Genesee County Land Bank Authority

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

Neighborhood Stabilization Program 2 (NSP2)

Invitation for Bids –University classroom space
General Contractor
924 Eddy St., Flint, MI 48503

BID NUMBER: LB 11-039

Due Date: Monday, January 16, 2012 at 3:00 pm EST

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

Michigan State Housing Development Authority (MSHDA)
The City of Flint
Genesee County Land Bank Authority (GCLBA)

INVITATION FOR BIDS: 924 EDDY ST. –UNIVERSITY CLASSROOM SPACE GENERAL CONTRACTOR

Overview

The Genesee County Land Bank Authority (GCLBA) is seeking sealed bids for the rehabilitation of 924 Eddy St., Flint, MI 48503. This property is being rehabilitated as single-family residential homes to be sold to income eligible buyers under the Neighborhood Stabilization Program 2 (NSP2). The GCLBA has received NSP 2 grant funding from the MSHDA for this purpose. The NSP 2 funds are provided to MSHDA from the U.S. Department of Housing and Urban Development (HUD).

Nothing in this RFP shall be construed to create any legal obligation on the part of GCLBA or any respondents. GCLBA reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue this RFP in whole or in part, at any stage. In no event shall GCLBA be liable to respondents for any cost or damages incurred in connection with the RFP process, including but not limited to, any and all costs of preparing a response to this RFP or any other costs incurred in reliance on this RFP. No respondent shall be entitled to repayment from GCLBA for any costs, expenses or fees related to this RFP. All supporting documentation submitted in response to this RFP will become the property of the GCLBA. Respondents may also withdraw their interest in the RFP, in writing, at any point in time as more information becomes known.

Sealed Bid Due Date

General contractors with qualifications and experience in renovation of single- family residential properties invited to submit sealed bids to the Genesee County Land Bank Authority, 452 S. Saginaw St., 2nd Floor, Flint, Michigan 48502 on or before **Monday, January 16, 2012 at 3:00 pm EST**. The outside of the envelope must be marked **"LB 11-039, Sealed Bid for 924 Eddy St."**

Bid Opening

The bid opening will be Monday, January 16, 2012 at 3:15 pm EST at the Genesee County Land Bank Authority, Conference Room, 452. S. Saginaw St., 2nd Floor, Flint, MI 48502 and is open to the public.

Mandatory Pre-bid Meeting and Walkthrough

A mandatory pre-bid meeting will take place at 452 S. Saginaw St. 2nd Floor, Flint, MI 48502 at 9:00 am on Wednesday, January 4, 2012.

A mandatory walkthrough of property to be rehabilitated will follow at 924 Eddy St., Flint, MI 48503 from 10:00 am to 12:00 pm.

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

Proposal Requirements/ Bidding Instructions

Bids must be sealed, the outside of the envelope must be marked "LB 11-039, Sealed Bid for 924 Eddy St." and contain the following:

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

City of Flint Section 3 Certification

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

Bid Acceptance

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

Value Engineering

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

Method of Payment

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

Bonding Requirements

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

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

2. A payment and performance bond on the part of the contractor for 100 percent (100%) of the contract price.

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

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

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

OR

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

Demonstration of Capacity

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

Minority Owned Firms and Women's Business Enterprises

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

HUD Debarred List and Excluded Parties List System

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

Lead Safe Work Practices

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

Timeline for Completion

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

Federal Compliance Requirements

Award recipients implementing the Michigan NSP2 Consortium must follow the Community Development Block Grant (CDBG) Program rules and regulations, unless stated otherwise in the May 4, 2009 of the Federal Register Notice [Docket No. FR-

5321-N-01] regarding Title XII of Division A of the American Recovery and Reinvestment Act of 2009, which is posted on

http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/pdf/nsp2_nofa.pdf

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

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

Questions and Addendums

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

CERTIFICATION FORM NOTE

THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE SUBMITTAL CERTIFICATION

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

_____

(Name of Respondent)

_____

(Signature of Authorized Representative)

_____

(Typed Name of Authorized Representative)

_____

(Title)

_____

(Date)

DEMONSTRATION OF CAPACITY

Company Name: _____

Statement of Experience

Years of Experience: _____

Proposed Plans for Performing the Work

Date contractor can begin work: _____

Date Contractor can complete work by: _____

Equipment Available

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

Signed this _____ day of _____, _____

_____
Contractor Name (please print)

_____
Contractor Signature

SUBCONTRACTOR INFORMATION FORM

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

Mechanical Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

Electrical Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

Plumbing Subcontractor

Firm Name: _____

Owner(s) Name(s): _____

Address, City, State, Zip: _____

Phone number: _____

CONTRACTOR BID FORM

Owner Name: Genesee County Land Bank Authority

Contact Person/ Spec Writer: Kyle Stottmeister

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

Contact Email: **kstottmeister@thelandbank.org**

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

Property Address: 924 Eddy St., Flint, MI 48503

Bid Offer as per
Attached Specifications $ _____

Contractor Name: _____

Contractor Signature: _____ **Date:** _____

Contractor Address: _____

Contractor Phone: _____

Contractor Email: _____

Workers Comp
Insurance Expires Date: _____

Liability
Insurance Expires Date: _____

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

Section 3 Certification Process in the City of Flint

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

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

Section 3 Business Certification

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

Section 3 Residents Certification

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

Attachments

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

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

SPECS BY LOCATION/TRADE

12/22/2011

Work Write-up/Re-Bid: _____ **Case Number:** _____

Walk-Through Date: _____ **Construction Specialist:** _____

Bid Date: _____ **Phone:** _____

Initial: _____

Address: 924 Eddy (Int. Classroom) **Unit: Classroom Space**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	**General Requirements**				
35	**VERIFY QUANTITIES/MEASUREMENTS** All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	_____	_____
36	**BUILDING PERMIT REQUIRED** 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 prior to starting any work.	1.00	EA	_____	_____
37	**ELECTRICAL PERMIT REQUIRED** Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.	1.00	EA	_____	_____
38	**PLUMBING PERMIT REQUIRED** Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.	1.00	EA	_____	_____
39	**HVAC PERMIT REQUIRED** Prior to the start of the heating/cooling work, the contractor shall create a heating distrubution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.	1.00	EA	_____	_____
Trade: 9	**Environmental Rehab**				
9007	**CLEAN TO LEAD CLEARANCE** Prior to final acceptance of the lead hazard reduction work and all rehabilitation work, the property shall be visually inspected for any remaining paint chips, dust and debris and lead dust wipe samples shall be obtained from floors, windows sills and window troughs. The contractor shall re-clean (Using the HEPA/wash/HEPA method) all applicable components and surfaces and pay for all additional clearance dust sampling if any dust sample results exceedd the thresholds of 40 ug/SF for floors, 250 ug/Sf for window sills and 400 ug/SF for window troughs.	800.00	SF	_____	_____
Trade: 16	**Conservation**				

Address: 924 Eddy (Int. Classroom) **Unit: Classroom Space**

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 16	**Conservation**				
4800	**FOLLOW LEED GUIDELINES** As a part of the LEED program there are several additional requirements that need to be met. 1. Trash needs to be separated into recyclables and non recyclables and tracked for certification purposes (all plastics, metals, wood, etc, need to be placed in seperate containers). 2. Materials need to be certified from local suppliers as much as possible (local meaning harvested or manufactured within 500 miles of the job site). 3. There will be a day long training with the contractor and the LEED representative after the contract is awarded in order for the certification to be awarded. 4. Most materials will be recycled on this project (Materials will only be thrown away if there is no possible way to reused them on site - recycling needs to be documented and tracked) 5. Pictures are going to be required for documentation (Contractor needs to be willing to provide digital pictures of materials and procedures throughout the process) 6. Any framing needs to follow "efficiency framing standadards" (OVE standards are required for LEED)	1.00	AL	_____	_____

Bidder: _____ **Location Total:** _____

Location: 2 - Interior Approx. Wall SF: 1,188 Ceiling/Floor SF: 800

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	**Masonry**				
1410	**FIREPLACE DOORS - INSTALL** Install fireplace doors to seal air penetration. No windows are necessary. Subject to owner's approval.	1.00	EA	_____	_____
Trade: 10	**Carpentry**				
2350	**FLOOR--REFINISH WOOD** Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and two coats of oil based polyurethane varnish. Vacuum room.	803.00	SF	_____	_____
2370	**FLOOR--CUSTOM WOOD REPAIR** Repair floor where necessary by toothing in replacement pieces. Including, but not limited to the area where old walls were removed and area under old steam registers.	1.00	AL	_____	_____
2455	**FRAMING** Remove extraneous walls - see demo print Frame a wall using 2"x4" studs 24" on center with double top and single bottom plates. Install headers over all windows and, where necessary, on doors. Inspect existing framing and prepare for rough framing inspection Frame new walls according to print. Install new support beams (6" steel and LVL) where specified according to print.	1.00	AL	_____	_____

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
	Install new support stanchions to existing support beam in basement. Include stanchion pad if necessary. Use OVE framing practices to conform to LEEDs standards.				
3185	**DOOR--6' DOUBLE, SOLID CORE** Dispose of door and frame. Install a prehung solid, 20 minute fire rated, 6-panel entrance door and jamb including interior and exterior casing, threshold, one entrance and one mortised deadbolt keyed alike (Schlage, brass finish or approved equivalent). Paint with two coats of exterior acrylic latex paint (Owner's choice of color).	1.00	EA	_____	_____
4025	**TRIM ALLOWANCE--INTERIOR** Trim house with 1x8 pine base and 1x4 pine casing. Install solid pine 36" six panel bathroom door. Door hardware will be Schlage brass passage sets (or approved equivalent) w/ privacy sets on bathroom. Include extension jambs as necessary for windows and doors. Lead contractor will remove all trim (See lead report).	803.00	SF	_____	_____
Trade: 16	**Conservation**				
4908	**WALL INSULATION--DENSE PACK CELULOSE--GCI** After sealing cavities drill 2 1/8" to 2 9/16" access holes for each stud cavity in the areas specified in interior or exterior locations. Install blow in borax treated (no ammonium sulfate permitted), cellulose insulation per manufacturer's specifications and dense-packed into all specified wall cavities to a minimum density of 3.5 Lbs. per Cubic Foot for the entire cavity. Use a 1" to 1 ¼" ID vinyl "wall tube) attached to the standard cellulose blower tubing to place the cellulose deep into the wall cavity. Check each stud cavity for blocking and other obstructions prior to blowing. Carefully seal all drilled holes with wood or foam plugs and patch all holes to match surrounding materials if the surface is exposed. In balloon framed houses insure that blown cellulose is blocked from entering floor cavities such as 2nd floor floors. Include R-19 in 2nd floor bond joist, and foam in corner bucks.	700.00	SF	_____	_____
4997	**INSULATE WALLS--FOAM BOARD** After Air Sealing is complete, carefully install Dow THERMAX™ (or approved equivalent) board along the entire perimeter of the exterior of the building from floor to ceiling. Fasten the straight runs with construction-grade Polyurethane Adhesive (Low V.O.C.) and tack in place with mechanical fasteners. Seal all seams between foam boards with THERMAX™ aluminum foil or white foil tape. Seal the edges of the foam boards to all adjoining flooring, joists, masonry and sill plates with a Low VOC caulk. Carefully trim and fit foam boards around penetrations and seal with caulk as stated above. Wall board should be thick enough to bring exterior walls to R-19	700.00	SF	_____	_____

Address: 924 Eddy (Int. Classroom) **Unit: Classroom Space**

Location: 2 - Interior Approx. Wall SF: 1,188 Ceiling/Floor SF: 800

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	**Drywall & Plaster**				
5270	**DRYWALL** Hang, tape and 3 coat finish drywall. Screw 8"on center. Run boards with long dimension horizontal. Finish and sand ready for paint. Install fire barrier where drawn on plans to meet current fire codes for Duplex units.	3,200.00	SF	_____	_____
Trade: 19	**Paint & Wallpaper**				
5566	**PREP & PAINT HOUSE (INTERIOR)** Remove/cover all hardware, fixtures not to be painted. Wet scrape loose, cracked, peeling, blistered surfaces. Feather edges & dull gloss surfaces with sandpaper. Clean all surfaces. Spot prime and top coat trim, ceiling, walls, doors & windows with owner's choice of premixed latex. Ceilings will be flat white, trim will be semi-gloss white, and walls will be owner's choice of color. Include any closets. Use low V.O.C. caulk and paint. - must document for LEEDs	803.00	SF	_____	_____
Trade: 20	**Floor Coverings**				
5930	**UNDERLAY & VINYL SHEET GOODS** Install 1/4" underlayment (micro ply, birch plywood) , using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding (Shoe molding along cabinets or vanities will match stain color on cabinets). $15 material allowance for vinyl. Owner to pick style and color. Install in kitchen and bath	125.00	SF	_____	_____
Trade: 22	**Plumbing**				
6630	**SUPPLY--PEX** Install flexible pex piping with a minimum number of couplings to fixtures. Install mechanical connectors and shut off valves at all fixtures. Size pipe to 1990 CABO minimums per table 2406.5. Color code lines for hot and cold (red and blue). Replace all supply lines throughout house. Include shutoffs to all fixtures(kitchen sink, dish washer, bath faucet,toilet). Use sample plumbing schematic (attached) and all hot water lines must be insulated to R-4 (including elbows)	100.00	LF	_____	_____
6715	**DRAIN, WASTE, VENT--PVC** Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members. Install new waste system from bathroom and kitchen to main drain. Include necessary vents.	1.00	AL	_____	_____

Address: 924 Eddy (Int. Classroom) **Unit: Classroom Space**

Location: 2 - Interior Approx. Wall SF: 1,188 Ceiling/Floor SF: 800

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	**Plumbing**				
7071	**WATER HEATER - TANKLESS** Replace existing HWH with a gas fired, closed combustion, tankless water heater with a minimum 7 gallon per minute flow rate. Include pressure & temperature relief valve, discharge tube to within 6" of floor, owners manual & all venting piping. Provide separate electrical circuit & gas inlet and water inlet and outlet shut•]off valves. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing HWH. (min. 7 gallons per minute flow rate; min. 0.82 EF; min. 2.5 gpm flow rate at 77 degrees or 41% more efficient than federal standard)	1.00	EA	_____	_____
Trade: 23	**Electric**				
8120	**REWIRE--ALLOWANCE** Replace all wiring, devices, motor and fixtures reusing as much as possible and within the existing service capacity. Rewire the house to conform to the current edition of the National Electric Code. Lighting in classroom will be 14 can spots and 6 LED lights (see print) There will be additional outlets above what is required by code to meet classroom requirements. (See print) Replace existing electrical service with a commercial 200 amp, single phase, 3 wire electric service (label breakers by room function or breaker function). Include a main disconnect, 22 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetration. See drawing for placement of outlets, switches and finish fixtures. Include GFCI where required by code (kitchen, bath). Include 2 exterior GFCI protected outlets - one on front porch and one on back deck. Include hard wired smoke detector linked to rest of house and a carbon monoxide detector. Include battery back up exit signs (2) with strobe (connected to fire alarm system) Owner will pick light fixtures ($1,500 material allowance). See print for location of fixtures.	803.00	AL	_____	_____

Bidder: _____ **Location Total:** _____

Location: 3 - Kitchen Approx. Wall SF: 252 Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
3715	**CABINET--WOOD BASE** Replace base cabinets. Install base cabinet with doors of solid oak or maple. Cabinet will have solid oak or maple stiles, 1/2" veneered particle board sides and metal or plastic corner	17.00	LF	_____	_____

Address: 924 Eddy (Int. Classroom) **Unit: Classroom Space**

Location: 3 - Kitchen Approx. Wall SF: 252 Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
	Cabinets will be Kountry Wood Products Harmony Line - Bristol Maple (Or approved Equivalent) Available at Starline Kitchen and Bath Sink base will be sized to accomodate the triple sink. (approx. 44")				
3725	**CABINET--WOOD WALL** Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to be solid wood. Frame to have solid wood stiles, 1/2" particle board sides, metal or plastic corner bracing. Cabinets will have pulls or knobs and will match the finish on the faucet. Cabinets will be Kountry Wood Products Harmony Line - Bristol Maple (Or approved Equivalent) Available at Starline Kitchen and Bath Have electrician install outlet for micrwave range hood in cabinet over oven.	14.00	LF	_____	_____
3750	**COUNTER TOP--PLASTIC LAMINATE** Dispose of counter top. Field measure and manufacture a plastic laminate counter top, glued to particle board designed for this purpose. Provide cutout for sink. Land Bank will choose color and texture. 2835	9.00	LF	_____	_____
Trade: 22	**Plumbing**				
6835	**SINK--TRIPLE BOWL COMPLETE--GCI** Install a 22 gauge 42" x 22" x 8" triple bowl, stainless steel, self rimming kitchen sink including a Delta faucet, trap, supply lines, shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered & all PVC fittings glued. Land Bank will provide faucet - include installation only in quote.	1.00	EA	_____	_____

Bidder: _____ **Location Total:** _____

Location: 4 - Restroom Approx. Wall SF: 288 Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
3820	**PAPER TOWEL AND TOILET PAPER DISPENSER** Install a commercial paper towel and toilet paper dispenser. Owner to pick style and color. $200 material allowance.	1.00	EA	_____	_____
3832	**BATH MIRROR** Install beveled edge mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.	2.00	SF	_____	_____

Address: 924 Eddy (Int. Classroom) **Unit: Classroom Space**

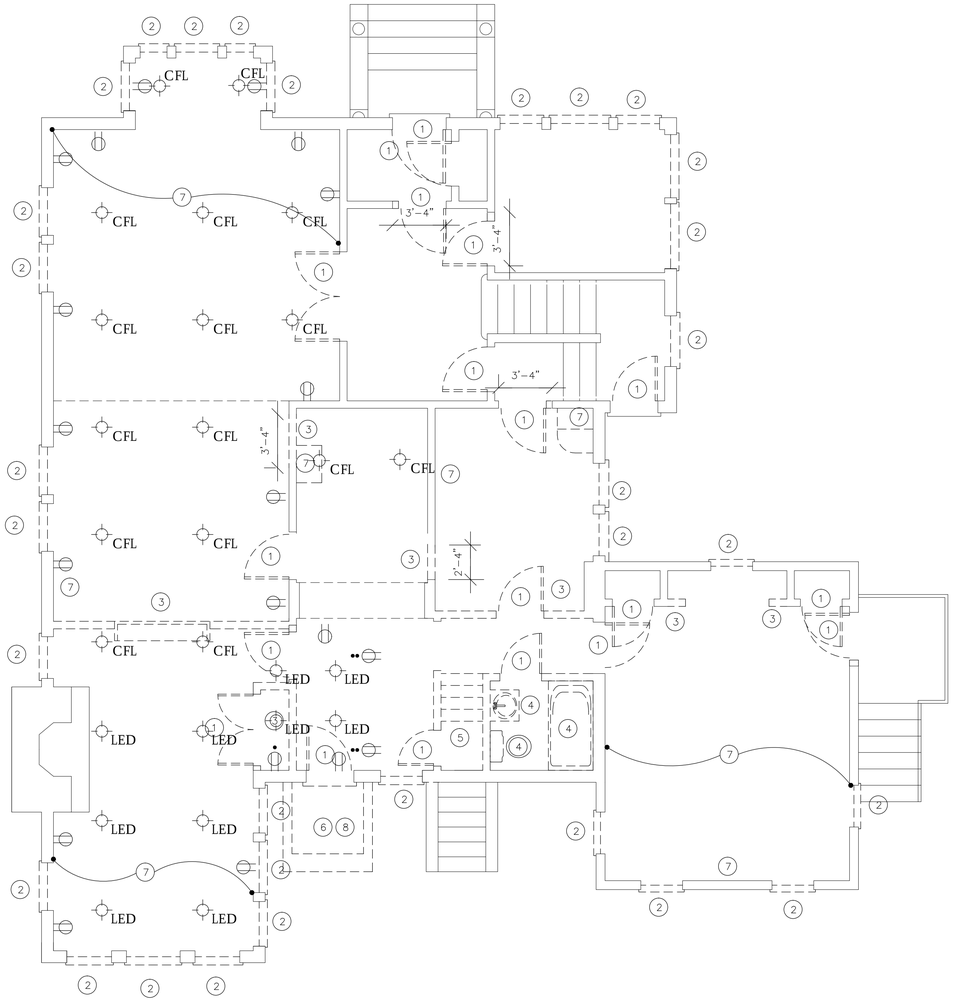
Location: 4 - Restroom Approx. Wall SF: 288 Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	**Carpentry**				
Trade: 22	**Plumbing**				
6865	**VANITY -- 36" COMPLETE** Install a 36" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation. Match bathroom vanity to kitchen cabinets Land Bank will provide faucet - include installation only in quote.	1.00	EA	_____	_____
7014	**COMMODE--REPLACE--Dual Flush--2008 GCI** Install a "Dual Flush," 2 piece, close coupled, white, vitreous china commode with flow rates of 1.6 and .9 GPF for its respective high and low flushes, such as a TOTO Aquia CST414M Elongated Front, Dual Flush commode Toilet Kit, or any commode tested through the latest "Maximum Performance" (MaP) testing sponsored by Canadian Water and Wastewater Association (CWWA), the California Urban Water Conservation Council (CUWCC), the U.S.-Canadian Alliance for Water Efficiency (AWE) and Veritec Consulting Inc. that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush). See the following link for the January 2008 report. http://www.cwwa.ca/pdf_files/Map%2011th%20Edition%20Full%20Report1.pdf Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal. Must be EPA "Water Sense" certified	1.00	EA	_____	_____

Bidder: _____ **Location Total:** _____

Unit Total for 924 Eddy (Int. Classroom) , Unit Classroom Space: _____

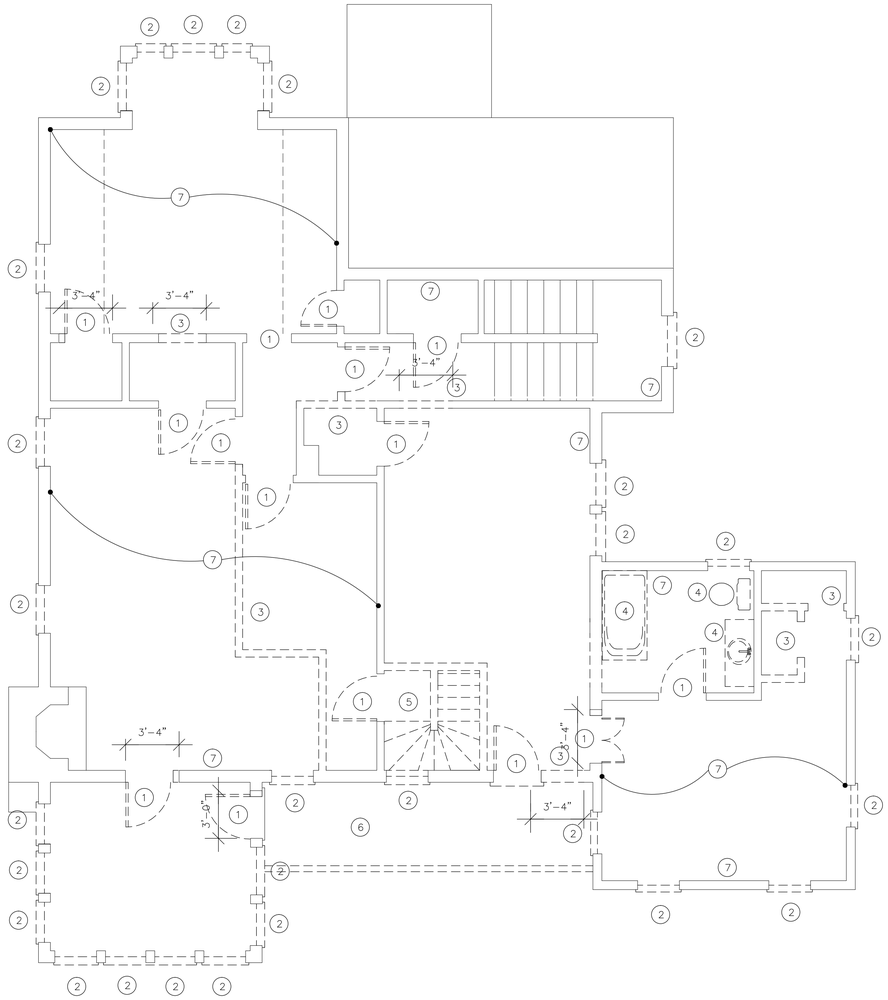
Address Grand Total for 924 Eddy (Int. Classroom) : _____



