calculated VOC:	88 grams/liter

LBC complies with the requirements for LEED® EQ Credit 4.2, low-emitting materials: paints and coatings.

Coverage

Smooth Surfaces:	120 ft ² /gal
Porous Surfaces:	80-120 ft ² /gal

Drying Times (@ 70 - 77°F, 50% R.H.)

To Touch:	1-2 hours
To Recoat:	8-16 hours
Minimum Application Temp:	45°F (7.2°C)

Available Package Sizes

5 gallon containers	
Weight Per Gallon ± .5 lbs:	11.24 lbs/gal

Product Testing

Meets Standard:	ASTM E-1795
Certified For Use:	All 50 States



Application Information

COVERAGE

120 sq. ft. per gallon @ 14 wet mils

CLEAN UP

Clean all tools and drippings with warm soapy water before LBC dries. Use a HEPA approved vacuum specifically designed to collect any hazardous dust and/or waste generated. Dispose of all waste according to all current Local, State and Federal regulations.

PRECAUTIONS

Product is sensitive to heat and time. Store in a dry place at temperatures between 40°F (4.5°C) and 90°F (32°C). Do not store or apply at temperatures in excess of 100°F. Rotate stock often. Use product in a well ventilated area. If respiratory irritation develops increase ventilation and/or wear respiratory protection. Use a disposable spray-mist/dust respirator rated for filtering aerosol mist to avoid oral contact with bitter tasting, anti-ingestant ingredient when spraying. When applying with a sprayer, wear a NIOSH approved respirator with any R, P,N or HE filter. Avoid contact with eyes and skin. Wash hands after use. LBC Type III will not protect occupants from ingestion of the encapsulated lead-based paint, if surface is damaged, broken or abraded. Surfaces coated with LBC Type III must be inspected routinely. Damaged surfaces should be repaired and re-encapsulated immediately to prevent exposure to the lead hazard. Not recommended for use on friction or impact surfaces, or movable closures such as door jambs and window jambs. Residents may be present during brush or roller application but not in the immediate work area (i.e., same room). Residents should not be present during spray application for worksite safety reasons. Residents may return once application has ceased and LBC III is dry to the touch.

CAUTION!

KEEP OUT OF REACH OF CHILDREN.

Do not take internally. Close container after each use.

Keep from freezing.

Store between 40°F (4.5°C) and 90°F (32°C)

24 hour Emergency "CHEM-TEL" - 800.255.3924

WARRANTY

Fiberlock Technologies, Inc., warrants LBC for a maximum of twenty (20) years from the date the product is applied to form an effective barrier from the hazards of the encapsulated lead-based paint as prescribed in Fiberlock's latest product literature. The warranty described in this paragraph, expressed or implied, is including but not limited to the implied warranties of the salability and fitness for a particular purpose. User shall determine the suitability of LBC's use and assume any and all risks and liabilities that may arise in connection with the application of LBC. This warranty is extended only to the purchaser of LBC and does not apply to any damages which are a direct result of improper surface preparation and/or application, including, but not limited to:

1. The failure to properly apply LBC to a sound surface, which has been cleaned of foreign matter and dry at the time of application.
2. The failure to apply LBC during non-freezing temperatures appropriate for the product application.
3. The failure to apply LBC in full accordance with Fiberlock Technologies written application instructions and guidelines.

This warranty does not extend to, nor shall Fiberlock Technologies be liable for any damage resulting from any abuse of the encapsulated surface by tenants or occupants, improper maintenance, water damage, or other conditions beyond Fiberlock Technologies' control. The sole and only liability under this warranty shall be, at Fiberlock Technologies' option, either to replace the product if proved defective or to refund the purchase price paid. The purchaser of this product must notify Fiberlock at 150 Dascomb Road, Andover, Massachusetts 01810 (978-623-9987) within 45 days to advise of any suspected manufacturing defects. This warranty gives the purchaser specific legal rights and possible additional rights which may vary from State to State.

IMPORTANT INFORMATION FOR MASSACHUSETTS RESIDENTS

The Commonwealth of Massachusetts permits encapsulation as a form of abatement on any interior surfaces.