Urban Alternatives House

LOWER DEMOLITION PLAN

scale: 1/4"=1'-0"



Urban Alternatives House

UPPER DEMOLITION PLAN

scale: 1/4"=1'-0"

DEMOLITION NOTES

1. REMOVE EXISTING DOOR AND FRAME - PREP OPG FOR NEW DOOR AND FRAME OR STUD WALL INFILL
2. REMOVE EXISTING WINDOW
3. REMOVE PORTION OF EXISTING WALL
4. REMOVE EXISTING PLUMBING FIXTURE
5. REMOVE EXISTING WOOD STAIR
6. REMOVE EXISTING WOOD PORCH / DECK STRUCTURE AND RAILING
7. REMOVE EXISTING PLASTER THROUGHOUT & PREP EXISTING STUDS FOR NEW BLOWN INSULATION & GYP BD FINISH
8. REMOVE EXISTING PORCH ROOF / AWNING
9. REMOVE EXISTING BRICK CHIMNEY

GENERAL NOTES

1. DEMOLITION NOTES ARE NOT ALL-INCLUSIVE - CONTRACTOR TO REMOVE OTHER ITEMS AS NEEDED TO COMPLETE NEW WORK
2. HAZARDOUS WASTE REMOVAL REQUIRED RE: SPEC

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DRAWING TITLE

DEMOLITION PLANS

SEAL	DRAWN: SA	PROJECT NO.
		CAD FILE NO.: A001
	REVIEWED: sew	DRAWING NO.: A001
	DATE: 11/1/11	SHEET NO. ___ OF ___
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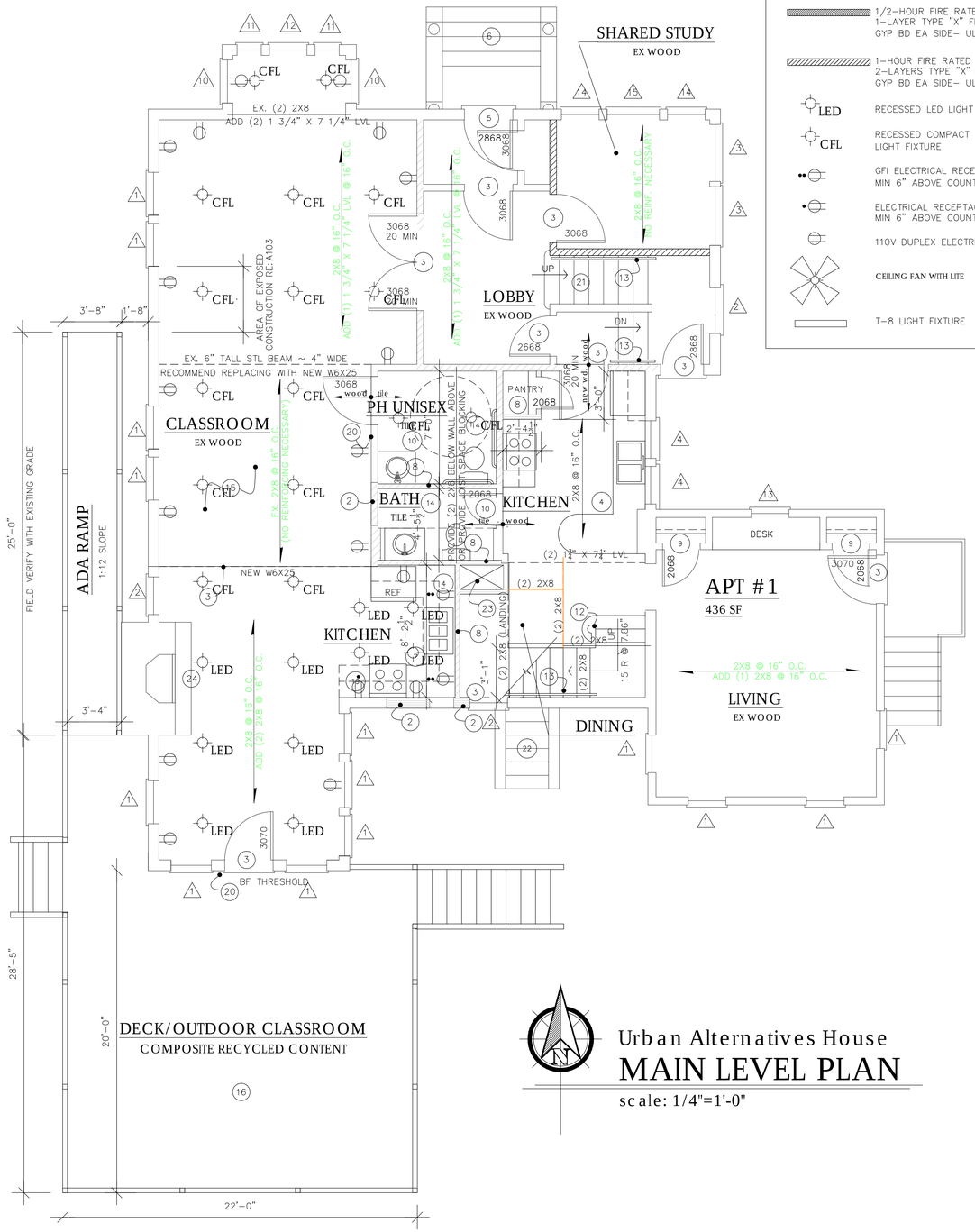
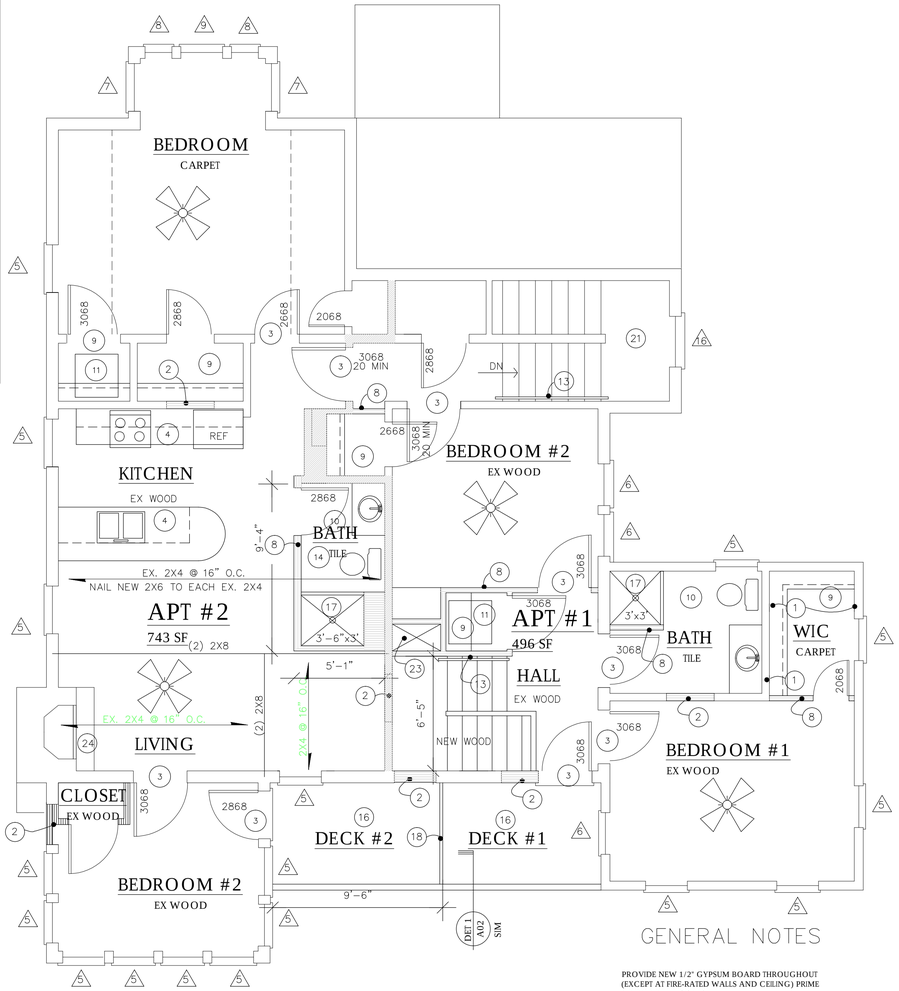


Urban Alternatives House
MAIN LEVEL PLAN
scale: 1/4"=1'-0"



Urban Alternatives House
UPPER LEVEL PLAN
scale: 1/4"=1'-0"

DRAWING LEGEND

- 1/2-HOUR FIRE RATED SEPARATION 1-LAYER TYPE "X" FIRE RATED GYP BD EA SIDE- UL#U305
- 1-HOUR FIRE RATED SEPARATION 2-LAYERS TYPE "X" FIRE RATED GYP BD EA SIDE- UL#U305
- LED — RECESSED LED LIGHT FIXTURE
- CFL — RECESSED COMPACT FLOURESCENT LIGHT FIXTURE
- GFI ELECTRICAL RECEPTACLE MOUNTED MIN 6" ABOVE COUNTER
- ELECTRICAL RECEPTACLE MOUNTED MIN MIN 6" ABOVE COUNTER
- 110V DUPLEX ELECTRICAL RECEPTACLE
- CEILING FAN WITH LITE
- T-8 LIGHT FIXTURE

CONSTRUCTION NOTES

1. NEW GLASS BLOCK BSMT WINDOWS, TYP PROVIDE VINYL WINDOW WELLS TO WEST RE:SPEC (REMOVE EXIST CMU WINDOW WELLS)
2. INFILL STUD WALL WHERE DOOR OR WINDOW WAS REMOVED
3. PROVIDE NEW (2) 2x8 HEADER
4. NEW CABINETRY BY MANUFACTURER RE: SPEC
5. NEW WOOD ROUND TOP ENTRANCE DOOR & FRAME
6. PROVIDE NEW WOOD BASE UNDER EXISTING COLUMNS; PROVIDE NEW BRICK PORCH (MATCH CHIMNEY) RE-USE LIMESTONE CAPS; REPLACE 2 LIMESTONE TREADS AND RISERS
7. NEW 3 COMPARTMENT STAINLESS STEEL SINK RE:SPEC
8. NEW 3 1/2" WOOD STUD WALL
9. COAT ROD & SHELF
10. VINYL TILE W/ WOOD BASE
11. NEW STACKABLE WASHER/DRYER COMBO RE:SPEC
12. NEW WOOD BALLUSTER
13. NEW WOOD HANDRAIL
14. NEW SOLAR LIGHT TUBE
15. UL#L501 1 HR FLOOR-CEILING FIRE SEPARATION
16. NEW WOOD RAMP AND DECK WITH HANDRAIL SEE SHEET A02 FOR FRAMING
17. FIBERGLASS SHOWER INSERT RE:SPEC
18. WOOD PRIVACY SCREEN
19. KITCHEN CABINETS RE: SPEC
20. PH SIGN DETAIL THIS SHEET
21. PATCH / REPAIR EXISTING WOOD STAIR AS REQUIRED
22. PATCH / REPAIR EXISTING CONC STEPS AS REQUIRED
23. VERTICAL MECHANICAL CHASE - 1 HR RATED
24. PROVIDE AIRTIGHT FIREPLACE ENCLOSURE RE: SPEC

GENERAL NOTES

PROVIDE NEW 1/2" GYPSUM BOARD THROUGHOUT (EXCEPT AT FIRE-RATED WALLS AND CEILING) PRIME AND PAINT - 2 COATS

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE W/OUT THE USE OF KEY OR SPECIAL DEVICE.

PROVIDE 18"X60" CLEAR AREA ON ALL PULL SIDE OF DOORS AND 12"X48" CLEAR AREA ON ALL PUSH SIDE OF DOORS AT CLASSROOM, PH UNISEX AND SHARED STUDY

PROVIDE EXIT SIGNS IN CLASSROOM (SECTION 1011).

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS AT BOTH HORIZONTAL & VERTICAL SPACES AS REFERENCED CODE SECTION 717.2.

ALL INTERIOR DIM ARE SHOWN TO FACE OF STUD, WALL THICKNESS IS 3 1/2" UNO.

ALL GLAZING IN SHOWER & BATH DOORS & GLAZING W/LOWEST EDGE LESS THAN 18" AFF SHALL BE SAFETY GLASS

PROVIDE ALL NEW INTERIOR WOOD TRIM AT WINDOWS, DOORS, AND BASE, RE: SPEC - PRIME AND PAINT - 2 COATS

PROVIDE SMOKE DETECTORS IN ALL BEDROOM & FURNACE AREAS

ATTIC VENTILATION TO BE 1/3 OF 1% OF HORIZONTAL PROJECTED ROOF AREA

BATHS & OUTSIDE RECEPTACLES SHALL HAVE GROUND FAULT BREAKERS

EGRESS WINDOWS SILL HEIGHT AT 44" MAX & 5.7 SF

ALL KITCHEN COUNTERS AND DESK TOP MATERIALS TO BE PLASTIC LAMINATE

ALL EXISTING WOOD FLOORS TO BE REFINISHED

ALL WOOD IN CONTACT WITH CONCRETE OR GROUND TO BE PRESSURE TREATED

PROVIDE FIRE ALARM SYSTEM PER CODE

PROVIDE SPRINKLER SYSTEM PER NFPA 13R

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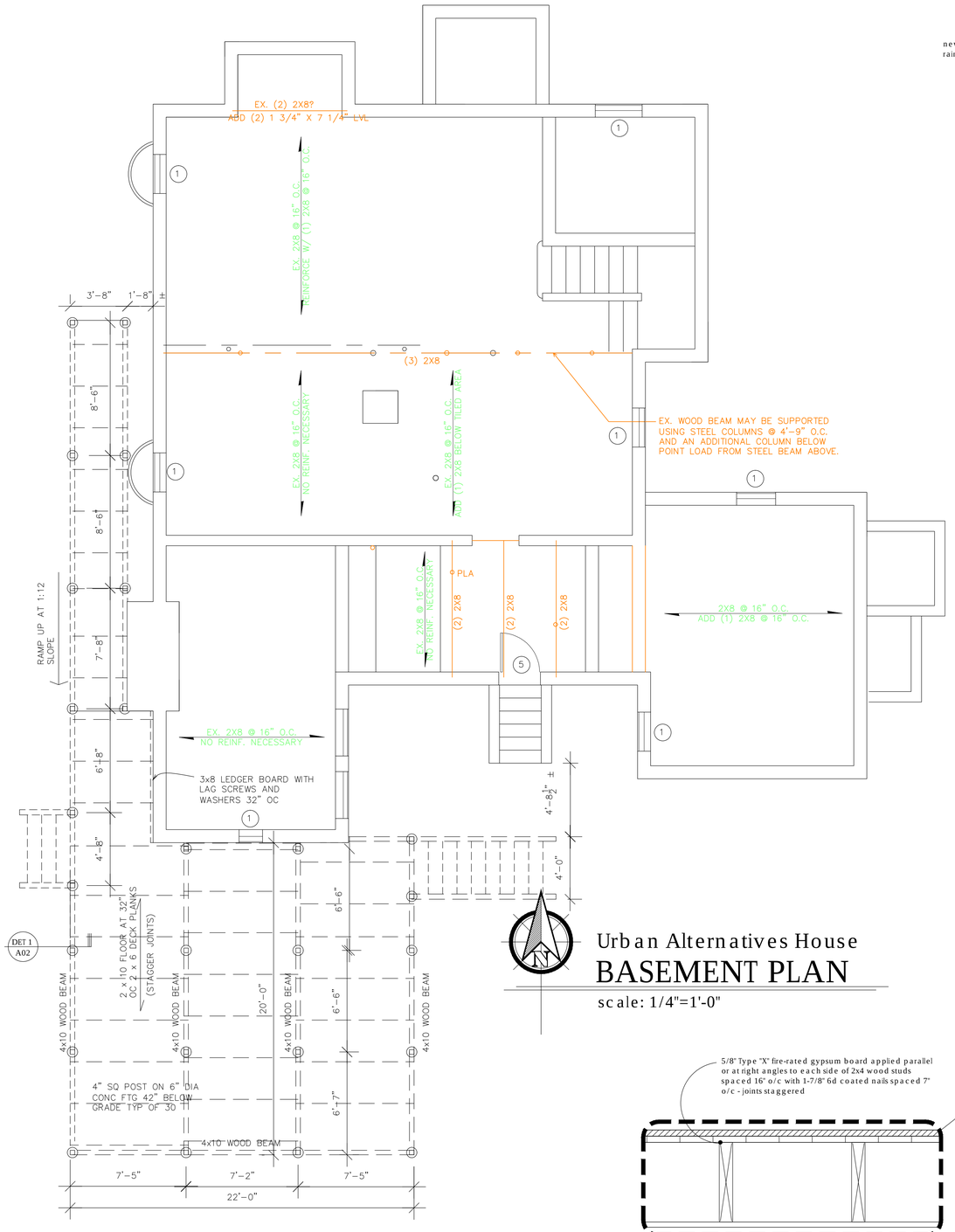
DRAWING TITLE

FLOOR PLANS

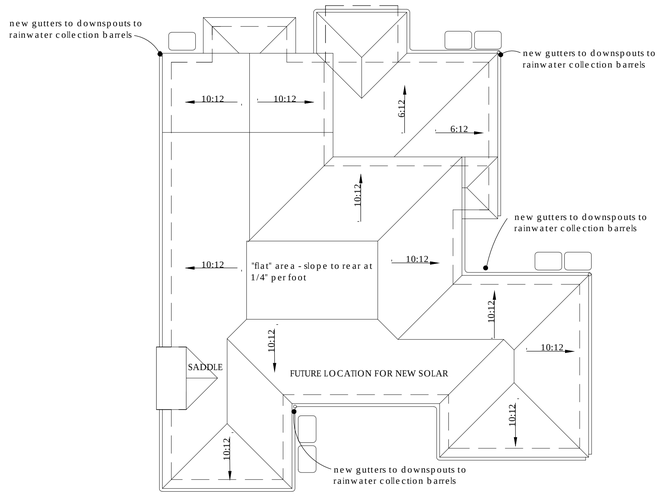
SEAL	DRAWN	PROJECT NO.
	SA	CAD FILE NO. A01
	REVIEWED sew	DRAWING NO. A01
	DATE 12/16/11	SHEET NO. ___ OF ___
	SCALE 1/4"=1'-0"	



Urban Alternatives House

BASEMENT PLAN

scale: 1/4"=1'-0"



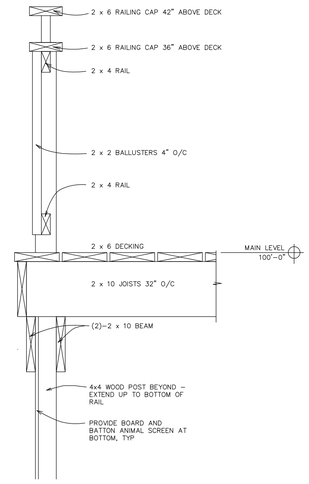
PROVIDE NEW RIDGE AND SOFFIT VENTS, TYP

Urban Alternatives House

ROOF PLAN

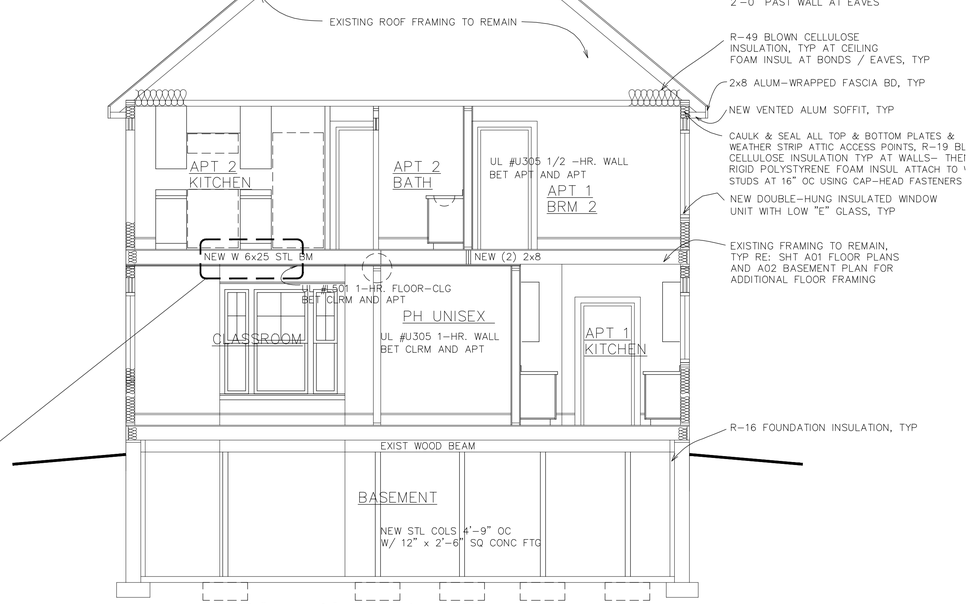
scale: 1/8"=1'-0"

1,915 SF OF ROOF AREA



1 DECK DETAIL

scale: 1" = 1'-0"



Urban Alternatives House

BUILDING SECTION

scale: 1/4"=1'-0"

CONSTRUCTION NOTES

REFER TO SHEET A01 FOR CONSTRUCTION NOTES

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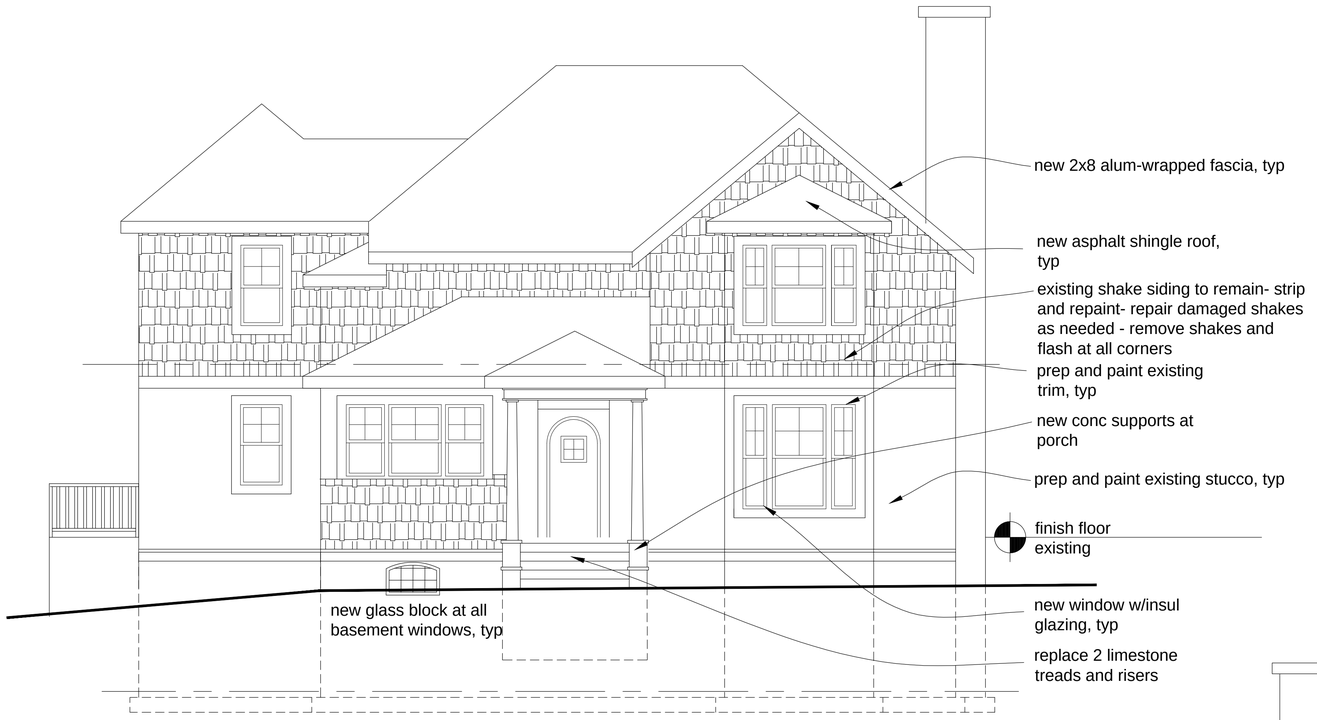
Flint, MI

DRAWING TITLE

FIRST FLOOR FRAMING, ROOF PLAN & BUILDING SECTION

SEAL	DRAWN	PROJECT NO.
	SA	
		CAD FILE NO. A02
	REVIEWED sew	DRAWING NO. A02
	DATE 12/16/11	SHEET NO. ___ OF ___
	SCALE 1/4"=1'-0"	

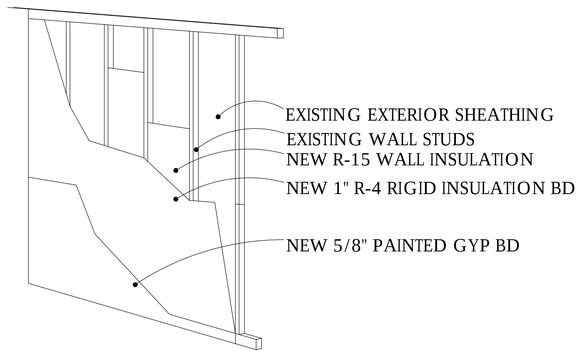


Urban Alternatives House

NORTH ELEVATION

scale: 1/4"=1'-0"

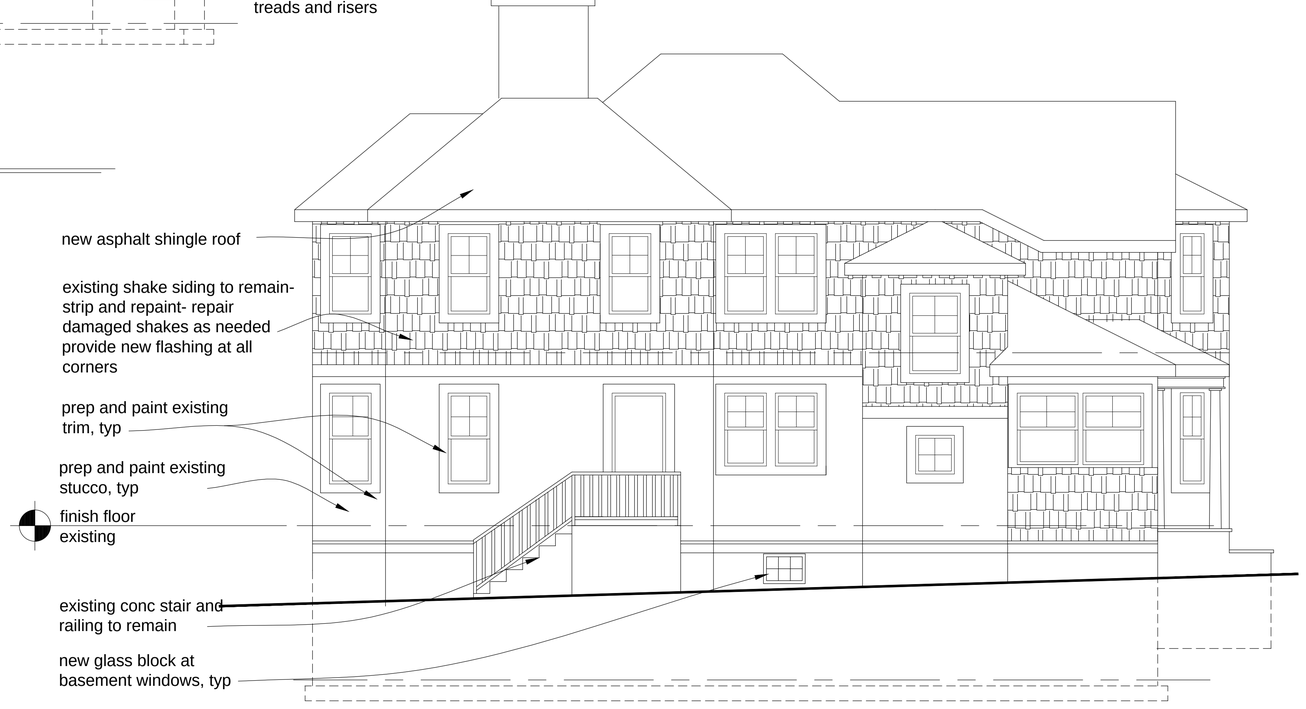
AT CLASSROOM SPACE- LEAVE 3'X7' PORTION OF WALL EXPOSED UNDER 1/4" TEMPERED GLASS TO SHOW WALL INSUL & CONSTRUCTION AS BELOW



Urban Alternatives House

INTERIOR WALL ELEVATION

NTS



Urban Alternatives House

EAST ELEVATION

scale: 1/4"=1'-0"

WINDOW SCHEDULE

SYMBOL	NUMBER	QUANTITY	LOCATION	ROUGH OPENING	NOTES
1	TW2452	14	APT 1 LIVING CLASSROOM	RO 2'-6 1/8" x 5'-5-1/4"	
2	TW24210	3	CLASSROOM APT 1 NOOK STAIR LANDING	RO 2'-6 1/8" x 3'-1-1/4"	NOOK HEAD HT =5'-0"
3	TW34310	2	SHARED STUDY	RO 3'-6 1/8" x 4'-1-1/4"	
4	TW3042	2	APT 1 KITCHEN	RO 3-2-1/8" x 4'-5-1/4"	
5	TW2446	17	UPPER LEVEL TYP	RO 2'-6 1/8" x 4'-9-1/4"	
6	TW3046	3	UPPER BEDROOMS	RO 3-2-1/8" x 4'-9-1/4"	EGRESS
7	TW210410	2	APT 2 BRM	RO 3'-0-1/8" x 5'-1-1/4"	EGRESS
8	TW18410	2	APT 2 BRM BAY	RO 1'-10-1/8" x 5'-1-1/4"	
9	TW26410	1	APT 2 BRM BAY	RO 2'-8-1/8" x 5'-1-1/4"	
10	TW21056	2	CLASSROOM BAY	RO 3'-0-1/8" x 5'-9-1/4"	
11	TW1856	2	CLASSROOM BAY	RO 1'-10-1/8" x 5'-9-1/4"	
12	TW2656	1	CLASSROOM BAY	RO 2'-8-1/8" x 5'-9-1/4"	
13	TW2442	1	APT 1 LIVING	RO 2-6-1/8" x 4'-5-1/4"	
14	TW2042	2	SHARED STUDY	RO 2'-2 1/8" x 4'-1-1/4"	
15	TW3042	1	SHARED STUDY	RO 3'-2 1/8" x 4'-1-1/4"	
16	TW2842	1	STAIR	RO 2'-10 1/8" x 4'-5-1/4"	

TOTAL = 56

NOTE:
HEAD HT. AT 7'-5" FIRST FLOOR
HEAD HT. AT 6'-8" SECOND FLOOR
COLOR: WHITE
WINDOW NUMBERS SHOWN ARE "ANDERSEN 100 SERIES"
ALL BASEMENT WINDOWS TO BE NEW GLASS BLOCK

NO.	REVISIONS / SUBMISSIONS	DATE

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Urban Alternatives House
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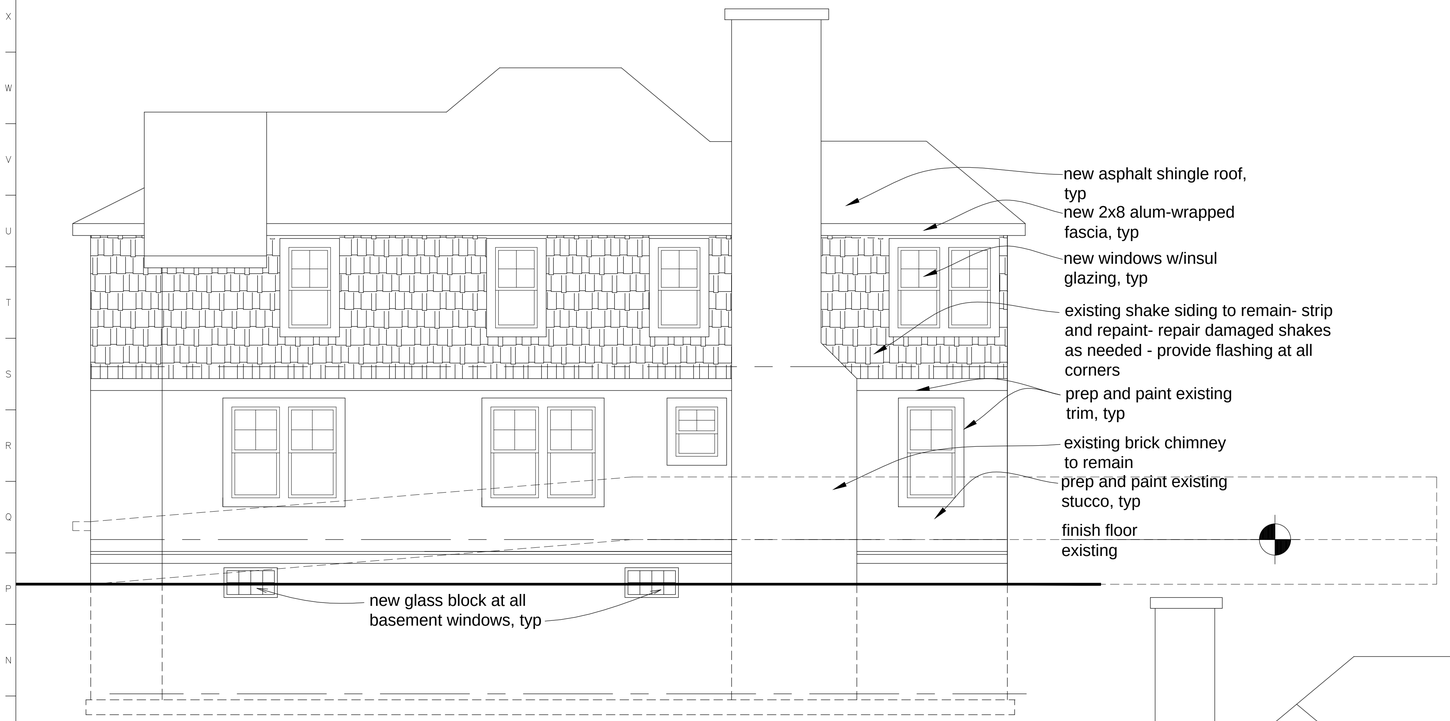
DRAWING TITLE

ELEVATIONS

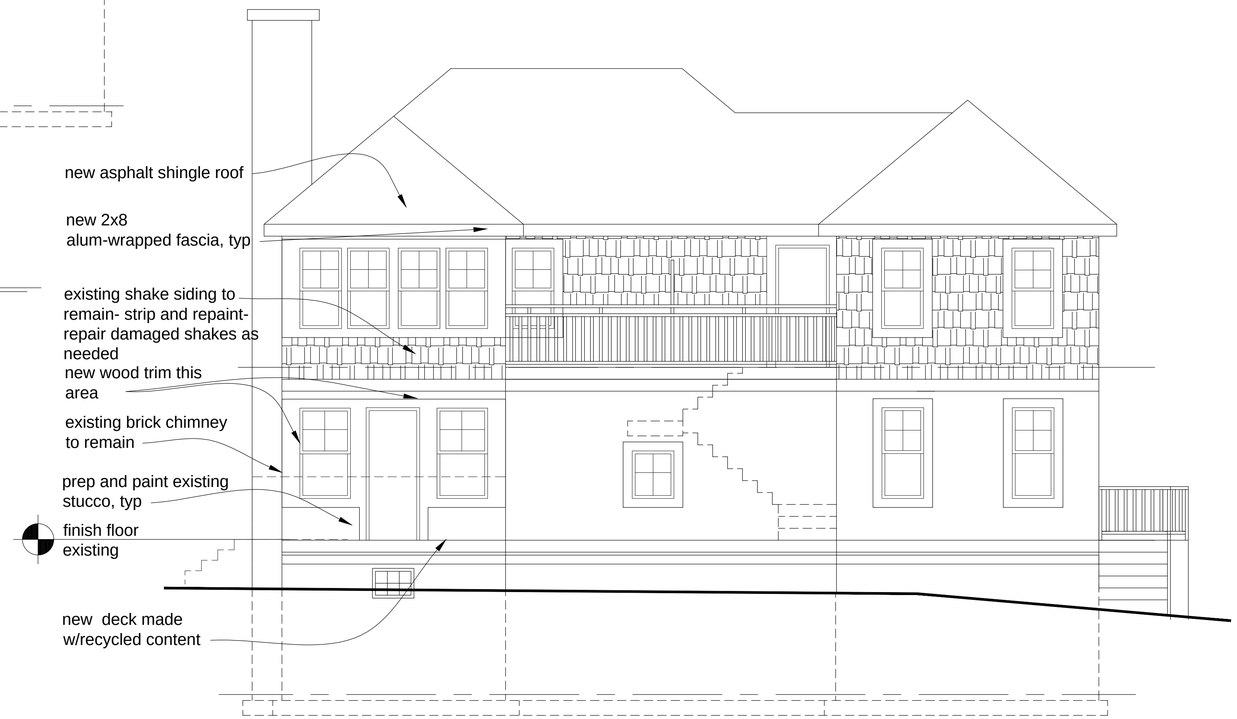
SEAL	DRAWN	PROJECT NO.
	SA	CAD FILE NO. A03
	REVIEWED sew	DRAWING NO. A03
	DATE 12/16/11	SHEET NO. ___ OF ___
	SCALE 1/4"=1'-0"	



Urban Alternatives House

WEST ELEVATION

scale: 1/4"=1'-0"



Urban Alternatives House

SOUTH ELEVATION

scale: 1/4"=1'-0"

GENERAL NOTES

PROVIDE NEW CEDAR SHAKES OR STUCCO FINISH WHERE WINDOWS OR DOORS WERE INFILLED

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Fun CHITECTURE

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DRAWING TITLE

ELEVATIONS

SEAL	DRAWN: SA	PROJECT NO.
		CAD FILE NO.: A04
	REVIEWED: sew	DRAWING NO.: A04
	DATE: 12/16/11	SHEET NO. ___ OF ___
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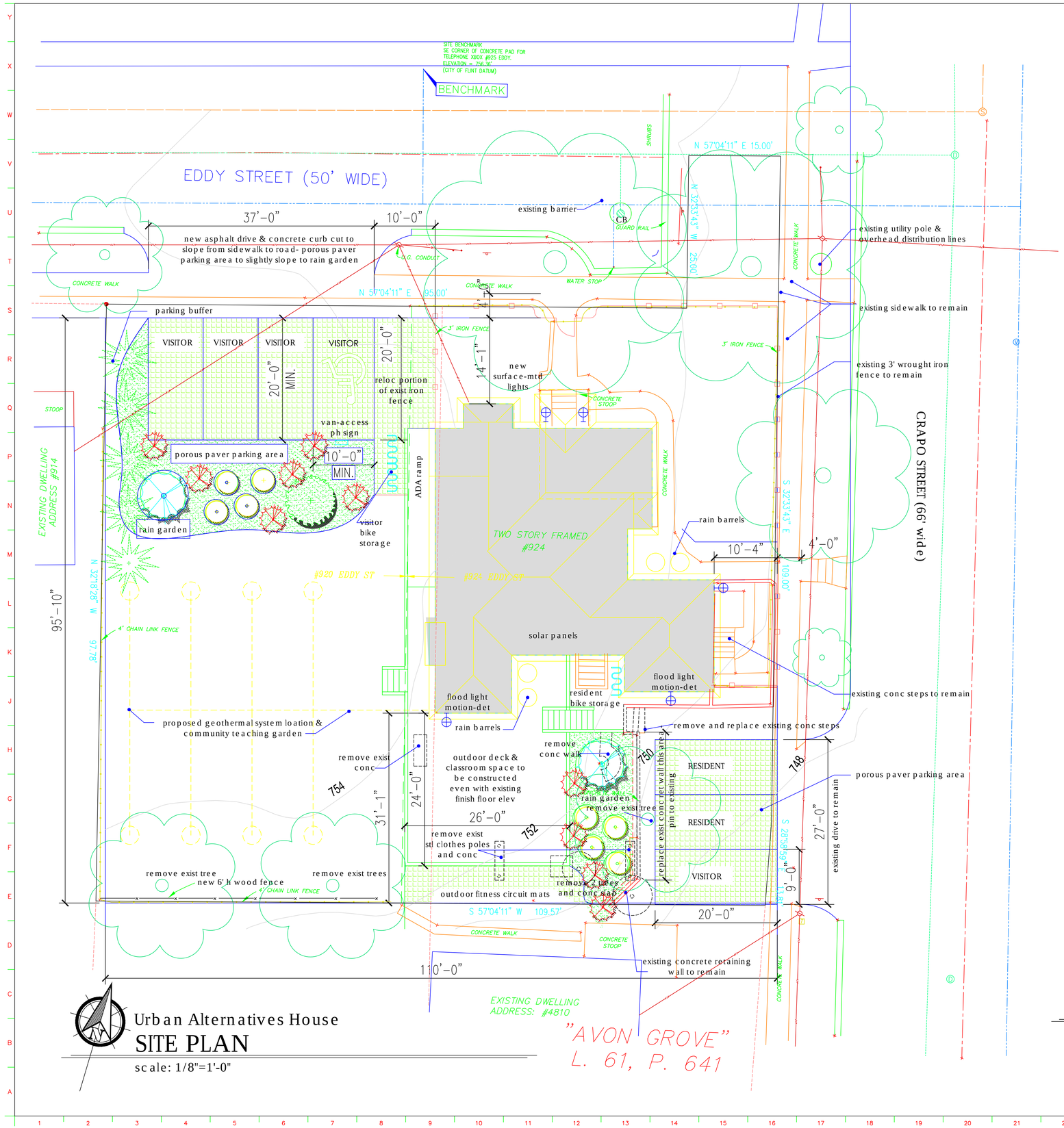


Urban Alternatives House

SITE PLAN

scale: 1/8"=1'-0"

Development Data:

Developer: The Genesee County Land Bank
(in conjunction with University of Michigan Flint)
452 S Saginaw St # 200
Flint, MI 48502-1832
(810) 257-3088
Project: URBAN ALTERNATIVES HOUSE
924 Eddy St.
Flint, MI 48503
Architect: FUNchitecture, LLC
11 1 East Court St. Suite 3D
Flint, MI 48503
Shannon Easter White, AIA, NCARB
(810) 287-6668

Building Area
Basement (unfinished) 780 sf
First Floor
Shared Lobby, study and Stair 266 sf
Classroom and ph unisex 803 sf
Apartment 1 First Floor 436 sf
TOTAL net sf 1495 sf
Second Floor
Shared Stair 126 sf
Apartment 1 Second Floor 496 sf
Apartment 2 Second Floor 743 sf
TOTAL net sf 1365 sf
**(Note: Apt 1 = 932 total sf / Apt 2 = 743 sf)

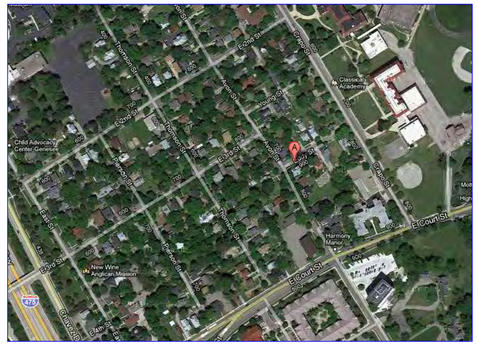
Occupant Load
Classroom 24 actual
Apartment 1 2
Apartment 2 1
Construction Type 5B sprinkled
Use Group R-3 (apartments) and B (classroom)
Zoning B
Parking 4 spots required for the UAH classroom (1 per 200 SF) + 2 required for residential units
= 6 total spaces
Accessibility
Classroom entrance ramp and unisex toilet room
Apartments 3 or less - none required
Fire Separation
1 hour between R-3 and B
1/2 hour between R-3 units 1 and 2

APPLICABLE CODES
2009 MICHIGAN BUILDING CODE
ICC / ANSI A117.7 – 2003
NFPA LIFE SAFETY CODE – 1997
2008 NATIONAL ELECTRICAL CODE
2009 MICHIGAN PLUMBING CODE
PART 10 RULES, R409.51001 TO R408.51009
2009 MICHIGAN MECHANICAL CODE
MICHIGAN UNIFORM ENERGY CODE
AMERICANS WITH DISABILITIES ACT

INDEX OF DRAWINGS

LEGAL DESCRIPTIONS
ADDRESS No. 924 EDDY STREET (TAX ID NO. 41-18-226-012):
"AVON GROVE", THE EASTERLY 5 FEET OF LOT 5 EXCEPT THE SOUTHERLY 52 FEET AND LOT 6 EXCEPT THE SOUTHERLY 52 FEET, BLOCK 2.

ADDRESS No. 920 EDDY STREET (TAX ID NO. 41-18-226-011):
"AVON GROVE", THE WEST 50 FEET OF THE NORTH 98 FEET OF LOT 5, BLOCK 2.



vicinity map

Genesee County Land Bank &University of Michigan-Flint
Urban Alternatives House
renovations to 924 Eddy Street, Flint, MI 48503

Lot size is approximately 11,000 SF- 15% of site is occcupied by exist building
Property is Zoned B
Minimum front setback is 25', side yard is 10' and rear yard is 30'

LEGEND:

- porous paver
- rain garden
- existing wrought iron fence
- existing topography line
- Techny Arborvitae
- Dogwood or Serviceberry
- Bayberry
- Chokecherry or Elderberry Shrubs
- Daylillies or Black Eyed Susans or Blue Flag Iris
- Exterior Light Fixture
- CB — Existing Catch Basin to remain
- STORM SEWER & MANHOLE
- SANITARY SEWER & MANHOLE
- WATERMAIN, HYDRANT, & VALVE
- GAS MAIN & VALVE
- BURIED TELEPHONE & MANHOLE
- UNDER GROUND ELECTRIC & MANHOLE
- OVERHEAD ELECTRIC, POLE, & GUY WIRE
- CATCH BASIN (CURB & ROUND)
- WATER MANHOLE
- 100 — CONTOUR LINE (EXISTING)
- FENCE
- GUARD RAIL
- LIGHT POLE
- SIGN
- STREET SIGN
- MAILBOX

MERIDIAN LAND SURVEYING
(810) 691-3918 www.meridianls.com
555 SOUTH SAGINAW STREET * SUITE 201
CITY OF FLINT * MICHIGAN * 48502

NO.	REVISIONS / SUBMISSIONS	DATE

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Flint, MI

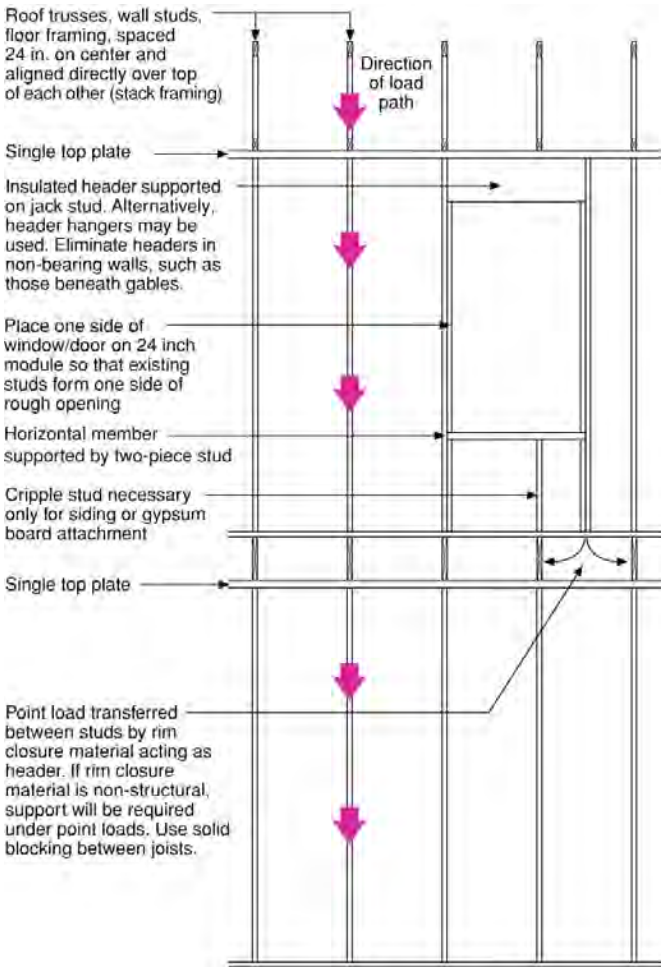
DRAWING TITLE
Site Plan

SEAL	DRAWN	PROJECT NO.
	sew	
	CAD FILE NO. xC01	
	REVIEWED sew	DRAWING NO. C101
	DATE 12/16/11	SHEET NO. ___ OF ___
	SCALE 1/8"=1'-0"	

BSC Information Sheet 201

Common Advanced Framing Details

for All Climates



Stack Framing Elevation View

Common Advanced Framing Details

The NAHB Research Center developed optimum-value engineering (OVE) framing techniques to cut the cost of houses by omitting unnecessary lumber. Advanced Framing includes OVE framing techniques such as increasing joist, stud, and rafter spacing to 24 in.; placing doors and windows on stud layout; and using stacked framing for direct load transfer. Application of advanced framing not only saves on lumber and labor costs, but also supports better insulation detailing and reduces the occurrence of drywall cracking. This information sheet will explain the essential basis for advanced framing and some of the more common advanced framing details.

General Conditions:

Advanced framing, as the name implies, means using the lumber intelligently in wood framing. The foundations of advanced framing are 1.use common material dimensions (24-inch grid) as a basis for design to maximize material use and minimize waste and 2. efficient load transfer to reduce unnecessary framing members from the home. Some of the techniques used include stack framing allowing for the use of single top plates, elimination of wood beams/headers in non-load bearing walls, and two-stud corners. Framing around openings in exterior walls limited to those framing members needed for vertical load transfer (e.g. jack studs) or horizontal load resistance (e.g. king studs where needed around larger openings in larger buildings or high-wind areas).

Exterior Wall Openings:

Structural headers are reserved for bearing wall conditions – they are not needed in non-bearing walls and non-bearing partitions. Headers should be sized appropriately for the load. When possible a single header should be used, however for lager openings a double header may be required. At exterior walls the header should be pushed to the exterior to allow for insulation to be installed on the interior. A framing member on the flat should be used below the header to allow for attaching of the interior

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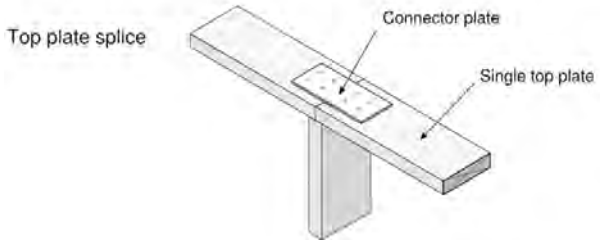
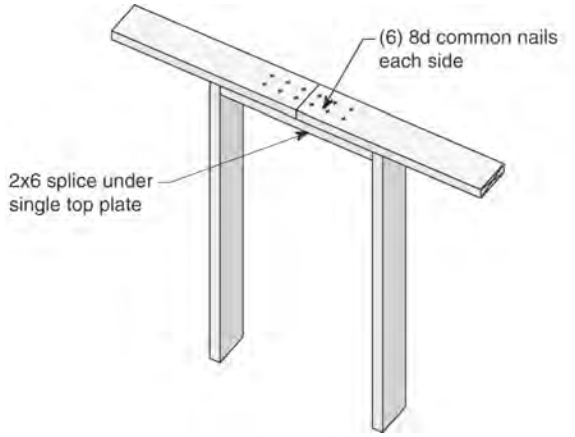
Building America U.S. Department of Energy Research Toward Zero Energy Homes

Top Plate Splice over Stud



- Top plate joint aligned over stud
- Connector plate provides structural continuity to top plate

Top Plate Splice between Studs



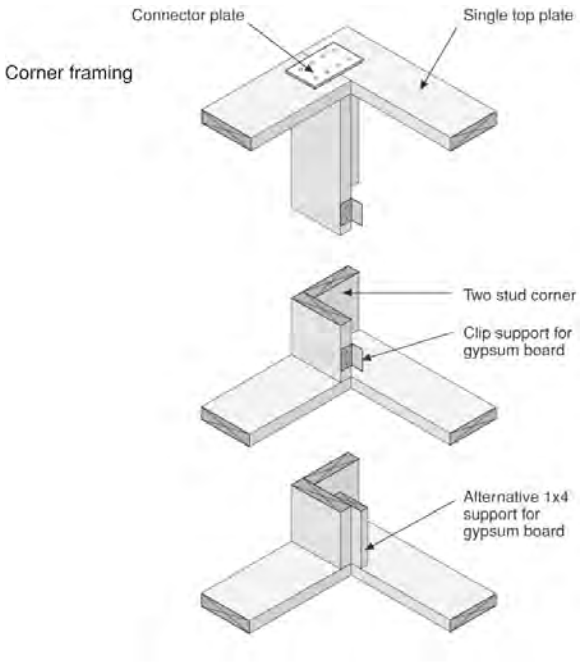
drywall. Openings should be aligned with stud spacing (at least one side, preferably two) where possible. Cripple studs are not needed to support sill studs where windows are "hung". Cripple studs are included at the wall stud spacing intervals for siding or interior finish attachment.

Exterior Wall Corners:
Advanced framing uses a two-stud corner as depicted on the following page. A two-stud corner provides the number of framing members necessary for structural support for most residential. Structural continuity between the two intersecting walls is provided by nailing the two studs together, a connector plate at the top of the wall, and nailing into the floor sheathing at the bottom of the wall. Where structural wall sheathing is needed for shear resistance, this can further connect the intersecting wall assemblies.

Single Top Plate:
With stack framing and structural rim board material transferring loads, a double top plate is not needed for load transfer. The framing members must be centered over the studs with a tolerance of no more than 1".

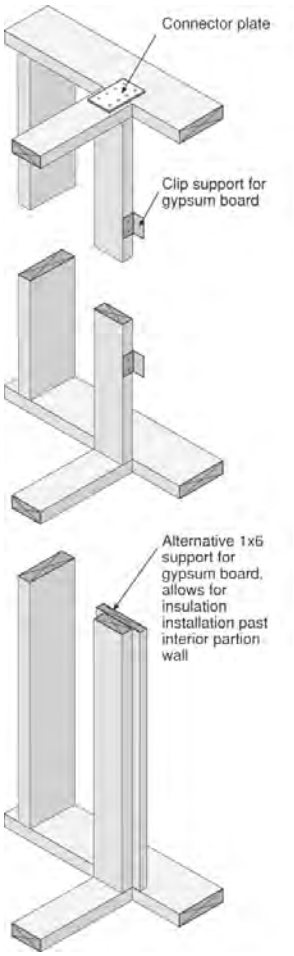
Partition Wall Connection:
Similar to exterior corners, adding additional stud framing for drywall support where partition walls intersect exterior walls creates unnecessary material use and unnecessary thermal bridges. The diagram to the right shows how dry wall support at this intersection can be provided by drywall clips or a 1x6 (alternately, a strip of plywood could be used) attached to the back of the partition's terminal stud. These measures allow insulation of full, or nearly full-, cavity depth to continue past the intersection. Structural connection between the partition wall and the exterior wall can be achieved by a connector plate at the top of the wall and nailing into the floor sheathing at the bottom of the wall.

Corner Framing of Exterior Wall



- Thermal bridging by framing is minimized
- Framing cavity space available to insulation is maximized
- Drywall attachment is to one wall only to reduce cracking resulting from differential wood shrinkage. Alternately, use floating corner for the exterior wall.

Partition Wall to Exterior Wall Intersection



- Thermal bridging by framing at intersection is avoided
- Insulation continues behind intersection
- Drywall attachment is to partition wall only to reduce cracking resulting from differential wood shrinkage. Alternately, use floating corner for one wall.

Suggestions for Further Research:

Lstiburek, Joseph W.; "The Future of Framing is Here," Fine Homebuilding Magazine, October/November 2005.

Lstiburek, Joseph W.; *Builder's Guide Series*, Building Science Press, 2006.

ii. Branch lines from the central header to each fixture must be a maximum of ½-inch nominal diameter.

7.2 **Pipe Insulation** (1 point). All domestic hot water piping shall have R-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90-degree bend.

7.3 **Efficient Domestic Hot Water (DHW) Equipment** (maximum 3 points). Design and install energy-efficient water heating equipment. Select one measure from **Table 1** below.

Figure 1(a). Sample Schematic of a Structured Plumbing System

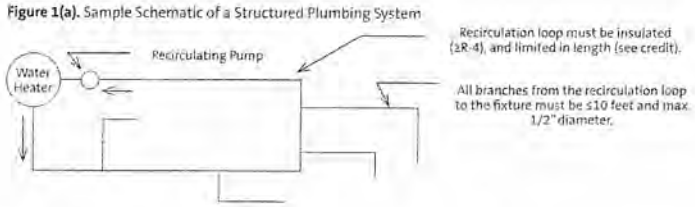


Figure 1(b). Sample Schematic of a Central Manifold Distribution System

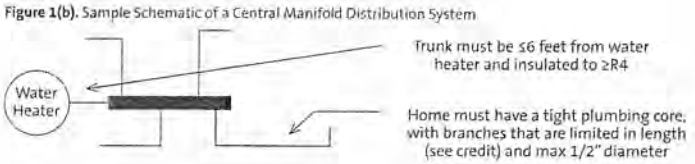
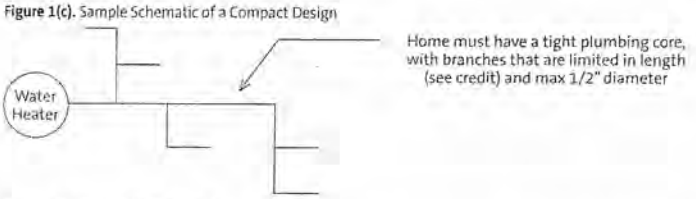


Figure 1(c). Sample Schematic of a Compact Design



Synergies and Trade-Offs

A project receiving points for EA 1 is not eligible for EA 7.3, and vice versa. A project pursuing EA 7.3 must follow the prescriptive pathway and meet all of the prerequisites in EA 2–10. Prerequisite EA 1.1 should be skipped. See the pathway schematic at the beginning of the EA section. EA 7.1 and 7.2 are available to every project, whether the performance approach (EA 1) or the prescriptive approach (EA 2–10) is used.

Low-flow showerheads and faucets may also reduce demand for hot water and resulting energy use for water heating. Points for installing low-flow showerheads are available under WE 3. Additional reductions in hot water energy use achieved through efficient appliances are addressed in EA 9.

COMBINATION LEAD BASED PAINT INSPECTION AND RISK ASSESSMENT SURVEY

FOR THE PROPERTY KNOWN AS:

924 Eddy
Flint, MI 48503
Owner's name: Genesee County Land Bank
Owner's Phone #: (810) 257-3088
Current Occupant's name: Vacant Residence
Date of Construction: 1920's

PREPARED FOR:

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

LABWORK PROVIDED BY

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

DATE(S) OF ASSESSMENT:

May 27, 2011

REPORT PREPARED AND SUBMITTED BY:

Michael Gravlin
EPA Certified Lead Risk Assessor
Certification #: P-00313

ETC Job#: 137076

38900 West Huron River Drive, Romulus, MI 48174
PHONE: (734) 955-6600 FAX: (734) 955-6604
WEBSITE: www.2etc.com

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Inspectors:	Michael Gravlin		

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Please note-due to the extreme extent of lead paint and lead paint hazards present at this site, it is strongly recomended that the entire property be contained to the extent possible and all work performed in a lead safe manner until all lead abatement is complete and final clearance has been achieved.				
Hazards throughout Home				
Dust levels in some window troughs / wells within the home were found to have elevated lead levels. Therefore, **all** window troughs should be considered to be lead contaminated.	High	High	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.
Dust levels in some window sills / stools within the home were found to have elevated lead levels. Therefore, **all** window sills should be considered to be lead contaminated.	High	High	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.
Dust levels on some floors within the home were found to have elevated lead levels. Therefore, **all** floors should be considered to be lead contaminated.	High	High	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.	The risk assessor believes that these high lead levels were caused by other lead hazards dealt with below. Therefore, after having completed all other abatement / interim control options, clean the entire house for lead dust thoroughly using the accepted HEPA-Wash-HEPA cleaning methods.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
A majority of window components including all window stops, sash interiors and exetriors, jambs, troughs and storm sashes throughout the hom, including all basement level were found to present lead hazards, rather than listing each on a room by room basis, *all* ***deteriorated*** *window components* should be considered lead hazards.	High	High	1) Remove and replace with new replacement windows or 2) replace individual lead painted components 3) enclose all lead painted surfaces or 4) strip all surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
A majority of window trim components including window aprons, stools and casings (includes all rosettes and mullions) including basement level were found to present lead hazards, rather than listing each on a room by room basis, *all* ***deteriorated*** *window components* should be considered lead hazards.	High	High	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant (should include a bittering agent or other bite inhibitor product) or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
A majority of door and closet casings were found to present lead hazards, rather than listing each on a room by room basis, *all* ***deteriorated*** *door and closet casings* should be considered lead hazards.	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Hazards on Property (Not Home)				
Soil levels around the ***perimeter of the house*** were found to be elevated for lead content.	Medium	Low	1) Remove top 6 inches of soil and replace with new soil then seed to grass, cover with ground cover or 2) enclose with concrete or asphalt	Clean soil surface of any paint chips or LBP debris, blend top 6 inches of soils with those below by tilling, cover with landscape fabric and groundcover (woodchips, decorative stone, etc…).
Visible ***paint chips and debris*** is present on the ground	High	High	Remove all visible paint chips and construction debris.	Remove all visible paint chips and construction debris.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Exterior House 28				
The entire exterior of the house is lead painted and the majority of components are in hazardous condition. This includes all exterior walls (including upper shake siding, foundations and porch walls), window sills and casings (including basement level, door casings, soffits, fascias, frieze boards, crown moldings, drip and skirting boards and corner boards.	High	High	1) Wrap walls with Tyvek or equivalent, apply foam insulation board, seal all seams and install a new vinyl or aluminum siding system, including wrapping and enclosure of all trim components with vinyl or aluminum, or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate or 3) strip all surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint or 4) replace individual lead painted components	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces, install vinyl or aluminum siding and wrap with aluminum or vinyl
Side A porch ceiling ,beams and column-Side C porch apron columns and lattice work represents deteriorated lead paint surface hazards	High	High	1) Enclose by wrapping with vinyl or aluminum and seal or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate or 3) Remove and replace with new components or 4) strip surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and wrap with aluminum or vinyl
Awning, joists and supports represent deteriorated lead paint surface hazards	High	High	1) Enclose by wrapping with vinyl or aluminum and seal or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved, exterior grade encapsulate or 3) Remove and replace with new components or 4) strip surfaces bare to the substrate, make necessary repairs, stabilize surfaces, and repaint	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and wrap with aluminum or vinyl
Exterior conduit represents a deteriorated lead paint surface hazard	High	High	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Side C porch rails and balusters represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Crawl access and casing represents a deteriorated lead paint **friction/impact** surface hazard	High	High	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Front Entry 2				
Entry door threshold represents deteriorated lead paint **friction/impact** surface hazards	High	High	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Lower Sun Room 4				
Floors represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Enclose with Luann or other suitable flooring material or 2) Remove and replace flooring material or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat. Note: Floors should be abated last.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces, paint and cover with new floor covering (tread covers, carpet, vinyl tile, etc…) material.
Door, jamb, stops and threshold represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Stucco walls represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Fascia boards represent deteriorated lead paint surface hazards	High	High	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Hallway 5				
Stair risers represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Enclose with Luann or other suitable flooring material or 2) Remove and replace flooring material or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat. Note: Floors should be abated last.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces, paint and cover with new floor covering (tread covers, carpet, vinyl tile, etc…) material.
Walls and ceiling represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Stair stringers and archway casings represent deteriorated lead paint surface hazards	High	High	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Multi-Use Room 6				
Walls and ceiling represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Doors represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Crown Moldings represents deteriorated lead paint surface hazard(s)	Low	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Cabinet interior represents deteriorated lead paint surface hazards	Medium	Low	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Multi-Use Room 8				
Entry door, jamb, stops and threshold represent deteriorated lead paint **friction/impact** surface hazards (please note some compnents were innacaessible and must be considered hazards)	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Closet stops represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Baseboards represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Radiator pipe valve represents a deteriorated lead paint surface hazards	Low	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Bathroom 9				
Walls and ceiling represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Bathtub represents a deteriorated lead paint surface hazards	High	High	1) Remove and replace with new bathtub or 2) Strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape/sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install rubber non-slip bath mats to reduce wear. DO NOT use abrasive cleaners in tub. ALWAYS drain water after each use-DO NOT REUSE BATHWATER Other recomendations1) Abate as soon a possible 2) Take showers only 3) Take baths as quickly as possible
Kitchen 10				
Entry door, jamb, stops and threshold represent deteriorated lead paint **friction/impact** surface hazards (please note some compnents were innacaessible and must be considered hazards)	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Walls and ceiling represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material

Summary of
Existing Lead Based Paint Hazards including
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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Doors and jambs represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Closet door represents a deteriorated lead paint **friction/impact** surface hazard	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Dining Room 11				
Doors and jambs represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Walls and ceiling, including closet represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Baseboards represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Door casings represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Fireplace mantle represents a deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Main Stairway 12				
Closet doors, jambs and stops represent deteriorated lead paint **friction**/**impact** surface hazards	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

ETC - Environmental Services WILCO Environmental

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Baseboards represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Closet shelves represent deteriorated lead paint **friction/impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Balusters represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Closet shelves represent deteriorated lead paint **friction/impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Master Bedroom 13				
Entry door, jamb, stops and threshold represent deteriorated lead paint **friction/impact** surface hazards (please note some compnents were innacaessible and must be considered hazards)	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Interior doors, jambs and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Closet jamb and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Baseboards represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Attic cover casings represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Dressing Room 14				
Closet jamb and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Closet shelves represent deteriorated lead paint **friction/impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Bathroom 15				
Walls and ceiling represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Door jamb and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Hallway 16				
Baseboards represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Bedroom 17				
Door, jamb and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Closet doors, jambs and stops represent deteriorated lead paint **friction**/**impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Baseboards including closets represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Closet shelves represent deteriorated lead paint **friction**/**impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Closet shelf brackets represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Bedroom 18				
Closet doors, jambs and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Baseboards including closets represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Closet shelves represent deteriorated lead paint **friction/impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Upper Sun Room 19				
Doors, jambs and stops **(side A)** represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Bathroom 20				
Walls represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Doors, jambs and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

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Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Crown Moldings represent deteriorated lead paint surface hazards	Low	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Cabinet interior represents deteriorated lead paint surface hazards	Medium	Low	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Radiator represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Rear Stairway 21				
Walls and ceiling represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Stair treads and risers represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Enclose with Luann or other suitable flooring material or 2) Remove and replace flooring material or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat. Note: Floors should be abated last.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces, paint and cover with new floor covering (tread covers, carpet, vinyl tile, etc…) material.

Summary of
Existing Lead Based Paint Hazards including
Abatement and Interim Control Options

Client	Genesee County Land Bank	
Survey Location:	924 Eddy St., Flint, MI 48503	
Survey Date:	65-27-2011 **Job#:**	
Inspectors:	Michael Gravlin	

The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.

****Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.***

****Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.***

Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Door jambs and stops represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Railing caps and newal posts represent deteriorated lead paint **friction/impact** surface hazards	High	Medium	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all
Railing caps and newal posts represent deteriorated lead paint **friction/impact** surface hazards	High	Medium	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Baseboards represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install stops at all contact points with other building components (I.E. doors, etc...) or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint. Install stops at all contact points with other building components (I.E. doors, etc…)
Balusters, lower rails, stair stringers and wall casings represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

Summary of
Existing Lead Based Paint Hazards including
Abatement and Interim Control Options

Client	Genesee County Land Bank	
Survey Location:	924 Eddy St., Flint, MI 48503	
Survey Date:	65-27-2011 **Job#:**	
Inspectors:	Michael Gravlin	

The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.

****Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.***

****Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.***

Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Cabinet exterior and doors represents deteriorated lead paint **friction/impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Basement Stair 22				
Walls and ceiling including lower walls and wainscoatings represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material
Entry door, jamb, stops and threshold represent deteriorated lead paint **friction/impact** surface hazards (please note some compnents were innacaessible and must be considered hazards)	High	High	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Stair risers represent deteriorated lead paint **friction/impact** surface hazards	High	High	1) Enclose with Luann or other suitable flooring material or 2) Remove and replace flooring material or 3) strip all surfaces bare to the substrate, make necessary repairs and recoat. Note: Floors should be abated last.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces, paint and cover with new floor covering (tread covers, carpet, vinyl tile, etc…) material.

ETC - Environmental Services WILCO Environmental

Summary of
Existing Lead Based Paint Hazards including
Abatement and Interim Control Options

Client	Genesee County Land Bank		
Survey Location:	924 Eddy St., Flint, MI 48503		
Survey Date:	65-27-2011	**Job#:**	
Inspectors:	Michael Gravlin		

The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.

****Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.***

****Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.***

Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Ledges and corner trim represent deteriorated lead paint surface hazards	Medium	Low	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant, install guards on all edges or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.
Shelves represent deteriorated lead paint **friction/impact** surface hazards	Medium	Low	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.

Please note-due to the extreme extent of lead paint and lead paint hazards present in the basement and the strong possibitiy of missed items due to lack of light and no clean out it is recomended that items throughout the basement rooms be treated as positive for lead paint

Hazards Throughout Basement				
Walls (perimeter and partition), ceilings and chimney represent deteriorated lead paint surface hazards	High	High	1) Enclose with drywall or other suitable wallboard material or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant.	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and cover with suitable wallboard material

ETC - Environmental Services WILCO Environmental

Summary of
Existing Lead Based Paint Hazards including
Abatement and Interim Control Options

Client	Genesee County Land Bank		
Survey Location:	924 Eddy St., Flint, MI 48503		
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The items listed here represent the lead based paint hazards found at this building/site. For each identified hazard, there are corresponding options for performing abatement (long term) fixes and interim control (shorter term) fixes. The client and/or their representative need to select the appropriate and affordable solution to address each of the identified hazards.

****Always refer to the Potential Hazard Chart (Appendix C) to determine where other lead painted items may be located as not to create additional hazards during the course of the work. If these items are disturbed, lead safe work practices must be followed.***

****Selected abatement and interim control activities should be completed by a certified abatement contractor or when appropriate a certified renovation firm. After completing these activities, complete and thorough cleaning must be performed following EPA/HUD "Lead Safe Work Practices Procedures". Additionally, after all work has been completed, a final lead clearance should be conducted and may be required. It is the responsibility of the person(s) performing the lead hazard control work to ensure that all appropriate procedures and regulations are followed.***

Identified Hazard	Severity	Priority	Abatement Options	Interim Control Options
Doors, jambs, stops **and thresholds-including entries** represent deteriorated lead paint **friction/impact** surface hazards	Medium	Medium	1) Remove and replace with new door systems or 2) replace individual lead painted components or 3) strip all surfaces bare to the substrate, stabilize surfaces, and repaint.	1) Refit door to eliminate friction points, wet scrape/sand all surfaces, make necessary repairs,including installation of weatherstripping or other "soft" stop material, stabilize all surfaces and repaint 2) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 3) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Beams and support poles represent deteriorated lead paint surface hazards	Medium	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat 4) box in with sealed enclosures	1) Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint or 2) stabilize all surfaces and box in with unsealed enclosures
Cabinet and bookcase components including exteriors, interiors shleves, drawers, doors, framing and brackets represents deteriorated lead paint **friction/impact** surface hazard(s)	High	Medium	1) Remove and replace with new components or 2) strip all surfaces bare to the substrate, make necessary repairs and recoat.	1) Use friction reduction treatments (jamb liners, weatherstripping, rubber padding, tread covers, etc.) to reduce wear or 2) Wet plane all friction / impact surfaces, wet scrape all remaining surfaces, make necessary repairs, stabilize all surfaces and repaint.
Pipes represent deteriorated lead paint surface hazards	High	Medium	1) Remove and replace with new components or 2) wet scrape/sand all surfaces, make necessary repairs, stabilize surfaces and encapsulate with a Michigan approved encapsulant or 3) strip all surfaces bare to the substrate (either chemically or using mechanical wet methods), make necessary repairs and recoat.	Wet scrape / sand all surfaces, make necessary repairs, stabilize all surfaces and repaint.

During the course of this lead combination investigation:

Lead Based Paint was identified on some components

Lead Based Paint Hazards were identified in some areas

II.) PURPOSE AND SCOPE OF WORK

Attached here within are the results of a lead based paint (LPB) combination inspection and risk assessment (combination survey) performed by Michael Gravlin of ETC - Environmental Services (ETC). This combination survey was performed for Genesee County Land Bank at 924 Eddy in Flint, MI 48503. The site work was performed on May 27, 2011 by Michael Gravlin. Michael Gravlin is an EPA certified lead risk assessor and has completed the manufacturer's training course regarding radiation safety and x-ray measurement technology.

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

A. Lead Inspections

ETC's inspection started by breaking down the dwelling into separate functional areas. For the testing of paint, each functional area was then broken down into different building components, according to the various colors and substrates. Samples were collected using a X-Ray Fluorescence (XRF) analyzer. The XRF uses radioactive cadmium to determine the amount of lead located within each surface tested. At the time of this report, HUD has defined Lead-Based Paint (LBP) as paint with an average concentration of 1.0 mg/cm^2, or greater using the XRF technology. Test results for this residence that can be compared against the HUD and EPA standards can be found in Appendix A.

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

B. Lead Risk Assessments

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

1. Lead paint that is deteriorated (flaking, chipped, peeling, etc.) in poor condition as defined by Title X.

2. Lead paint on a friction surface (i.e. rubbing doors, sliding windows, etc.) where associated dust levels exceed safe limits.

3. Lead paint on an impact surface (i.e. door jambs, stair treads, etc.) where the impact is caused by another building component.

4. Lead paint on a chewable surface (i.e. window sills, shelves, etc.) where there is visible evidence of teeth marks.

5. Lead contaminated dust where levels exceed safe limits.

6. Lead contaminated soils where levels exceed safe limits.

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

C. Project Limitations and Problems

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

- Several window exteriors—See XRF results

- Basement did not get cleaned out + no lights; items may have been missed

There may have also been unusual circumstances for this project that may have affected the project. The unusual circumstances existing at 924 Eddy included:

- Overall condition of the house is poor, house exterior is stucco, factory paneling in rooms 3, 6, 8 and 11, multi-use rooms may have been used as bedrooms in the past.

- X-Ray Fluorescence (XRF) is a non-destructive type of paint testing. Inspectors do not remove items that are fastened shut, down, together or otherwise made to impede access. Drop ceiling tiles, furniture, equipment, and other items are not removed by the inspectors, those areas should be made to be accessible to the inspector by the building owner. Excessive storage conditions, deferred cleaning practices, and unsafe building conditions could be cause for a building component to not be tested. If a building component is present but does not show up on the inspection report it should be considered to be lead painted unless it was installed after 1978 or has a factory finish on it.

- It is also possible that wall hangings, flags, banners, pictures wall shelving units and large furniture may hide damage to wall surfaces. If those items are covering up damage, it could change the classification of that component from intact or fair to poor. If this is the case, treat those damaged surfaces as though they are a hazard.

- Bare soil areas will change with usage, weather and other factors beyond the control of the risk assessor who wrote this report.

III.) REGULATORY INFORMATION

A. Title X

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

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

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

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

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

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

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

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

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

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

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

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

C. Environmental Protection Agency (EPA):

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

- EPA Real Estate Disclosure Act: EPA issued a regulation to insure that families receive information necessary to protect themselves from LBP hazards when purchasing, renting or leasing an older home. In order to accomplish this, the EPA required information to be disseminated during real estate transfers. This act requires sellers and landlords to:

  - Disclose all known information on LBP and hazards in the housing.
  - Complete a Federal disclosure form, including a lead warning statement, provide a copy to the purchaser/prospect, and retain it for three years.
  - Provide purchasers/prospective tenants with an EPA pamphlet on lead hazards.
  - Sellers are also required to give purchasers a 10-day opportunity to conduct a LBP inspection or risk assessment before becoming obligated to purchase the housing.

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

- EPA Pre-Renovation Rule (PRE): Additionally, EPA issued a regulation to insure contractors warn occupants considering construction within their residence of the possibility that lead dust could be created and work with the selected contractor to reduce this possibility. This act requires renovation contractors of older homes to:

    - Discuss information on LBP and hazards that could be created during a renovation project.
    - Provide purchasers/prospective tenants with an EPA pamphlet on lead hazards and get a signature or other evidence of delivery.
    - This regulation also recommended that all renovations in older housing be completed by trained persons following lead safe work practices.

- EPA Renovation, Repair and Painting Rule (RRP): The most recent EPA regulation (April 2010) regarding LBP was the RRP. This regulation substantially changed requirements for all contractors performing renovations in older housing. This act requires renovation contractors of older homes to:

    - Requires all contractors to have a "certified renovator" working on each project to insure that the regulation is followed. Must be on-site during set-up, cleaning and self conducted clearance.
    - Certified renovators must take an 8 hour training class to receive their certification directly from the EPA.
    - Not only do individuals have to become certified, the companies taking contracts for work need to become "Certified Firms". This involves applying to the EPA and paying a fee.
    - All work on any affected project must be done following lead safe work practices as taught in the class.
    - Requires posting of work area and possibly containment of work space.
    - Requires a final visual wipe test clearance be performed by the "Certified Renovator". No neutral third party clearance is required but can be done if desired.

D. Occupational Safety and Health Administration (OSHA):

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

E. City of Detroit (Ordinances and Codes)

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

IV.) SAMPLE RESULTS AND INFORMATION

A. Lead Paint Sampling

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

The serial number of the XRF instrument utilized in this project was 19124. These instruments are registered as radioactive materials with the State of Michigan Department of Environmental Quality. The registration number for these instruments is 031070-01-I01. ETC's representatives handle and operate the XRF instrument in accordance with the manufacturers' directives and methods described in the HUD Guidelines.

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

B. Lead Dust Sampling

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

Current limits for lead dust samples taken during combination surveys are as follows in micrograms per square foot (ug/ft^2):

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

Actual dust level results noted at the 924 Eddy residence are below. Any sample above the allowable regulatory limit is in bold.

Sample #	*Room Location*	*Component*	*Area Wiped (in sq. ft.)*	*Lead Concentration (in $^{ug}/_{ft^2}$)*
WS 1	**Sunroom 4 side a**	**Window sill**	**0.33**	**827.00**
WS 2	**Sunroom 4**	**Floor**	**1.00**	**2692.00**
WS 3	**Kitchen 10 side c**	**Window sill**	**0.33**	**2071.00**
WS 4	**Kitchen 10**	**Floor**	**1.00**	**454.00**
WS 5	**Living room 1 side d**	**Trough**	**0.33**	**25410.00**
WS 6	**Living room 1**	**Floor**	**1.00**	**158.00**
WS 7	**Front Stairs 12 side b**	**Window sill**	**0.33**	**1098.00**
WS 8	**Front Stairs 12**	**Floor**	**1.00**	**1400.00**
WS 9	**Bedroom 13 side b**	**Window sill**	**0.33**	**814.00**
WS 10	**Bedroom 13**	**Floor**	**1.00**	**364.00**
WS 11	**Stairwell 22 side b**	**Window sill**	**0.33**	**2297.00**
WS 12	**Stairwell 22**	**Floor**	**1.00**	**4096.00**

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

C. Lead Soil Sampling

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

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

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

Actual soil results for the 924 Eddy residence can be found in the chart below. Any sample above the allowable regulatory limit is in bold.

	Location	Results (parts per million)
SS-1	**Perimeter of House**	**4516**

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

V.) HAZARD CONTROL OPTION RECOMMENDATIONS

Types of hazards that may have been identified during the lead combination include both identified hazards and potential hazards. Identified hazards include paint, dust and soil hazards that fit the six (6) hazard definitions of HUD and the EPA detailed above. For each identified hazard, hazard control options (recommendations) are given to explain how to address any problems identified in the sampling. In the case of the 924 Eddy property, hazard control options can be found in the Executive Summary Chart.

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

VI.) RE-EVALUATION RECOMMENDATIONS

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

At the time of producing this risk assessment, the risk assessor can only be sure of the current conditions, but can not know for sure which hazard control options will be selected. For this reason, ETC has chosen to include a re-evaluation chart in Appendix F. To determine the re-evaluation frequency recommended for this residence, please refer to this chart and reference Schedule 4 & 6 as given in the chart. This schedule was chosen based upon the results of the initial risk assessment. After finding the appropriate schedule, the homeowner / building manager / owner will need to know which hazard control options were conducted. By knowing the appropriate schedule (Schedule 4 & 6) and the hazard control selected (chosen by the owner) you can determine the recommended re-evaluation frequency.

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

VII.) COST ESTIMATE

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

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

VIII.) RECOMMENDATIONS FOR FUTURE OPERATIONS AND MAINTENANCE

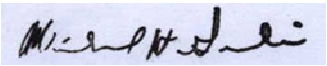
It is very important to note that future disturbance of lead painted surfaces may cause new and additional lead hazards. Homeowners, building managers and landlords are expected to follow "lead safe work practices" any time that a lead painted surface is disturbed. This means making sure very little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

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

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

This report reviewed and submitted by

ETC - Environmental Services



Michael Gravlin (Cert. # P-00313)
EPA / Michigan Certified Risk Assessor

APPENDIX A
All Paint Samples Taken - In Order Sampled
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
303	Second	D	Master Bedroom 13	Clos. Wall	Plaster	POOR	White		1.83	Negative	0.07 +/- 0.08
304	Second	D	Master Bedroom 13	Clos. Ceiling	Plaster	POOR	White		2.26	Negative	-0.2 +/- 1.16
305	**Second**	**A**	**Master Bedroom 13**	**Door Casing**	**Wood**	**POOR**	**White**		**3.72**	**Positive**	**3.8 +/- 2.7**
306	**Second**	**A**	**Master Bedroom 13**	**Door Jamb**	**Wood**	**POOR**	**White**		**10**	**Positive**	**7.5 +/- 3.7**
307	**Second**	**A**	**Master Bedroom 13**	**Door Stop**	**Wood**	**POOR**	**White**		**4.1**	**Positive**	**6.3 +/- 3.4**
308	**Second**	**A**	**Master Bedroom 13**	**Door**	**Wood**	**POOR**	**White**		**10**	**Positive**	**15.9 +/- 11.4**
309	Second	B	Master Bedroom 13	Radiator	Metal	POOR	White		4.86	Negative	0.21 +/- 0.37
310	Second	B	Master Bedroom 13	Win. Apron	Wood	POOR	White		3.11	Negative	0.11 +/- 0.12
311	Second	B	Master Bedroom 13	Win. Sill/Stool	Wood	POOR	White		3.03	Negative	0.11 +/- 0.08
312	**Second**	**B**	**Master Bedroom 13**	**Win. Casing**	**Wood**	**POOR**	**White**		**6.45**	**Positive**	**10.2 +/- 8.6**
313	**Second**	**B**	**Master Bedroom 13**	**Win. Apron**	**Wood**	**POOR**	**White**		**7.28**	**Positive**	**10.5 +/- 4.5**
314	**Second**	**B**	**Master Bedroom 13**	**Win. Stop**	**Wood**	**FAIR**	**White**		**8.86**	**Positive**	**7.4 +/- 3.6**
315	**Second**	**B**	**Master Bedroom 13**	**Win. Sash**	**Wood**	**POOR**	**White**		**8.15**	**Positive**	**9.4 +/- 4.1**
316	Second	B	Master Bedroom 13	change table	Wood	POOR	White		1	Negative	0 +/- 0.03
317	**Second**	**C**	**Master Bedroom 13**	**Door Casing**	**Wood**	**POOR**	**White**		**10**	**Positive**	**2.4 +/- 1.4**
318	**Second**	**C**	**Master Bedroom 13**	**Door Jamb**	**Wood**	**POOR**	**White**		**4.3**	**Positive**	**10.1 +/- 8.5**
319	**Second**	**C**	**Master Bedroom 13**	**Entry door**	**Wood**	**POOR**	**Green**		**3.34**	**Positive**	**3.5 +/- 2.3**
320	**Second**	**C**	**Master Bedroom 13**	**Entry door**	**Wood**	**POOR**	**White**		**10**	**Positive**	**2.9 +/- 1.7**
321	**Second**	**C**	**Master Bedroom 13**	**Door Threshold**	**Wood**	**POOR**	**White**		**10**	**Positive**	**3.5 +/- 2**
322	Second	C	Master Bedroom 13	Shelf	Wood	FAIR	White		7.51	Negative	0.2 +/- 0.42
323	Second	Ceiling	Master Bedroom 13	Ceiling	Wood	POOR	White		1	Negative	0 +/- 0.02
324	Second	Floor	Master Bedroom 13	Floor	Wood	POOR	Red		1.05	Negative	0.6 +/- 0.4
325	Second	Floor	Master Bedroom 13	Floor	Wood	POOR	Grey		1	Negative	0.4 +/- 0.3
326	Second	Floor	Dressing room 14	Floor	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.04
327	Second	A	Dressing room 14	Wall	Plaster	POOR	White		5.09	Negative	0.29 +/- 0.57
328	Second	B	Dressing room 14	Wall	Plaster	POOR	White		10	Negative	0.3 +/- 0.58
329	Second	C	Dressing room 14	Wall	Plaster	POOR	Paper		7.41	Negative	0.14 +/- 0.29
330	Second	D	Dressing room 14	Wall	Plaster	POOR	Paper		7.75	Negative	0.09 +/- 0.27
331	Second	Ceiling	Dressing room 14	Ceiling	Plaster	POOR	White		10	Negative	0.4 +/- 0.6
332	Second	D	Dressing room 14	Door Casing	Wood	FAIR	White		5.29	Negative	0.17 +/- 0.14
333	Second	D	Dressing room 14	Door Casing	Wood	POOR	White		5.38	Negative	0.17 +/- 0.13
334	Second	D	Dressing room 14	Door	Wood	POOR	White		7.8	Negative	0.4 +/- 0.2
335	Second	C	Dressing room 14	Win. Apron	Wood	FAIR	White		3.54	Negative	0.12 +/- 0.09
336	Second	C	Dressing room 14	Win. Sill/Stool	Wood	POOR	White		4.96	Negative	0.15 +/- 0.27
337	Second	C	Dressing room 14	Win. Casing	Wood	POOR	White		6.03	Negative	0.16 +/- 0.28
338	Second	C	Dressing room 14	Win. Stop	Wood	POOR	White		3.02	Negative	0.12 +/- 0.08
339	**Second**	**C**	**Dressing room 14**	**Win. Sash**	**Wood**	**POOR**	**White**		**10**	**Positive**	**9.1 +/- 8**
340	**Second**	**C**	**Dressing room 14**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**1.66**	**Positive**	**17.9 +/- 12.5**

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Client	Genesee County Land Bank
Survey Location:	924 Eddy St., Flint, MI 48503
Survey Date:	65-27-2011

Inspectors:	Michael Gravlin	***License #***	*P-00313*	***Job#*** *137076*

Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	$^{mg}/_{cm^2}$ +/- Precision
341	**Second**	**C**	**Dressing room 14**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**1.77**	**Positive**	**2.8 +/- 1.6**
342	**Second**	**C**	**Dressing room 14**	**Win. Jamb**	**Wood**	**POOR**	**White**		**1.55**	**Positive**	**23.6 +/- 14.8**
343	Second	B	Dressing room 14	Radiator	Metal	POOR	White		1	Negative	0 +/- 0.03
344	Second	A	Dressing room 14	Clos. Casing	Wood	POOR	White		2.96	Negative	0.12 +/- 0.13
345	**Second**	**A**	**Dressing room 14**	**Clos. Jamb**	**Wood**	**POOR**	**White**		**5.6**	**Positive**	**1.4 +/- 0.3**
346	**Second**	**A**	**Dressing room 14**	**Clos. Stop**	**Wood**	**POOR**	**White**		**5.96**	**Positive**	**2.2 +/- 0.8**
347	Second	A	Dressing room 14	Clos. Door	Wood	POOR	White		3.3	Negative	0.7 +/- 0.2
348	**Second**	**A**	**Dressing room 14**	**Clos. Shelf**	**Wood**	**POOR**	**White**		**3.8**	**Positive**	**1.4 +/- 0.4**
349	Second	A	Dressing room 14	Shelf Bracket	Wood	FAIR	White		2.52	Negative	0.12 +/- 0.27
350	Second	A	Dressing room 14	Clos. Wall	Plaster	POOR	White		3.01	Negative	0.4 +/- 0.5
351	Second	A	Dressing room 14	Clos. Wall	Plaster	POOR	White		2.79	Negative	0.02 +/- 0.66
352	Second	A	Dressing room 14	Clos. Baseboard	Wood	FAIR	White		2.21	Negative	0.13 +/- 0.12
353	Second	D	Dressing room 14	Clos. Door	Wood	FAIR	White		3.9	Negative	0.07 +/- 0.27
354	Second	D	Dressing room 14	Clos. Door	Wood	FAIR	Clear / Stain		1	Negative	0.01 +/- 0.04
355	Second	D	Dressing room 14	Plmb. Access	Wood	FAIR	White		2.71	Negative	0.13 +/- 0.15
356	Second	D	Dressing room 14	Plmb. Access	Wood	FAIR	White		3.76	Negative	0.2 +/- 0.19
357	Second	D	Dressing room 14	Clos. Floor	Wood	FAIR	White		2.62	Negative	0.07 +/- 0.21
358	Second	D	Dressing room 14	Clos. Floor	Wood	POOR	Red		1.21	Negative	0.09 +/- 0.16
359	**Second**	**A**	**Bathroom 15**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**2.4 +/- 1**
360	**Second**	**B**	**Bathroom 15**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**4.2 +/- 3.1**
361	**Second**	**C**	**Bathroom 15**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**2.4 +/- 1**
362	**Second**	**D**	**Bathroom 15**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**1.6 +/- 0.6**
363	**Second**	**D**	**Bathroom 15**	**Ceiling**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**2.6 +/- 1**
364	**Second**	**A**	**Bathroom 15**	**Chair Rail**	**Wood**	**FAIR**	**White**		**10**	**Positive**	**2.7 +/- 1.7**
365	**Second**	**A**	**Bathroom 15**	**Win. Apron**	**Wood**	**POOR**	**White**		**10**	**Positive**	**3.1 +/- 2.1**
366	**Second**	**A**	**Bathroom 15**	**Win. Sill/Stool**	**Wood**	**POOR**	**White**		**8.56**	**Positive**	**3.3 +/- 2.1**
367	**Second**	**A**	**Bathroom 15**	**Win. Casing**	**Wood**	**POOR**	**White**		**10**	**Positive**	**4 +/- 2.8**
368	**Second**	**A**	**Bathroom 15**	**Win. Sash**	**Wood**	**POOR**	**White**		**9.55**	**Positive**	**3.7 +/- 2.6**
369	**Second**	**A**	**Bathroom 15**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**4.46**	**Positive**	**16.2 +/- 11.8**
370	**Second**	**A**	**Bathroom 15**	**Win. Jamb**	**Wood**	**POOR**	**White**		**5.14**	**Positive**	**16.7 +/- 11.7**
371	**Second**	**A**	**Bathroom 15**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**4.53**	**Positive**	**10.2 +/- 9.1**
372	**Second**	**C**	**Bathroom 15**	**Door Casing**	**Wood**	**POOR**	**White**		**6.51**	**Positive**	**1.6 +/- 0.6**
373	**Second**	**C**	**Bathroom 15**	**Door Jamb**	**Wood**	**POOR**	**White**		**7.18**	**Positive**	**3.7 +/- 2.1**
374	**Second**	**C**	**Bathroom 15**	**Door Stop**	**Wood**	**POOR**	**White**		**7.4**	**Positive**	**2.3 +/- 0.8**
375	Second	C	Bathroom 15	Door	Wood	POOR	White		4.82	Negative	0.22 +/- 0.32
376	Second	A	Bedroom 17	Wall	Plaster	POOR	Green		1.64	Negative	0.01 +/- 0.03
377	Second	B	Bedroom 17	Wall	Plaster	POOR	Green		7.3	Negative	0 +/- 0.76
378	Second	C	Bedroom 17	Wall	Plaster	POOR	Green		9.13	Negative	0.15 +/- 0.76

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Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
379	Second	D	Bedroom 17	Wall	Plaster	POOR	Green		10	Negative	0.21 +/- 0.7
380	Second	Ceiling	Bedroom 17	Ceiling	Plaster	POOR	Green		10	Negative	0.3 +/- 0.68
381	**Second**	**D**	**Bedroom 17**	**Baseboard**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**16.3 +/- 12**
382	**Second**	**D**	**Bedroom 17**	**Win. Apron**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**10.3 +/- 8.7**
383	**Second**	**D**	**Bedroom 17**	**Win. Sill/Stool**	**Wood**	**POOR**	**Green**		**7.74**	**Positive**	**11.6 +/- 9.6**
384	**Second**	**D**	**Bedroom 17**	**Win. Casing**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**11.1 +/- 9.2**
385	**Second**	**D**	**Bedroom 17**	**Win. Stop**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**9.1 +/- 7.9**
386	**Second**	**D**	**Bedroom 17**	**Win. Sash**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**7.6 +/- 3.6**
387	**Second**	**D**	**Bedroom 17**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**10**	**Positive**	**11.2 +/- 9.2**
388	**Second**	**D**	**Bedroom 17**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**10**	**Positive**	**10.1 +/- 4.4**
389	**Second**	**D**	**Bedroom 17**	**Win. Jamb**	**Wood**	**POOR**	**White**		**2.74**	**Positive**	**27.1 +/- 16.4**
390	**Second**	**C**	**Bedroom 17**	**Clos. Casing**	**Wood**	**POOR**	**White**		**10**	**Positive**	**10.7 +/- 4.5**
391	**Second**	**C**	**Bedroom 17**	**Clos. Door**	**Wood**	**POOR**	**White**		**10**	**Positive**	**9.8 +/- 8.6**
392	**Second**	**C**	**Bedroom 17**	**Clos. Jamb**	**Wood**	**POOR**	**White**		**5.69**	**Positive**	**7.2 +/- 3.7**
393	**Second**	**C**	**Bedroom 17**	**Clos. Stop**	**Wood**	**POOR**	**White**		**2.96**	**Positive**	**1.8 +/- 0.7**
394	**Second**	**C**	**Bedroom 17**	**Clos. Casing in.**	**Wood**	**POOR**	**White**		**7.47**	**Positive**	**7.6 +/- 3.6**
395	**Second**	**C**	**Bedroom 17**	**Clos. Shelf**	**Wood**	**POOR**	**White**		**5.14**	**Positive**	**1.3 +/- 0.3**
396	**Second**	**C**	**Bedroom 17**	**Shelf Bracket**	**Wood**	**POOR**	**White**		**5.56**	**Positive**	**2 +/- 0.7**
397	**Second**	**C**	**Bedroom 17**	**Clos. Baseboard**	**Wood**	**POOR**	**White**		**10**	**Positive**	**10.4 +/- 8.9**
398	Second	C	Bedroom 17	Clos. Wall	Plaster	POOR	White		1.36	Negative	0.04 +/- 0.03
399	Second	C	Bedroom 17	Clos. Ceiling	Plaster	POOR	White		2.08	Negative	0.3 +/- 0.64
400	**Second**	**C**	**Bedroom 17**	**Door Casing**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**10 +/- 4.4**
401	**Second**	**C**	**Bedroom 17**	**Door Jamb**	**Wood**	**POOR**	**White**		**5.61**	**Positive**	**9.8 +/- 4.3**
402	**Second**	**C**	**Bedroom 17**	**Door Stop**	**Wood**	**POOR**	**White**		**2.04**	**Positive**	**4 +/- 2.7**
403	**Second**	**C**	**Bedroom 17**	**Door**	**Wood**	**POOR**	**Green**		**10**	**Positive**	**10.4 +/- 9**
404	Second	A	Bedroom 17	Radiator	Metal	POOR	Brown		1.05	Negative	0.09 +/- 0.1
405	Second	Floor	Bedroom 17	Floor	Wood	POOR	Red		1	Negative	0.06 +/- 0.11
406	Second	Floor	Bedroom 17	Floor	Wood	POOR	Clear / Stain		1	Negative	0.06 +/- 0.11
407	Second	Floor	Hallway 16	Floor	Wood	POOR	Clear / Stain		1.84	Negative	0.07 +/- 0.18
408	Second	A	Hallway 16	Wall	Plaster	POOR	White		2.51	Negative	0.04 +/- 0.08
409	Second	B	Hallway 16	Wall	Plaster	POOR	White		2.26	Negative	0.04 +/- 0.06
410	Second	C	Hallway 16	Wall	Plaster	POOR	White		2.8	Negative	0.05 +/- 0.1
411	Second	D	Hallway 16	Wall	Plaster	POOR	White		3.29	Negative	0.05 +/- 0.09
412	Second	Ceiling	Hallway 16	Ceiling	Plaster	POOR	White		2.16	Negative	0.04 +/- 0.07
413	**Second**	**D**	**Hallway 16**	**Baseboard**	**Wood**	**POOR**	**White**		**10**	**Positive**	**12 +/- 9.9**
414	**Second**	**A**	**Hallway 16**	**Door Casing**	**Wood**	**POOR**	**White**		**10**	**Positive**	**9.1 +/- 4.1**
415	**Second**	**B**	**Hallway 16**	**Laundry Chute Door**	**Wood**	**FAIR**	**White**		**10**	**Positive**	**7 +/- 3.5**

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Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
416	**Second**	**B**	**Hallway 16**	**Laundry Chute Door**	**Wood**	**FAIR**	**White**		**5.95**	**Positive**	**1.4 +/- 0.4**
417	Second	A	Bedroom 18	Wall	Plaster	POOR	White		7.01	Negative	0.25 +/- 0.42
418	Second	B	Bedroom 18	Wall	Plaster	POOR	White		5.86	Negative	0.03 +/- 0.06
419	Second	A	Bedroom 18	Wall	Wood	POOR	Clear / Stain		4.73	Negative	0.02 +/- 0.09
420	Second	B	Bedroom 18	Wall	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02
421	Second	C	Bedroom 18	Wall	Wood	POOR	Clear / Stain		1.1	Negative	0 +/- 0.03
422	Second	D	Bedroom 18	Wall	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02
423	Second	D	Bedroom 18	Wall	Plaster	POOR	White		10	Negative	0.19 +/- 0.71
424	Second	Ceiling	Bedroom 18	Ceiling	Plaster	POOR	White		9.56	Negative	0.4 +/- 0.6
425	Second	Ceiling	Bedroom 18	Ceiling	Plaster	POOR	White		4.63	Negative	0.17 +/- 0.72
426	Second	D	Bedroom 18	Beam	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02
427	Second	B	Bedroom 18	Cabinet Out	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.03
428	Second	B	Bedroom 18	Cabinet Door	Wood	POOR	Clear / Stain		1	Negative	0 +/- 0.02
429	Second	C	Bedroom 18	Win. Casing	Wood	POOR	Clear / Stain		2.23	Negative	0.04 +/- 0.15
430	Second	C	Bedroom 18	Win. Sill/Stool	Wood	POOR	Black		1	Negative	0.01 +/- 0.05
431	Second	C	Bedroom 18	Cabinet Out	Wood	POOR	Black		1.22	Negative	0.01 +/- 0.06
432	**Second**	**C**	**Bedroom 18**	**Door Casing**	**Wood**	**POOR**	**Black**		**10**	**Positive**	**14.3 +/- 10.5**
433	**Second**	**B**	**Bedroom 18**	**Win. Apron**	**Wood**	**POOR**	**White**		**10**	**Positive**	**14.7 +/- 11.5**
434	**Second**	**B**	**Bedroom 18**	**Win. Sill/Stool**	**Wood**	**POOR**	**White**		**10**	**Positive**	**17.9 +/- 12.3**
435	**Second**	**B**	**Bedroom 18**	**Win. Stop**	**Wood**	**POOR**	**White**		**10**	**Positive**	**16.4 +/- 12.3**
436	**Second**	**B**	**Bedroom 18**	**Win. Sash**	**Wood**	**POOR**	**White**		**10**	**Positive**	**9.6 +/- 4.3**
437	**Second**	**B**	**Bedroom 18**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**10**	**Positive**	**18.7 +/- 12.6**
438	**Second**	**B**	**Bedroom 18**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**10**	**Positive**	**18.5 +/- 12.6**
439	**Second**	**B**	**Bedroom 18**	**Win. Jamb**	**Wood**	**POOR**	**White**		**3.06**	**Positive**	**25.7 +/- 15.5**
440	Second	B	Bedroom 18	Radiator	Wood	POOR	Brown		1	Negative	0.08 +/- 0.13
441	**Second**	**A**	**Bedroom 18**	**Clos. Casing**	**Wood**	**POOR**	**White**		**10**	**Positive**	**10.6 +/- 8.8**
442	**Second**	**A**	**Bedroom 18**	**Clos. Jamb**	**Wood**	**POOR**	**White**		**10**	**Positive**	**9.6 +/- 4.2**
443	**Second**	**A**	**Bedroom 18**	**Clos. Stop**	**Wood**	**POOR**	**White**		**8.03**	**Positive**	**8.9 +/- 4.1**
444	**Second**	**A**	**Bedroom 18**	**Clos. Door**	**Wood**	**POOR**	**White**		**10**	**Positive**	**11.3 +/- 9**
445	**Second**	**A**	**Bedroom 18**	**Clos. Baseboard**	**Wood**	**POOR**	**White**		**10**	**Positive**	**11.1 +/- 4.7**
446	**Second**	**A**	**Bedroom 18**	**Clos. Casing in.**	**Wood**	**POOR**	**White**		**3.47**	**Positive**	**3.1 +/- 1.8**
447	Second	A	Bedroom 18	Clothes Rod	Wood	POOR	White		1.99	Negative	0.02 +/- 0.1
448	**Second**	**A**	**Bedroom 18**	**Clos. Shelf**	**Wood**	**POOR**	**White**		**2.57**	**Positive**	**1.8 +/- 0.7**
449	**Second**	**A**	**Bedroom 18**	**Shelf Bracket**	**Wood**	**FAIR**	**White**		**10**	**Positive**	**10.9 +/- 9.4**
450	Second	A	Bedroom 18	Clos. Wall	Plaster	FAIR	White		1.83	Negative	0.09 +/- 0.09
451	Second	A	Bedroom 18	Clos. Ceiling	Plaster	FAIR	White		1.64	Negative	0.07 +/- 0.04
452	Second	B	Bedroom 18	Door Casing	Wood	FAIR	White		1	Negative	0 +/- 0.02
453	**Second**	**B**	**Bedroom 18**	**Door Jamb**	**Wood**	**FAIR**	**White**		**10**	**Positive**	**9.8 +/- 4.4**

APPENDIX A
All Paint Samples Taken - In Order Sampled
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
454	**Second**	**B**	**Bedroom 18**	**Door Stop**	**Wood**	**FAIR**	**White**		**9.97**	**Positive**	**10.3 +/- 8.7**
455	**Second**	**B**	**Bedroom 18**	**Door**	**Wood**	**FAIR**	**White**		**10**	**Positive**	**16 +/- 11.6**
456	Second	Floor	Bedroom 18	Floor	Wood	POOR	Red		1	Negative	0.01 +/- 0.04
457	Second	Floor	Bedroom 18	Floor	Wood	POOR	Clear / Stain		1	Negative	0.01 +/- 0.04
458	Second	Floor	Upper Sun Room 19	Floor	Wood	POOR	Clear / Stain		1	Negative	0.04 +/- 0.08
459	Second	A	Upper Sun Room 19	Wall	Wood	FAIR	Clear / Stain		1.27	Negative	0.04 +/- 0.11
460	Second	B	Upper Sun Room 19	Wall	Wood	FAIR	Clear / Stain		1.69	Negative	0.05 +/- 0.14
461	Second	C	Upper Sun Room 19	Wall	Wood	FAIR	Clear / Stain		1	Negative	0 +/- 0.03
462	Second	D	Upper Sun Room 19	Wall	Wood	FAIR	Clear / Stain		1	Negative	0.01 +/- 0.06
463	Second	Ceiling	Upper Sun Room 19	Ceiling	Wood	FAIR	Clear / Stain		1	Negative	0.02 +/- 0.06
464	Second	D	Upper Sun Room 19	Radiator	Wood	FAIR	Silver		1	Negative	0.01 +/- 0.04
465	Second	C	Upper Sun Room 19	Baseboard	Wood	FAIR	Clear / Stain		1	Negative	0.01 +/- 0.05
466	Second	C	Upper Sun Room 19	Win. Casing	Wood	FAIR	Clear / Stain		1	Negative	0.02 +/- 0.06
467	Second	C	Upper Sun Room 19	Win. Sill/Stool	Wood	FAIR	Clear / Stain		2.19	Negative	0.07 +/- 0.2
468	Second	C	Upper Sun Room 19	Win. Stop	Wood	FAIR	Clear / Stain		1	Negative	0.02 +/- 0.06
469	Second	C	Upper Sun Room 19	Win. Sash	Wood	POOR	Clear / Stain		2.28	Negative	0.06 +/- 0.17
470	**Second**	**C**	**Upper Sun Room 19**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**7.71**	**Positive**	**4.5 +/- 3.2**
471	**Second**	**C**	**Upper Sun Room 19**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**10**	**Positive**	**16.8 +/- 11.9**
472	**Second**	**C**	**Upper Sun Room 19**	**Win. Jamb**	**Wood**	**POOR**	**White**		**10**	**Positive**	**17.7 +/- 12.9**
473	Second	A	Upper Sun Room 19	Door Casing	Wood	POOR	Black		1	Negative	0.02 +/- 0.07
474	**Second**	**A**	**Upper Sun Room 19**	**Door Jamb**	**Wood**	**POOR**	**Black**		**9.49**	**Positive**	**13.7 +/- 10.5**
475	**Second**	**A**	**Upper Sun Room 19**	**Door Stop**	**Wood**	**POOR**	**Black**		**9.58**	**Positive**	**12.8 +/- 9.8**
476	**Second**	**A**	**Upper Sun Room 19**	**Door**	**Wood**	**POOR**	**Brown**		**6.79**	**Positive**	**11.8 +/- 9.7**
477	Second	A	Upper Sun Room 19	Door	Wood	POOR	Clear / Stain		2.53	Negative	0.07 +/- 0.21
478	Second	B	Upper Sun Room 19	Door Casing	Wood	POOR	Brown		1	Negative	0 +/- 0.02
479	Second	B	Upper Sun Room 19	Door Jamb	Wood	POOR	White		1	Negative	0 +/- 0.03
480	**Exterior**	**C**	**Ext. House 28**	**Win. Casing**	**Wood**	**POOR**	**White**		**3.28**	**Positive**	**18.3 +/- 12.8**
481	**Exterior**	**C**	**Ext. House 28**	**Win. Sill/Stool**	**Wood**	**POOR**	**White**		**3.54**	**Positive**	**19.1 +/- 12.6**
482	**Exterior**	**C**	**Ext. House 28**	**Door Casing**	**Wood**	**POOR**	**White**		**3.74**	**Positive**	**15.7 +/- 11**
483	**Exterior**	**C**	**Ext. House 28**	**Ext. Soffit**	**Wood**	**POOR**	**Red**		**3.09**	**Positive**	**20.4 +/- 13.5**
484	**Exterior**	**C**	**Ext. House 28**	**Joist**	**Wood**	**POOR**	**Red**		**4.12**	**Positive**	**18.3 +/- 12.5**
485	**Exterior**	**C**	**Ext. House 28**	**Crown Molding**	**Wood**	**POOR**	**Red**		**2.88**	**Positive**	**17.1 +/- 11.9**
486	**Exterior**	**C**	**Ext. House 28**	**Ext. Fascia**	**Wood**	**POOR**	**Red**		**3.02**	**Positive**	**17.8 +/- 11.9**
487	**Exterior**	**C**	**Ext. House 28**	**Wall, Upper**	**Wood**	**POOR**	**Red**		**1.86**	**Positive**	**1.9 +/- 0.6**
488	**Second**	**C**	**Rear Stairway 21**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**2.66**	**Positive**	**15.8 +/- 11.5**
489	**Second**	**C**	**Rear Stairway 21**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**2.61**	**Positive**	**18 +/- 12.3**
490	**Second**	**C**	**Rear Stairway 21**	**Win. Jamb**	**Wood**	**POOR**	**White**		**3.44**	**Positive**	**22.3 +/- 13.9**
491	**Exterior**	**C**	**Ext. House 28**	**Wall, Upper**	**Wood**	**POOR**	**Red**		**3.3**	**Positive**	**3.8 +/- 2.4**

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Client	Genesee County Land Bank
Survey Location:	924 Eddy St., Flint, MI 48503
Survey Date:	65-27-2011

Inspectors:	Michael Gravlin	***License #***	*P-00313*	***Job#*** *137076*

Sample #	Floor	Wall / Side	Room and #	Component	Substrate	Visual Condition	Color	Note	Depth Index	Result	$^{mg}/_{cm^2}$ +/- Precision
492	**Exterior**	**A**	**Ext. House 28**	**Wall, Upper**	**Wood**	**POOR**	**Red**		**2.41**	**Positive**	**2.9 +/- 1.6**
493	**Exterior**	**B**	**Ext. House 28**	**Wall, Upper**	**Wood**	**POOR**	**Red**		**1.96**	**Positive**	**2.5 +/- 0.8**
494	Second	A	Bathroom 20	Wall	Plaster	POOR	White		1.3	Negative	0.02 +/- 0.02
495	**Second**	**B**	**Bathroom 20**	**Wall**	**Plaster**	**POOR**	**White**		**9.3**	**Positive**	**28.8 +/- 17**
496	Second	C	Bathroom 20	Wall	Plaster	POOR	Paper		1	Negative	0 +/- 0.02
497	Second	D	Bathroom 20	Wall	Plaster	POOR	Paper		1	Negative	0 +/- 0.02
498	**Second**	**D**	**Bathroom 20**	**Wall**	**Plaster**	**POOR**	**Pink**		**6.61**	**Positive**	**32 +/- 17.5**
499	Second	Ceiling	Bathroom 20	Ceiling	Plaster	POOR	White		2.37	Negative	0.14 +/- 0.12
500	**Second**	**D**	**Bathroom 20**	**Crown Molding**	**Plaster**	**POOR**	**Pink**		**10**	**Positive**	**2.8 +/- 1.5**
501	Second	D	Bathroom 20	Baseboard	Plaster	POOR	Pink		1	Negative	0 +/- 0.02
502	**Second**	**D**	**Bathroom 20**	**Radiator**	**Metal**	**POOR**	**Beige**		**3.43**	**Positive**	**2.6 +/- 1.2**
503	**Second**	**A**	**Bathroom 20**	**Door Casing**	**Wood**	**POOR**	**Pink**		**10**	**Positive**	**10.7 +/- 9.2**
504	**Second**	**A**	**Bathroom 20**	**Door Jamb**	**Wood**	**POOR**	**White**		**8.31**	**Positive**	**10.3 +/- 8.8**
505	**Second**	**A**	**Bathroom 20**	**Door Stop**	**Wood**	**POOR**	**White**		**9.09**	**Positive**	**7.7 +/- 3.7**
506	**Second**	**A**	**Bathroom 20**	**Door**	**Wood**	**POOR**	**White**		**10**	**Positive**	**16.2 +/- 11.4**
507	**Second**	**A**	**Bathroom 20**	**Door**	**Wood**	**POOR**	**Pink**		**10**	**Positive**	**16.6 +/- 11.6**
508	Second	C	Bathroom 20	Cabinet Out	Wood	POOR	Pink		1	Negative	0 +/- 0.02
509	Second	C	Bathroom 20	Cabinet Door	Wood	POOR	Pink		1	Negative	0 +/- 0.03
510	Second	C	Bathroom 20	Cabinet Door	Wood	POOR	Beige		1	Negative	0 +/- 0.02
511	Second	C	Bathroom 20	Cabinet Shelf	Wood	POOR	Beige		1	Negative	0.01 +/- 0.04
512	**Second**	**C**	**Bathroom 20**	**Cabinet In**	**Plaster**	**POOR**	**Beige**		**5.87**	**Positive**	**29.3 +/- 17.7**
513	Second	C	Bathroom 20	Win. Casing	Wood	FAIR	Pink		1	Negative	0 +/- 0.02
514	Second	Floor	Bathroom 20	Floor	Wood	POOR	Clear / Stain		1	Negative	0.08 +/- 0.13
515	**Second**	**A**	**Rear Stairway 21**	**Wall**	**Plaster**	**POOR**	**White**		**6.63**	**Positive**	**4.1 +/- 2.4**
516	**Second**	**B**	**Rear Stairway 21**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**4.1 +/- 3**
517	**Second**	**C**	**Rear Stairway 21**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**4.9 +/- 3.3**
518	**Second**	**D**	**Rear Stairway 21**	**Wall**	**Plaster**	**POOR**	**White**		**9.67**	**Positive**	**3.6 +/- 2.4**
519	**Second**	**Ceiling**	**Rear Stairway 21**	**Ceiling**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**3.3 +/- 2**
520	**Second**	**D**	**Rear Stairway 21**	**Door Casing**	**Wood**	**POOR**	**White**		**7.13**	**Positive**	**12.6 +/- 10**
521	**Second**	**D**	**Rear Stairway 21**	**Door Jamb**	**Wood**	**POOR**	**White**		**10**	**Positive**	**10.4 +/- 8.7**
522	**Second**	**A**	**Rear Stairway 21**	**Baseboard**	**Wood**	**POOR**	**White**		**10**	**Positive**	**12 +/- 9.5**
523	**Second**	**A**	**Rear Stairway 21**	**Railing Cap**	**Wood**	**POOR**	**Brown**		**8.13**	**Positive**	**12.4 +/- 10**
524	**Second**	**A**	**Rear Stairway 21**	**Newel Post**	**Wood**	**POOR**	**Brown**		**4.93**	**Positive**	**14.3 +/- 10.8**
525	**Second**	**Center**	**Rear Stairway 21**	**Baluster**	**Wood**	**POOR**	**White**		**8.89**	**Positive**	**12.2 +/- 10.2**
526	**Second**	**Center**	**Rear Stairway 21**	**Lower Rail**	**Wood**	**POOR**	**White**		**5.01**	**Positive**	**16.9 +/- 11.9**
527	Second	C	Rear Stairway 21	Pipe	Metal	POOR	White		2.34	Negative	0.26 +/- 0.23
528	Second	C	Rear Stairway 21	Water tank	Metal	POOR	White		2.69	Negative	0.23 +/- 0.4

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Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
529	Second	C	Rear Stairway 21	Shelf	Wood	POOR	White		2.16	Negative	0.2 +/- 0.33
530	Second	C	Rear Stairway 21	Shelf Bracket	Metal	POOR	White		2.35	Negative	0.17 +/- 0.32
531	**Second**	**C**	**Rear Stairway 21**	**Win. Apron**	**Wood**	**POOR**	**White**		**5.89**	**Positive**	**15.6 +/- 11**
532	**Second**	**C**	**Rear Stairway 21**	**Win. Sill/Stool**	**Wood**	**POOR**	**White**		**7.03**	**Positive**	**13.5 +/- 10.3**
533	**Second**	**C**	**Rear Stairway 21**	**Win. Casing**	**Wood**	**POOR**	**White**		**6.42**	**Positive**	**14.5 +/- 10.8**
534	**Second**	**C**	**Rear Stairway 21**	**Win. Sash**	**Wood**	**POOR**	**White**		**8.47**	**Positive**	**11.8 +/- 9.8**
535	**Second**	**Floor**	**Rear Stairway 21**	**Stair Tread**	**Wood**	**POOR**	**Grey**		**1.43**	**Positive**	**6.9 +/- 4**
536	**Second**	**Floor**	**Rear Stairway 21**	**Stair Riser**	**Wood**	**POOR**	**Grey**		**1.37**	**Positive**	**10 +/- 8.4**
537	**Second**	**C**	**Rear Stairway 21**	**Stair Stringer**	**Wood**	**POOR**	**Grey**		**1.78**	**Positive**	**5.3 +/- 3.4**
538	**Second**	**D**	**Rear Stairway 21**	**Wall Casing**	**Wood**	**POOR**	**White**		**2.68**	**Positive**	**6 +/- 3.6**
539	**First**	**D**	**Rear Stairway 21**	**Wall**	**Plaster**	**POOR**	**White**		**10**	**Positive**	**4.3 +/- 3**
540	First	B	Rear Stairway 21	Railing	Wood	POOR	Brown		1	Negative	0.03 +/- 0.08
541	**First**	**A**	**Rear Stairway 21**	**Door Casing**	**Wood**	**POOR**	**White**		**2.73**	**Positive**	**1.5 +/- 0.5**
542	**First**	**A**	**Rear Stairway 21**	**Door Casing**	**Wood**	**POOR**	**White**		**5.35**	**Positive**	**1.7 +/- 0.6**
543	**First**	**A**	**Rear Stairway 21**	**Door Stop**	**Wood**	**POOR**	**White**		**2.33**	**Positive**	**1.8 +/- 0.7**
544	**First**	**A**	**Rear Stairway 21**	**Cabinet Out**	**Wood**	**POOR**	**White**		**6.65**	**Positive**	**2.4 +/- 1.3**
545	**First**	**A**	**Rear Stairway 21**	**Cabinet Door**	**Wood**	**POOR**	**White**		**6.98**	**Positive**	**1.9 +/- 0.7**
546	**First**	**A**	**Rear Stairway 21**	**Cabinet Shelf**	**Wood**	**FAIR**	**White**		**3.76**	**Positive**	**2.8 +/- 1.8**
547	**First**	**A**	**Rear Stairway 21**	**Cabinet In**	**Wood**	**FAIR**	**White**		**3.68**	**Positive**	**1.9 +/- 0.7**
548	First	A	Rear Stairway 21	Wall	Plaster	POOR	Paper		1.49	Negative	0.24 +/- 0.07
549	First	B	Rear Stairway 21	Wall	Plaster	POOR	Paper		1.45	Negative	0.4 +/- 0.1
550	First	C	Rear Stairway 21	Wall	Plaster	POOR	Paper		1.74	Negative	0.28 +/- 0.09
551	First	D	Rear Stairway 21	Wall	Plaster	POOR	Paper		1.65	Negative	0.22 +/- 0.06
552	**First**	**Ceiling**	**Rear Stairway 21**	**Ceiling**	**Plaster**	**POOR**	**White**		**7.58**	**Positive**	**3.4 +/- 2.1**
553	First	B	Rear Stairway 21	Door Casing	Wood	POOR	White		3.84	Negative	0.3 +/- 0.09
554	First	B	Rear Stairway 21	Door Jamb	Wood	POOR	White		3.69	Negative	0.3 +/- 0.11
555	First	B	Rear Stairway 21	Door Stop	Wood	POOR	White		3.26	Negative	0.24 +/- 0.11
556	**First**	**A**	**Basement Stair 22**	**Wall**	**Plaster**	**POOR**	**Blue**		**8.66**	**Positive**	**17.3 +/- 12.6**
557	**First**	**B**	**Basement Stair 22**	**Wall**	**Plaster**	**POOR**	**Blue**		**10**	**Positive**	**18.7 +/- 13.1**
558	**First**	**C**	**Basement Stair 22**	**Wall**	**Plaster**	**POOR**	**Blue**		**10**	**Positive**	**16.9 +/- 12**
559	**First**	**C**	**Basement Stair 22**	**Wall**	**Plaster**	**POOR**	**Blue**		**10**	**Positive**	**18.2 +/- 13**
560	**First**	**Ceiling**	**Basement Stair 22**	**Ceiling**	**Plaster**	**POOR**	**Blue**		**10**	**Positive**	**19.4 +/- 13.8**
561	First	Ceiling	Basement Stair 22	Pipe	Metal	POOR	Blue		3.12	Negative	0.17 +/- 0.27
562	**First**	**A**	**Basement Stair 22**	**Ledge**	**Wood**	**POOR**	**Blue**		**3.48**	**Positive**	**11.1 +/- 9.5**
563	**First**	**A**	**Basement Stair 22**	**Wall, Lower**	**Plaster**	**POOR**	**Blue**		**7.58**	**Positive**	**19.2 +/- 13.4**
564	**First**	**B**	**Basement Stair 22**	**Wall, Lower**	**Plaster**	**POOR**	**Blue**		**10**	**Positive**	**15.9 +/- 12.6**
565	**First**	**C**	**Basement Stair 22**	**Wainscoting**	**Wood**	**POOR**	**Blue**		**5.45**	**Positive**	**4.6 +/- 2.9**

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Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
566	First	C	Basement Stair 22	Railing	Wood	POOR	Blue		1	Negative	0 +/- 0.03
567	**First**	**C**	**Basement Stair 22**	**Corner Trim**	**Wood**	**POOR**	**Blue**		**10**	**Positive**	**10.7 +/- 8.8**
568	**First**	**C**	**Basement Stair 22**	**Door Casing**	**Wood**	**POOR**	**Blue**		**10**	**Positive**	**9.8 +/- 8.7**
569	**First**	**C**	**Basement Stair 22**	**Entry door**	**Wood**	**POOR**	**Blue**		**6.33**	**Positive**	**11.1 +/- 8.8**
570	**First**	**C**	**Basement Stair 22**	**Entry door**	**Wood**	**POOR**	**Grey**		**2.47**	**Positive**	**28.2 +/- 17**
571	**First**	**C**	**Basement Stair 22**	**Door Jamb**	**Wood**	**POOR**	**Grey**		**3.23**	**Positive**	**26.9 +/- 16.2**
572	**First**	**C**	**Basement Stair 22**	**Door Storm**	**Wood**	**POOR**	**Grey**		**1.88**	**Positive**	**3.6 +/- 2.5**
573	**First**	**C**	**Basement Stair 22**	**Door Threshold**	**Wood**	**POOR**	**Grey**		**3.37**	**Positive**	**5.2 +/- 3.1**
574	**First**	**B**	**Basement Stair 22**	**Win. Apron**	**Wood**	**POOR**	**White**		**10**	**Positive**	**15.1 +/- 11.3**
575	**First**	**B**	**Basement Stair 22**	**Win. Sill/Stool**	**Wood**	**POOR**	**White**		**8.43**	**Positive**	**10.7 +/- 9.1**
576	**First**	**B**	**Basement Stair 22**	**Win. Casing**	**Wood**	**POOR**	**White**		**2.79**	**Positive**	**12.6 +/- 10.2**
577	**First**	**B**	**Basement Stair 22**	**Win. Sash**	**Wood**	**POOR**	**White**		**4.27**	**Positive**	**14.4 +/- 10.8**
578	**First**	**B**	**Basement Stair 22**	**Win. Stop**	**Wood**	**POOR**	**White**		**10**	**Positive**	**11.4 +/- 9.5**
579	**First**	**A**	**Basement Stair 22**	**Shelf**	**Wood**	**POOR**	**Blue**		**10**	**Positive**	**10.6 +/- 9.1**
580	**First**	**D**	**Basement Stair 22**	**Header**	**Wood**	**FAIR**	**Blue**		**8.08**	**Positive**	**6.4 +/- 3.2**
581	**First**	**D**	**Basement Stair 22**	**Stair Riser**	**Wood**	**POOR**	**Blue**		**10**	**Positive**	**4.8 +/- 2.9**
582	**First**	**A**	**Basement 23**	**Wall**	**Concrete**	**POOR**	**White**		**4.71**	**Positive**	**14.8 +/- 12.6**
583	**First**	**A**	**Basement 23**	**Wall**	**Wood**	**POOR**	**White**		**4.43**	**Positive**	**4.4 +/- 3.3**
584	**First**	**B**	**Basement 23**	**Wall**	**Concrete**	**POOR**	**White**		**5.33**	**Positive**	**14.4 +/- 12**
585	**First**	**C**	**Basement 23**	**Wall**	**Concrete**	**POOR**	**White**		**5.15**	**Positive**	**15.4 +/- 12.3**
586	**First**	**D**	**Basement 23**	**Wall**	**Wood**	**POOR**	**White**		**5.63**	**Positive**	**5.9 +/- 3.2**
587	**First**	**Ceiling**	**Basement 23**	**Ceiling**	**Wood**	**POOR**	**White**		**8.23**	**Positive**	**3.3 +/- 2**
588	**First**	**Ceiling**	**Basement 23**	**Beam**	**Wood**	**POOR**	**White**		**5.49**	**Positive**	**3.8 +/- 2.6**
589	**First**	**Ceiling**	**Basement 23**	**Beam**	**Metal**	**POOR**	**White**		**4.32**	**Positive**	**3.4 +/- 1.6**
590	**First**	**Ceiling**	**Basement 23**	**Pipe**	**Metal**	**POOR**	**White**		**4.06**	**Positive**	**3 +/- 1.2**
591	**First**	**Center**	**Basement 23**	**Support Pole**	**Metal**	**POOR**	**White**		**2.85**	**Positive**	**6.3 +/- 4.9**
592	**First**	**D**	**Basement 23**	**Chimney**	**Brick**	**POOR**	**White**		**7.67**	**Positive**	**13.2 +/- 11.3**
593	**First**	**D**	**Basement 23**	**Clos. Wall**	**Wood**	**POOR**	**White**		**5.89**	**Positive**	**13.4 +/- 10.1**
594	**First**	**D**	**Basement 23**	**Clos. Wall**	**Wood**	**POOR**	**White**		**3.42**	**Positive**	**19.1 +/- 12.7**
595	**First**	**D**	**Basement 23**	**Clos. Door**	**Wood**	**POOR**	**White**		**8.85**	**Positive**	**18.7 +/- 13.1**
596	**First**	**B**	**Basement 23**	**Pipe/DWV**	**Metal**	**POOR**	**White**		**5.8**	**Positive**	**14.6 +/- 11.4**
597	First	A	Basement 23	Cabinet Out	Wood	POOR	White		1.76	Negative	0.19 +/- 0.28
598	First	A	Basement 23	Cabinet Door	Wood	POOR	White		2.67	Negative	0.5 +/- 0.4
599	First	A	Basement 23	Cabinet In	Wood	POOR	White		3.44	Negative	0.17 +/- 0.21
600	**First**	**C**	**Basement 23**	**Door Jamb**	**Wood**	**POOR**	**Blue**		**4.71**	**Positive**	**6.8 +/- 3.4**
601	**First**	**C**	**Basement 23**	**Door Jamb**	**Wood**	**POOR**	**Blue**		**4.94**	**Positive**	**7.1 +/- 3.5**
602	First	A	Basement Entry 24	Wall	Concrete	POOR	White		3.11	Negative	0.01 +/- 0.02

APPENDIX A
All Paint Samples Taken - In Order Sampled
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
603	**First**	**B**	**Basement Entry 24**	**Wall**	**Concrete**	**POOR**	**White**		**1.29**	**Positive**	**4.5 +/- 3.2**
604	First	C	Basement Entry 24	Wall	Concrete	POOR	White		2.58	Negative	0.01 +/- 0.02
605	First	D	Basement Entry 24	Wall	Concrete	POOR	White		1.88	Negative	0.01 +/- 0.02
606	First	C	Basement Entry 24	Entry door	Wood	POOR	Blue		4.2	Negative	0.7 +/- 0.2
607	**First**	**C**	**Basement Entry 24**	**Entry door**	**Wood**	**POOR**	**Blue**		**2.07**	**Positive**	**12.1 +/- 9.3**
608	**First**	**C**	**Basement Entry 24**	**Door Jamb**	**Wood**	**POOR**	**Blue**		**1.94**	**Positive**	**11.7 +/- 9.3**
609	**First**	**C**	**Basement Entry 24**	**Door Jamb**	**Wood**	**POOR**	**Blue**		**1.73**	**Positive**	**10.3 +/- 8.5**
610	**First**	**A**	**Basement 25**	**Wall**	**Concrete**	**POOR**	**White**		**2.32**	**Positive**	**16.1 +/- 12.3**
611	**First**	**B**	**Basement 25**	**Wall**	**Concrete**	**POOR**	**White**		**4.71**	**Positive**	**15.5 +/- 12.6**
612	**First**	**C**	**Basement 25**	**Wall**	**Wood**	**POOR**	**White**		**2.71**	**Positive**	**5.5 +/- 4.5**
613	**First**	**C**	**Basement 25**	**Ceiling**	**Wood**	**POOR**	**White**		**2.23**	**Positive**	**5 +/- 3.6**
614	**First**	**A**	**Basement 25**	**Cabinet Out**	**Wood**	**POOR**	**White**		**1.87**	**Positive**	**1.9 +/- 0.8**
615	**First**	**A**	**Basement 25**	**Cabinet Door**	**Wood**	**POOR**	**White**		**1.6**	**Positive**	**2.1 +/- 0.8**
616	**First**	**A**	**Basement 25**	**Drawer**	**Wood**	**POOR**	**White**		**1.5**	**Positive**	**1.7 +/- 0.7**
617	**First**	**A**	**Basement 25**	**Cabinet Shelf**	**Wood**	**POOR**	**White**		**1.5**	**Positive**	**5 +/- 3.1**
618	**First**	**A**	**Basement 25**	**Cabinet In**	**Wood**	**POOR**	**White**		**1.93**	**Positive**	**7.6 +/- 5.1**
619	**First**	**C**	**Basement 25**	**Door**	**Wood**	**POOR**	**White**		**1.93**	**Positive**	**11.5 +/- 9.6**
620	**First**	**D**	**Basement 25**	**Door**	**Wood**	**POOR**	**White**		**1.57**	**Positive**	**11.7 +/- 9.4**
621	**First**	**A**	**Basement 26**	**Wall**	**Wood**	**POOR**	**White**		**4.26**	**Positive**	**12.4 +/- 10.1**
622	First	B	Basement 26	Wall	Wood	POOR	White		2.63	Negative	0.6 +/- 0.4
623	**First**	**B**	**Basement 26**	**Wall**	**Wood**	**POOR**	**White**		**3.87**	**Positive**	**10.7 +/- 8.9**
624	**First**	**C**	**Basement 26**	**Wall**	**Concrete**	**POOR**	**White**		**2.39**	**Positive**	**5.9 +/- 4.3**
625	**First**	**D**	**Basement 26**	**Wall**	**Concrete**	**POOR**	**White**		**1.88**	**Positive**	**3.4 +/- 2.3**
626	**First**	**D**	**Basement 26**	**Ceiling**	**Wood**	**POOR**	**White**		**3.37**	**Positive**	**6.4 +/- 3.4**
627	**First**	**D**	**Basement 26**	**Win. Sash**	**Wood**	**POOR**	**White**		**2.1**	**Positive**	**3.5 +/- 1.8**
628	**First**	**D**	**Basement 26**	**Win. Jamb**	**Wood**	**POOR**	**White**		**2.88**	**Positive**	**4.4 +/- 2.7**
629	First	D	Basement 26	Cabinet Out	Wood	POOR	White		2.19	Negative	0.5 +/- 0.3
630	First	D	Basement 26	Cabinet Out	Wood	POOR	White		2.05	Negative	0.4 +/- 0.5
631	**First**	**D**	**Basement 26**	**Cabinet Out**	**Wood**	**POOR**	**White**		**3.46**	**Positive**	**5.7 +/- 3.2**
632	**First**	**D**	**Basement 26**	**Cabinet Door**	**Wood**	**POOR**	**White**		**2.67**	**Positive**	**4.4 +/- 2.5**
633	**First**	**D**	**Basement 26**	**Cabinet Shelves**	**Wood**	**POOR**	**White**		**3.11**	**Positive**	**5.3 +/- 3.2**
634	**First**	**D**	**Basement 26**	**Cabinet In**	**Wood**	**POOR**	**White**		**2.79**	**Positive**	**6.1 +/- 5.1**
635	**First**	**D**	**Basement 26**	**Beam**	**Wood**	**POOR**	**White**		**2.41**	**Positive**	**15.4 +/- 11.4**
636	**First**	**Center**	**Basement 26**	**Support Pole**	**Metal**	**POOR**	**White**		**3.57**	**Positive**	**18 +/- 12.3**
637	**First**	**C**	**Basement 26**	**Door**	**Wood**	**POOR**	**White**		**3.65**	**Positive**	**14.2 +/- 10.7**
638	**First**	**C**	**Basement 26**	**Door Jamb**	**Wood**	**POOR**	**White**		**4.25**	**Positive**	**10.9 +/- 9.7**
639	First	A	Basement 27	Wall	Concrete	POOR	White		1	Negative	0 +/- 0.02

APPENDIX A
All Paint Samples Taken - In Order Sampled
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
640	First	B	Basement 27	Wall	Concrete	POOR	White		1	Negative	0 +/- 0.02
641	First	C	Basement 27	Wall	Concrete	POOR	White		1	Negative	0 +/- 0.02
642	First	D	Basement 27	Wall	Concrete	POOR	White		5.12	Negative	0.02 +/- 0.03
643	**First**	**D**	**Basement 27**	**Ceiling**	**Wood**	**POOR**	**White**		**1.36**	**Positive**	**6.9 +/- 4**
644	**Exterior**	**A**	**Ext. House 28**	**Wall**	**Stucco**	**POOR**	**White**		**4.07**	**Positive**	**25.5 +/- 16.4**
645	**Exterior**	**A**	**Ext. House 28**	**Porch wall, out**	**Stucco**	**POOR**	**White**		**2.97**	**Positive**	**20.2 +/- 13.3**
646	**Exterior**	**A**	**Ext. House 28**	**Ext. Foundation**	**Stucco**	**POOR**	**White**		**3.64**	**Positive**	**20.9 +/- 13.4**
647	**Exterior**	**A**	**Ext. House 28**	**Ext. Skirting**	**Wood**	**POOR**	**White**		**6.16**	**Positive**	**32.4 +/- 18.3**
648	**Exterior**	**A**	**Ext. House 28**	**Ext. Drip Board**	**Wood**	**POOR**	**White**		**7.13**	**Positive**	**26.5 +/- 15.9**
649	**Exterior**	**A**	**Ext. House 28**	**Win. Sill/Stool**	**Wood**	**POOR**	**White**		**6.86**	**Positive**	**26.2 +/- 16.4**
650	**Exterior**	**A**	**Ext. House 28**	**Win. Casing**	**Wood**	**POOR**	**White**		**8.1**	**Positive**	**22.4 +/- 14.3**
651	**Exterior**	**A**	**Ext. House 28**	**Door Casing**	**Wood**	**POOR**	**White**		**3.88**	**Positive**	**17.6 +/- 11.8**
652	**Exterior**	**A**	**Ext. House 28**	**Porch Ceiling**	**Wood**	**POOR**	**White**		**6.6**	**Positive**	**20.1 +/- 13.3**
653	**Exterior**	**A**	**Ext. House 28**	**Porch Beam**	**Wood**	**POOR**	**White**		**6.51**	**Positive**	**19.3 +/- 13**
654	**Exterior**	**A**	**Ext. House 28**	**Porch Column**	**Wood**	**POOR**	**White**		**3.93**	**Positive**	**14.8 +/- 11**
655	**Exterior**	**A**	**Ext. House 28**	**Ext. Frieze Board**	**Wood**	**POOR**	**White**		**6.71**	**Positive**	**19.1 +/- 13.1**
656	**Exterior**	**A**	**Ext. House 28**	**Wall**	**Wood**	**POOR**	**Red**		**1.4**	**Positive**	**1.4 +/- 0.4**
657	**First**	**A**	**Sun Room 4**	**Win. Sash, ext.**	**Wood**	**POOR**	**Red**		**2.59**	**Positive**	**1.9 +/- 0.7**
658	**Exterior**	**A**	**Ext. House 28**	**Win. Sash, ext.bas**	**Wood**	**POOR**	**Red**		**3.45**	**Positive**	**3.5 +/- 2.3**
659	**Exterior**	**B**	**Ext. House 28**	**Wall**	**Wood**	**POOR**	**Red**		**1.54**	**Positive**	**1.6 +/- 0.5**
660	**Exterior**	**B**	**Ext. House 28**	**Wall**	**Stucco**	**POOR**	**White**		**3.64**	**Positive**	**19.5 +/- 13.7**
661	**Exterior**	**B**	**Basement Stair 22**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**		**4.69**	**Positive**	**4.3 +/- 3.2**
662	**Exterior**	**B**	**Basement Stair 22**	**Win. Well/Trough**	**Wood**	**POOR**	**White**		**5.51**	**Positive**	**31.1 +/- 18.2**
663	**Exterior**	**B**	**Basement Stair 22**	**Win. Jamb**	**Wood**	**POOR**	**White**		**4.19**	**Positive**	**33.8 +/- 19.6**
664	**Exterior**	**B**	**Ext. House 28**	**Ext. Win. Storm/Screen**	**Wood**	**POOR**	**White**		**5.77**	**Positive**	**24.9 +/- 14.9**
665	**Exterior**	**B**	**Ext. House 28**	**Bas. Win. Jamb**	**Wood**	**POOR**	**White**		**5.15**	**Positive**	**24.1 +/- 14.7**
666	**Exterior**	**B**	**Ext. House 28**	**Ext. Corner Board**	**Wood**	**POOR**	**White**		**4.05**	**Positive**	**34.9 +/- 19.1**
667	**Exterior**	**B**	**Ext. House 28**	**Door Casing**	**Wood**	**POOR**	**Red**		**2.16**	**Positive**	**31.5 +/- 18.6**
668	**Exterior**	**A**	**Ext. House 28**	**Crawl Access casing**	**Wood**	**POOR**	**White**		**2.84**	**Positive**	**1.8 +/- 0.8**
669	**Exterior**	**A**	**Ext. House 28**	**Crawl Access**	**Wood**	**POOR**	**White**		**7.03**	**Positive**	**21.7 +/- 14.6**
670	**Exterior**	**C**	**Ext. House 28**	**Wall**	**Stucco**	**POOR**	**White**		**2.55**	**Positive**	**20.9 +/- 14.3**
671	**Exterior**	**C**	**Ext. House 28**	**Porch Apron**	**Wood**	**POOR**	**Red**		**2.52**	**Positive**	**25.8 +/- 15.8**
672	**Exterior**	**C**	**Ext. House 28**	**Porch Lattice/columns**	**Wood**	**POOR**	**Red**		**3.29**	**Positive**	**16.7 +/- 11.4**
673	**Exterior**	**C**	**Ext. House 28**	**Porch Balusters**	**Wood**	**POOR**	**Red**		**2.2**	**Positive**	**23.2 +/- 15.1**
674	**Exterior**	**C**	**Ext. House 28**	**Porch Rails**	**Wood**	**POOR**	**Red**		**1.54**	**Positive**	**4.9 +/- 2.9**
675	**Exterior**	**C**	**Ext. House 28**	**Awning Ceiling**	**Wood**	**POOR**	**Red**		**1.36**	**Positive**	**1.4 +/- 0.4**
676	**Exterior**	**C**	**Ext. House 28**	**Awning Supports**	**Wood**	**POOR**	**Red**		**2.71**	**Positive**	**19.8 +/- 13**

ETC - Environmental Services WILCO Environmental

APPENDIX A
All Paint Samples Taken - In Order Sampled
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #***	*P-00313*			***Job#***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm^2}$ +/- Precision**
677	**Exterior**	**C**	**Ext. House 28**	**Awning Joists**	**Wood**	**POOR**	**Red**		**2.07**	**Positive**	**22.3 +/- 14.3**
678	**Exterior**	**D**	**Ext. House 28**	**Wall**	**Stucco**	**POOR**	**White**		**2.69**	**Positive**	**16.1 +/- 11.8**
679	Exterior	A	Grounds 29	Fence	Metal	POOR	Black		1.84	Negative	0.03 +/- 0.12
680	**Exterior**	**D**	**Ext. House 28**	**Conduit**	**Metal**	**POOR**	**White**		**1.68**	**Positive**	**1.9 +/- 0.6**
681			**CALIBRATE**						**2.55**	**Positive**	**1 +/- 0.1**
682			**CALIBRATE**						**2.59**	**Positive**	**1 +/- 0.1**
683			**CALIBRATE**						**2.55**	**Positive**	**1 +/- 0.1**
684	**First**	**All**	**Bathroom 9**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**			**Positive**	**Presumed +/-**
685	**First**	**All**	**Bathroom 9**	**Win. Well/Trough**	**Wood**	**POOR**	**White**			**Positive**	**Presumed +/-**
686	**First**	**All**	**Bathroom 9**	**Win. Jamb**	**Wood**	**POOR**	**White**			**Positive**	**Presumed +/-**
687	**Second**	**All**	**Master Bedroom 13**	**Win. Sash, ext.**	**Wood**	**POOR**	**White**			**Positive**	**Presumed +/-**
688	**Second**	**All**	**Master Bedroom 13**	**Win. Well/Trough**	**Wood**	**POOR**	**White**			**Positive**	**Presumed +/-**
689	**Second**	**All**	**Master Bedroom 13**	**Win. Jamb**	**Wood**	**POOR**	**White**			**Positive**	**Presumed +/-**

ETC - Environmental Services WILCO Environmental

APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
12	First	D	Living Room 1	Casing	Wood	FAIR	Green	0	8.84	Positive	1.4 +/- 0.4
13	First	D	Living Room 1	Win. Apron	Wood	POOR	Green	0	10	Positive	11.3 +/- 9.3
14	First	D	Living Room 1	Win. Sill/Stool	Wood	POOR	Green	0	8.24	Positive	15.1 +/- 10.9
15	First	D	Living Room 1	Win. Casing	Wood	POOR	Green	0	10	Positive	14.5 +/- 10.9
16	First	D	Living Room 1	Win. Stop	Wood	POOR	Green	0	10	Positive	10.7 +/- 8.9
17	First	D	Living Room 1	Win. Sash	Wood	POOR	Green	0	10	Positive	12.4 +/- 9.6
18	First	D	Living Room 1	Win. Sash, ext.	Wood	POOR	White	0	3.24	Positive	14.4 +/- 10.9
19	First	D	Living Room 1	Win. Well/Trough	Wood	POOR	White	0	10	Positive	14.3 +/- 10.4
20	First	D	Living Room 1	Win. Jamb	Wood	POOR	White	0	10	Positive	11.2 +/- 9.7
22	First	B	Living Room 1	Door Casing	Wood	POOR	Green	0	10	Positive	15.2 +/- 10.7
24	First	B	Living Room 1	Door Jamb	Wood	FAIR	White	0	4.26	Positive	2 +/- 0.7
43	First	A	Front Entry 2	Door Jamb	Wood	FAIR	White	0	7.22	Positive	17.5 +/- 12.1
45	First	A	Front Entry 2	Door Threshold	Wood	POOR	Red	0	2.97	Positive	8.7 +/- 3.7
69	First	C	Lower Sun Room 4	Wall	Stucco	POOR	Beige	0	2.21	Positive	14.8 +/- 11.6
70	First	D	Lower Sun Room 4	Wall	Stucco	POOR	Beige	0	2.15	Positive	13 +/- 9.8
72	First	A	Lower Sun Room 4	Beam	Wood	FAIR	White	0	2.24	Positive	4.1 +/- 3
73	First	A	Lower Sun Room 4	Crown Molding	Wood	FAIR	White	0	2.45	Positive	41.5 +/- 22.4
74	First	D	Lower Sun Room 4	Fascia	Wood	FAIR	Yellow	0	2.23	Positive	36.9 +/- 21.1
75	First	C	Lower Sun Room 4	Fascia	Wood	POOR	White	0	3.7	Positive	33.6 +/- 19
76	First	D	Lower Sun Room 4	Door Casing	Wood	POOR	Yellow	0	3.59	Positive	13.6 +/- 10.6
77	First	D	Lower Sun Room 4	Door Jamb	Wood	POOR	White	0	2.08	Positive	4.1 +/- 3
78	First	D	Lower Sun Room 4	Door Stop	Wood	POOR	White	0	2.83	Positive	13.4 +/- 10.5
79	First	D	Lower Sun Room 4	Door Threshold	Wood	POOR	Grey	0	3.87	Positive	11.6 +/- 9.9
84	First	A	Lower Sun Room 4	Win. Sash	Wood	POOR	White	0	1.79	Positive	1.5 +/- 0.5
85	First	Floor	Lower Sun Room 4	Floor	Wood	POOR	Grey	0	6.6	Positive	25.5 +/- 15.3
86	First	A	Hallway 5	Wall	Plaster	POOR	Green	0	8.41	Positive	15 +/- 11.7
87	First	C	Hallway 5	Wall	Plaster	POOR	Green	0	10	Positive	16.7 +/- 12.2
88	First	D	Hallway 5	Wall	Plaster	FAIR	Green	0	10	Positive	17.5 +/- 12.4
89	First	Ceiling	Hallway 5	Ceiling	Plaster	POOR	Green	0	3.49	Positive	15.3 +/- 11.7
93	First	A	Hallway 5	Stair Stringer	Wood	POOR	Green	0	10	Positive	8.6 +/- 4
94	First	A	Hallway 5	Archway cas.	Wood	POOR	Green	0	10	Positive	10.2 +/- 8.4
95	First	A	Hallway 5	Stair Riser	Wood	POOR	Green	0	10	Positive	11 +/- 9.1
96	First	A	Multi-Use Room 6	Wall	Plaster	POOR	Yellow	0	8.45	Positive	19.3 +/- 13.7
97	First	B	Multi-Use Room 6	Wall	Plaster	POOR	Yellow	0	10	Positive	20.1 +/- 14.2
98	First	Ceiling	Multi-Use Room 6	Ceiling	Plaster	POOR	White	0	2.82	Positive	27.7 +/- 16.9
99	First	B	Multi-Use Room 6	Crown Molding	Wood	POOR	Yellow	0	3.69	Positive	3.9 +/- 2.7
100	First	B	Multi-Use Room 6	Wall	Wood	POOR	Yellow	0	10	Positive	1.5 +/- 0.5
106	First	B	Multi-Use Room 6	Win. Sash, ext.	Wood	POOR	White	0	3.9	Positive	13.9 +/- 10.2

ETC - Environmental Services WILCO Environmental

APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}^{2}$ +/- Precision**
107	First	B	Multi-Use Room 6	Win. Well/Trough	Wood	POOR	White	0	3.8	Positive	19.9 +/- 13.2
108	First	B	Multi-Use Room 6	Win. Jamb	Wood	POOR	White	0	3.58	Positive	23.5 +/- 14.9
109	First	B	Multi-Use Room 6	Cabinet Out	Wood	FAIR	White	0	10	Positive	2 +/- 0.8
111	First	B	Multi-Use Room 6	Cabinet Door	Wood	FAIR	Blue	0	6.18	Positive	2.4 +/- 0.8
112	First	B	Multi-Use Room 6	Cabinet Shelf	Wood	FAIR	Green	0	2.64	Positive	2.8 +/- 1.8
113	First	B	Multi-Use Room 6	Shelf Bracket	Wood	FAIR	Green	0	2.71	Positive	2.5 +/- 1.3
114	First	B	Multi-Use Room 6	Cabinet In	Wood	FAIR	Green	0	2.27	Positive	3.2 +/- 1.8
115	First	B	Multi-Use Room 6	Cabinet In	Plaster	POOR	Green	0	2.13	Positive	24.2 +/- 15.8
128	First	B	Multi-Use Room 6	Door	Wood	POOR	Blue	0	10	Positive	1.5 +/- 0.5
129	First	D	Multi-Use Room 6	Wall	Wood	POOR	Green	0	7.27	Positive	19.8 +/- 13.7
143	First	D	Multi-Use Room 8	Baseboard	Wood	POOR	Pink	0	4.35	Positive	1.7 +/- 0.6
144	First	D	Multi-Use Room 8	Win. Apron	Wood	FAIR	Pink	0	5.82	Positive	2.3 +/- 1.3
146	First	D	Multi-Use Room 8	Win. Casing	Wood	POOR	Pink	0	4.64	Positive	1.6 +/- 0.5
148	First	D	Multi-Use Room 8	Win. Sash	Wood	POOR	Pink	0	7.33	Positive	3.5 +/- 2.4
149	First	D	Multi-Use Room 8	Win. Sash, ext.	Wood	POOR	Pink	0	2.59	Positive	4.4 +/- 3.4
150	First	D	Multi-Use Room 8	Win. Well/Trough	Wood	POOR	Pink	0	2.01	Positive	8.7 +/- 3.8
151	First	D	Multi-Use Room 8	Win. Jamb	Wood	POOR	Pink	0	2.25	Positive	13.8 +/- 10.6
152	First	B	Multi-Use Room 8	Entry door	Wood	POOR	Pink	0	4.58	Positive	1.5 +/- 0.5
158	First	A	Multi-Use Room 8	Clos. Stop	Wood	POOR	Pink	0	2.91	Positive	1.6 +/- 0.6
165	First	D	Multi-Use Room 8	Heat Pipe/Valve	Metal	POOR	Pink	0	2.38	Positive	16.7 +/- 12.6
168	First	B	Bathroom 9	Wall	Plaster	POOR	Paper	0	5.09	Positive	1.5 +/- 0.5
169	First	C	Bathroom 9	Wall	Plaster	POOR	Paper	0	4.43	Positive	1.4 +/- 0.4
171	First	Ceiling	Bathroom 9	Ceiling	Plaster	POOR	White	0	2.67	Positive	1.8 +/- 0.7
176	First	A	Bathroom 9	Bathtub	Metal	POOR	White	0	2.09	Positive	2.6 +/- 1.1
181	First	C	Bathroom 9	Win. Sash	Wood	POOR	White	0	6.28	Positive	1.8 +/- 0.8
183	First	A	Kitchen 10	Wall	Plaster	POOR	Yellow	0	4.93	Positive	29.3 +/- 17.7
186	First	C	Kitchen 10	Wall	Plaster	POOR	Yellow	0	1.77	Positive	1.6 +/- 0.5
187	First	D	Kitchen 10	Wall	Plaster	POOR	White	0	2.7	Positive	2.1 +/- 1
191	First	Ceiling	Kitchen 10	Ceiling	Plaster	POOR	Yellow	0	2.66	Positive	1.4 +/- 0.4
192	First	Ceiling	Kitchen 10	Ceiling	Plaster	POOR	Yellow	0	8.81	Positive	30.1 +/- 17.6
193	First	D	Kitchen 10	Door Casing	Wood	POOR	Yellow	0	5.67	Positive	1.8 +/- 0.7
194	First	D	Kitchen 10	Door Jamb	Wood	POOR	Blue	0	10	Positive	1.9 +/- 0.8
195	First	D	Kitchen 10	Door	Wood	POOR	Blue	0	10	Positive	14.5 +/- 10.7
196	First	D	Kitchen 10	Door	Wood	POOR	Yellow	0	10	Positive	12.9 +/- 10.6
197	First	C	Kitchen 10	Door Casing	Wood	POOR	Yellow	0	5.29	Positive	3.1 +/- 1.9
200	First	C	Kitchen 10	Win. Apron	Wood	POOR	Yellow	0	5.5	Positive	3.9 +/- 2.7
202	First	C	Kitchen 10	Win. Casing	Wood	POOR	Yellow	0	4.88	Positive	1.8 +/- 0.7
203	First	C	Kitchen 10	Win. Sash	Wood	POOR	Yellow	0	4.65	Positive	2.6 +/- 1.5
204	First	C	Kitchen 10	Win. Sash, ext.	Wood	POOR	White	0	2.77	Positive	3.9 +/- 2.3

ETC - Environmental Services WILCO Environmental

APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
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Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
205	First	C	Kitchen 10	Win. Jamb	Wood	POOR	White	0	2.31	Positive	2.7 +/- 1.5
206	First	C	Kitchen 10	Win. Well/Trough	Wood	POOR	White	0	2.59	Positive	3.4 +/- 2
207	First	B	Kitchen 10	Clos. Casing	Wood	FAIR	Yellow	0	5.19	Positive	1.4 +/- 0.4
210	First	B	Kitchen 10	Clos. Door	Wood	POOR	Yellow	0	2.35	Positive	1.3 +/- 0.3
211	First	B	Kitchen 10	Clos. Door	Wood	POOR	Pink	0	2.94	Positive	1.7 +/- 0.6
214	First	A	Dining Room 11	Wall	Plaster	POOR	Paper	0	10	Positive	2.8 +/- 1.6
215	First	B	Dining Room 11	Wall	Plaster	POOR	White	0	5.18	Positive	2.6 +/- 1
217	First	D	Dining Room 11	Wall	Plaster	POOR	White	0	5.44	Positive	4.1 +/- 3
218	First	Ceiling	Dining Room 11	Ceiling	Plaster	POOR	White	0	3.72	Positive	2.7 +/- 1.6
219	First	D	Dining Room 11	Fire Mantle	Wood	POOR	White	0	10	Positive	18 +/- 11.8
220	First	D	Dining Room 11	Baseboard	Wood	POOR	White	0	10	Positive	14.5 +/- 10.9
221	First	C	Dining Room 11	Win. Apron	Wood	POOR	Beige	0	4.25	Positive	3.4 +/- 2
222	First	C	Dining Room 11	Win. Sill/Stool	Wood	POOR	Beige	0	6.51	Positive	2.4 +/- 1.3
223	First	C	Dining Room 11	Win. Casing	Wood	POOR	Beige	0	5.17	Positive	3.2 +/- 2
224	First	C	Dining Room 11	Win. Sash	Wood	POOR	Beige	0	7.21	Positive	2.9 +/- 1.7
225	First	C	Dining Room 11	Win. Sash	Wood	POOR	Beige	0	7.75	Positive	3.4 +/- 2.3
230	First	B	Dining Room 11	Clos. Wall	Plaster	POOR	Yellow	0	10	Positive	2.6 +/- 1
231	First	B	Dining Room 11	Clos. Wall	Plaster	POOR	Pink	0	10	Positive	2.1 +/- 0.9
232	First	B	Dining Room 11	Clos. Ceiling	Plaster	POOR	Pink	0	10	Positive	2.7 +/- 1.6
233	First	B	Dining Room 11	Door Casing	Wood	POOR	White	0	6.68	Positive	1.7 +/- 0.6
234	First	B	Dining Room 11	Door Jamb	Wood	POOR	White	0	8.06	Positive	12.9 +/- 10.7
235	First	B	Dining Room 11	Door	Wood	POOR	Yellow	0	3.71	Positive	12.7 +/- 10.4
236	First	B	Dining Room 11	Door	Wood	POOR	Black	0	8.59	Positive	10.4 +/- 4.4
237	First	D	Dining Room 11	Win. Sash, ext.	Wood	POOR	White	0	3.72	Positive	3.7 +/- 2.5
238	First	D	Dining Room 11	Win. Jamb	Wood	POOR	White	0	3.42	Positive	4.5 +/- 2.8
239	First	D	Dining Room 11	Win. Well/Trough	Wood	POOR	White	0	2.86	Positive	4.4 +/- 2.7
260	Second	B	Main Stairway 12	Win. Sash, ext.	Wood	POOR	White	0	2.84	Positive	25.7 +/- 16.2
261	Second	B	Main Stairway 12	Win. Well/Trough	Wood	POOR	White	0	2.66	Positive	21 +/- 13.8
262	Second	B	Main Stairway 12	Win. Jamb	Wood	POOR	White	0	2.67	Positive	17.9 +/- 12.1
266	Second	Center	Main Stairway 12	Baluster	Wood	POOR	White	0	10	Positive	11.1 +/- 9.3
272	Second	C	Main Stairway 12	Baseboard	Wood	POOR	White	0	10	Positive	11.5 +/- 9
277	Second	A	Main Stairway 12	Clos. Casing	Wood	POOR	White	0	10	Positive	11 +/- 8.8
278	Second	A	Main Stairway 12	Clos. Jamb	Wood	POOR	White	0	9.42	Positive	10.4 +/- 9.2
279	Second	A	Main Stairway 12	Clos. Stop	Wood	POOR	White	0	7.02	Positive	12.5 +/- 9.7
280	Second	A	Main Stairway 12	Clos. Door	Wood	POOR	White	0	7.85	Positive	18.1 +/- 12.6
281	Second	A	Main Stairway 12	Clos. Shelf	Wood	POOR	White	0	2.29	Positive	9.2 +/- 8.1
282	Second	A	Main Stairway 12	Clos. Baseboard	Wood	FAIR	White	0	2.48	Positive	7.9 +/- 5.9
296	Second	D	Master Bedroom 13	Baseboard	Wood	POOR	White	0	10	Positive	11.7 +/- 9.4
297	Second	D	Master Bedroom 13	Clos. Casing	Wood	POOR	White	0	10	Positive	10.4 +/- 9

ETC - Environmental Services WILCO Environmental

APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
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Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
298	Second	D	Master Bedroom 13	Clos. Jamb	Wood	POOR	White	0	8.89	Positive	9.9 +/- 8.4
299	Second	D	Master Bedroom 13	Clos. Stop	Wood	POOR	White	0	6.44	Positive	4.9 +/- 3.1
300	Second	D	Master Bedroom 13	Clos. Baseboard	Wood	FAIR	White	0	10	Positive	9.4 +/- 4.1
301	Second	D	Master Bedroom 13	Coat Rack	Wood	FAIR	White	0	10	Positive	9.9 +/- 8.1
302	Second	D	Master Bedroom 13	Attic cover casing	Wood	POOR	White	0	8.77	Positive	4.2 +/- 2.9
305	Second	A	Master Bedroom 13	Door Casing	Wood	POOR	White	0	3.72	Positive	3.8 +/- 2.7
306	Second	A	Master Bedroom 13	Door Jamb	Wood	POOR	White	0	10	Positive	7.5 +/- 3.7
307	Second	A	Master Bedroom 13	Door Stop	Wood	POOR	White	0	4.1	Positive	6.3 +/- 3.4
308	Second	A	Master Bedroom 13	Door	Wood	POOR	White	0	10	Positive	15.9 +/- 11.4
312	Second	B	Master Bedroom 13	Win. Casing	Wood	POOR	White	0	6.45	Positive	10.2 +/- 8.6
313	Second	B	Master Bedroom 13	Win. Apron	Wood	POOR	White	0	7.28	Positive	10.5 +/- 4.5
314	Second	B	Master Bedroom 13	Win. Stop	Wood	FAIR	White	0	8.86	Positive	7.4 +/- 3.6
315	Second	B	Master Bedroom 13	Win. Sash	Wood	POOR	White	0	8.15	Positive	9.4 +/- 4.1
317	Second	C	Master Bedroom 13	Door Casing	Wood	POOR	White	0	10	Positive	2.4 +/- 1.4
318	Second	C	Master Bedroom 13	Door Jamb	Wood	POOR	White	0	4.3	Positive	10.1 +/- 8.5
319	Second	C	Master Bedroom 13	Entry door	Wood	POOR	Green	0	3.34	Positive	3.5 +/- 2.3
320	Second	C	Master Bedroom 13	Entry door	Wood	POOR	White	0	10	Positive	2.9 +/- 1.7
321	Second	C	Master Bedroom 13	Door Threshold	Wood	POOR	White	0	10	Positive	3.5 +/- 2
339	Second	C	Dressing room 14	Win. Sash	Wood	POOR	White	0	10	Positive	9.1 +/- 8
340	Second	C	Dressing room 14	Win. Sash, ext.	Wood	POOR	White	0	1.66	Positive	17.9 +/- 12.5
341	Second	C	Dressing room 14	Win. Well/Trough	Wood	POOR	White	0	1.77	Positive	2.8 +/- 1.6
342	Second	C	Dressing room 14	Win. Jamb	Wood	POOR	White	0	1.55	Positive	23.6 +/- 14.8
345	Second	A	Dressing room 14	Clos. Jamb	Wood	POOR	White	0	5.6	Positive	1.4 +/- 0.3
346	Second	A	Dressing room 14	Clos. Stop	Wood	POOR	White	0	5.96	Positive	2.2 +/- 0.8
348	Second	A	Dressing room 14	Clos. Shelf	Wood	POOR	White	0	3.8	Positive	1.4 +/- 0.4
359	Second	A	Bathroom 15	Wall	Plaster	POOR	White	0	10	Positive	2.4 +/- 1
360	Second	B	Bathroom 15	Wall	Plaster	POOR	White	0	10	Positive	4.2 +/- 3.1
361	Second	C	Bathroom 15	Wall	Plaster	POOR	White	0	10	Positive	2.4 +/- 1
362	Second	D	Bathroom 15	Wall	Plaster	POOR	White	0	10	Positive	1.6 +/- 0.6
363	Second	D	Bathroom 15	Ceiling	Plaster	POOR	White	0	10	Positive	2.6 +/- 1
364	Second	A	Bathroom 15	Chair Rail	Wood	FAIR	White	0	10	Positive	2.7 +/- 1.7
365	Second	A	Bathroom 15	Win. Apron	Wood	POOR	White	0	10	Positive	3.1 +/- 2.1
366	Second	A	Bathroom 15	Win. Sill/Stool	Wood	POOR	White	0	8.56	Positive	3.3 +/- 2.1
367	Second	A	Bathroom 15	Win. Casing	Wood	POOR	White	0	10	Positive	4 +/- 2.8
368	Second	A	Bathroom 15	Win. Sash	Wood	POOR	White	0	9.55	Positive	3.7 +/- 2.6
369	Second	A	Bathroom 15	Win. Sash, ext.	Wood	POOR	White	0	4.46	Positive	16.2 +/- 11.8
370	Second	A	Bathroom 15	Win. Jamb	Wood	POOR	White	0	5.14	Positive	16.7 +/- 11.7
371	Second	A	Bathroom 15	Win. Well/Trough	Wood	POOR	White	0	4.53	Positive	10.2 +/- 9.1
372	Second	C	Bathroom 15	Door Casing	Wood	POOR	White	0	6.51	Positive	1.6 +/- 0.6

ETC - Environmental Services WILCO Environmental

APPENDIX B
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Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}^{2}$ +/- Precision**
373	Second	C	Bathroom 15	Door Jamb	Wood	POOR	White	0	7.18	Positive	3.7 +/- 2.1
374	Second	C	Bathroom 15	Door Stop	Wood	POOR	White	0	7.4	Positive	2.3 +/- 0.8
381	Second	D	Bedroom 17	Baseboard	Wood	POOR	Green	0	10	Positive	16.3 +/- 12
382	Second	D	Bedroom 17	Win. Apron	Wood	POOR	Green	0	10	Positive	10.3 +/- 8.7
383	Second	D	Bedroom 17	Win. Sill/Stool	Wood	POOR	Green	0	7.74	Positive	11.6 +/- 9.6
384	Second	D	Bedroom 17	Win. Casing	Wood	POOR	Green	0	10	Positive	11.1 +/- 9.2
385	Second	D	Bedroom 17	Win. Stop	Wood	POOR	Green	0	10	Positive	9.1 +/- 7.9
386	Second	D	Bedroom 17	Win. Sash	Wood	POOR	Green	0	10	Positive	7.6 +/- 3.6
387	Second	D	Bedroom 17	Win. Sash, ext.	Wood	POOR	White	0	10	Positive	11.2 +/- 9.2
388	Second	D	Bedroom 17	Win. Well/Trough	Wood	POOR	White	0	10	Positive	10.1 +/- 4.4
389	Second	D	Bedroom 17	Win. Jamb	Wood	POOR	White	0	2.74	Positive	27.1 +/- 16.4
390	Second	C	Bedroom 17	Clos. Casing	Wood	POOR	White	0	10	Positive	10.7 +/- 4.5
391	Second	C	Bedroom 17	Clos. Door	Wood	POOR	White	0	10	Positive	9.8 +/- 8.6
392	Second	C	Bedroom 17	Clos. Jamb	Wood	POOR	White	0	5.69	Positive	7.2 +/- 3.7
393	Second	C	Bedroom 17	Clos. Stop	Wood	POOR	White	0	2.96	Positive	1.8 +/- 0.7
394	Second	C	Bedroom 17	Clos. Casing in.	Wood	POOR	White	0	7.47	Positive	7.6 +/- 3.6
395	Second	C	Bedroom 17	Clos. Shelf	Wood	POOR	White	0	5.14	Positive	1.3 +/- 0.3
396	Second	C	Bedroom 17	Shelf Bracket	Wood	POOR	White	0	5.56	Positive	2 +/- 0.7
397	Second	C	Bedroom 17	Clos. Baseboard	Wood	POOR	White	0	10	Positive	10.4 +/- 8.9
400	Second	C	Bedroom 17	Door Casing	Wood	POOR	Green	0	10	Positive	10 +/- 4.4
401	Second	C	Bedroom 17	Door Jamb	Wood	POOR	White	0	5.61	Positive	9.8 +/- 4.3
402	Second	C	Bedroom 17	Door Stop	Wood	POOR	White	0	2.04	Positive	4 +/- 2.7
403	Second	C	Bedroom 17	Door	Wood	POOR	Green	0	10	Positive	10.4 +/- 9
413	Second	D	Hallway 16	Baseboard	Wood	POOR	White	0	10	Positive	12 +/- 9.9
414	Second	A	Hallway 16	Door Casing	Wood	POOR	White	0	10	Positive	9.1 +/- 4.1
415	Second	B	Hallway 16	Laundry Chute Door	Wood	FAIR	White	0	10	Positive	7 +/- 3.5
416	Second	B	Hallway 16	Laundry Chute Door	Wood	FAIR	White	0	5.95	Positive	1.4 +/- 0.4
432	Second	C	Bedroom 18	Door Casing	Wood	POOR	Black	0	10	Positive	14.3 +/- 10.5
433	Second	B	Bedroom 18	Win. Apron	Wood	POOR	White	0	10	Positive	14.7 +/- 11.5
434	Second	B	Bedroom 18	Win. Sill/Stool	Wood	POOR	White	0	10	Positive	17.9 +/- 12.3
435	Second	B	Bedroom 18	Win. Stop	Wood	POOR	White	0	10	Positive	16.4 +/- 12.3
436	Second	B	Bedroom 18	Win. Sash	Wood	POOR	White	0	10	Positive	9.6 +/- 4.3
437	Second	B	Bedroom 18	Win. Sash, ext.	Wood	POOR	White	0	10	Positive	18.7 +/- 12.6
438	Second	B	Bedroom 18	Win. Well/Trough	Wood	POOR	White	0	10	Positive	18.5 +/- 12.6
439	Second	B	Bedroom 18	Win. Jamb	Wood	POOR	White	0	3.06	Positive	25.7 +/- 15.5
441	Second	A	Bedroom 18	Clos. Casing	Wood	POOR	White	0	10	Positive	10.6 +/- 8.8
442	Second	A	Bedroom 18	Clos. Jamb	Wood	POOR	White	0	10	Positive	9.6 +/- 4.2
443	Second	A	Bedroom 18	Clos. Stop	Wood	POOR	White	0	8.03	Positive	8.9 +/- 4.1
444	Second	A	Bedroom 18	Clos. Door	Wood	POOR	White	0	10	Positive	11.3 +/- 9

ETC - Environmental Services WILCO Environmental

APPENDIX B
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Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
445	Second	A	Bedroom 18	Clos. Baseboard	Wood	POOR	White	0	10	Positive	11.1 +/- 4.7
446	Second	A	Bedroom 18	Clos. Casing in.	Wood	POOR	White	0	3.47	Positive	3.1 +/- 1.8
448	Second	A	Bedroom 18	Clos. Shelf	Wood	POOR	White	0	2.57	Positive	1.8 +/- 0.7
449	Second	A	Bedroom 18	Shelf Bracket	Wood	FAIR	White	0	10	Positive	10.9 +/- 9.4
453	Second	B	Bedroom 18	Door Jamb	Wood	FAIR	White	0	10	Positive	9.8 +/- 4.4
454	Second	B	Bedroom 18	Door Stop	Wood	FAIR	White	0	9.97	Positive	10.3 +/- 8.7
455	Second	B	Bedroom 18	Door	Wood	FAIR	White	0	10	Positive	16 +/- 11.6
470	Second	C	Upper Sun Room 19	Win. Sash, ext.	Wood	POOR	White	0	7.71	Positive	4.5 +/- 3.2
471	Second	C	Upper Sun Room 19	Win. Well/Trough	Wood	POOR	White	0	10	Positive	16.8 +/- 11.9
472	Second	C	Upper Sun Room 19	Win. Jamb	Wood	POOR	White	0	10	Positive	17.7 +/- 12.9
474	Second	A	Upper Sun Room 19	Door Jamb	Wood	POOR	Black	0	9.49	Positive	13.7 +/- 10.5
475	Second	A	Upper Sun Room 19	Door Stop	Wood	POOR	Black	0	9.58	Positive	12.8 +/- 9.8
476	Second	A	Upper Sun Room 19	Door	Wood	POOR	Brown	0	6.79	Positive	11.8 +/- 9.7
480	Exterior	C	Ext. House 28	Win. Casing	Wood	POOR	White	0	3.28	Positive	18.3 +/- 12.8
481	Exterior	C	Ext. House 28	Win. Sill/Stool	Wood	POOR	White	0	3.54	Positive	19.1 +/- 12.6
482	Exterior	C	Ext. House 28	Door Casing	Wood	POOR	White	0	3.74	Positive	15.7 +/- 11
483	Exterior	C	Ext. House 28	Ext. Soffit	Wood	POOR	Red	0	3.09	Positive	20.4 +/- 13.5
484	Exterior	C	Ext. House 28	Joist	Wood	POOR	Red	0	4.12	Positive	18.3 +/- 12.5
485	Exterior	C	Ext. House 28	Crown Molding	Wood	POOR	Red	0	2.88	Positive	17.1 +/- 11.9
486	Exterior	C	Ext. House 28	Ext. Fascia	Wood	POOR	Red	0	3.02	Positive	17.8 +/- 11.9
487	Exterior	C	Ext. House 28	Wall, Upper	Wood	POOR	Red	0	1.86	Positive	1.9 +/- 0.6
488	Second	C	Rear Stairway 21	Win. Sash, ext.	Wood	POOR	White	0	2.66	Positive	15.8 +/- 11.5
489	Second	C	Rear Stairway 21	Win. Well/Trough	Wood	POOR	White	0	2.61	Positive	18 +/- 12.3
490	Second	C	Rear Stairway 21	Win. Jamb	Wood	POOR	White	0	3.44	Positive	22.3 +/- 13.9
491	Exterior	C	Ext. House 28	Wall, Upper	Wood	POOR	Red	0	3.3	Positive	3.8 +/- 2.4
492	Exterior	A	