For exterior surfaces in Massachusetts, when seeking compliance with regulations for lead poisoning prevention and control in residential housing and child-occupied facilities, all painted surfaces must be certified by a licensed inspector as intact and compliant prior to using LBC. When used for nonresidential structures, or when not seeking compliance for exterior surfaces, Massachusetts does not require this inspection before encapsulation.

For Technical Information call 800.342.3755

These suggestions and data are based on information we believe to be reliable. They are offered in good faith, but without guarantee, as conditions and methods of use of this product are beyond our control. Neither Fiberlock Technologies, Inc., nor its agents shall be responsible for the use or results of use of this product or any injury, loss or damage, direct or consequential. We recommend that the prospective user determine the suitability of this product for each specific project and for the health and safety of personnel working in the area.

LBC, the LBC Logo and other marks in this literature are trademarks of Fiberlock Technologies, Inc.

Sanborn and Satellite Imagery

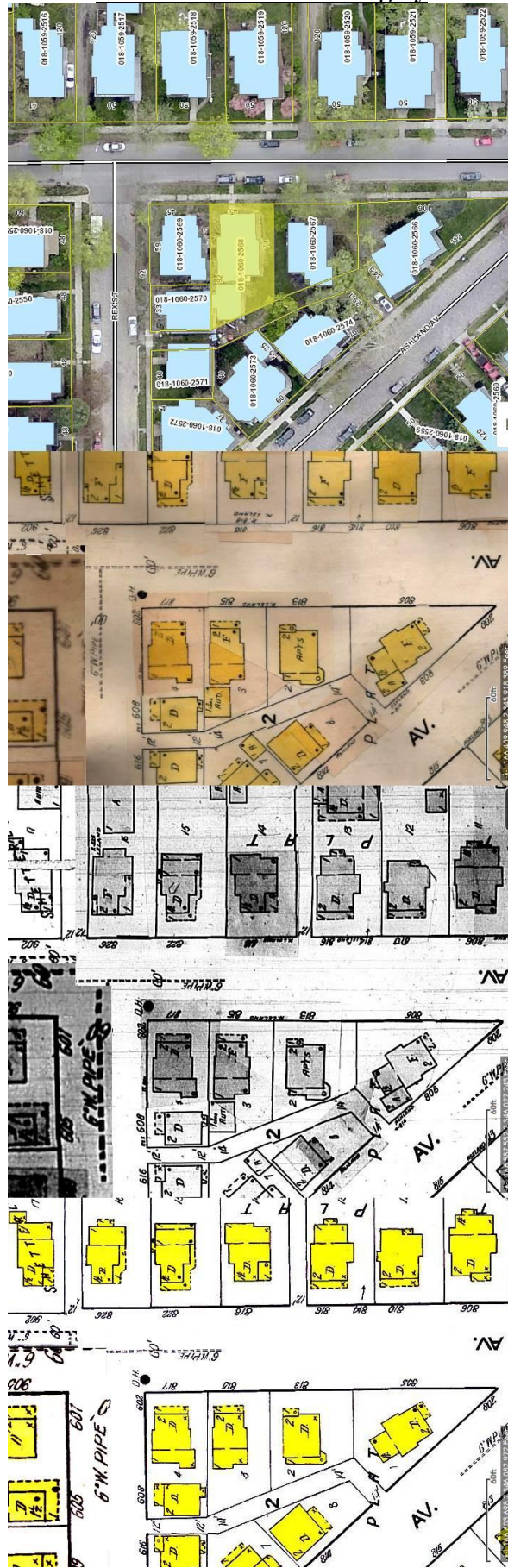


Diagram 1 - Sanborn imagery from 1917, 1945, 1960, and satellite imagery from 2017

East Elevation (Side A)





W12

W13

W4

W2

W3

815 Leland - South Side / Side B

South West Elevation (Side B)





W14

W5

W6

W12

W18

815 Leland - West Side / Side C.
Window #5 at right.

West Elevation (Side C)



North East Elevation (Side D)



Garage



Garage Side D



Garage Side B

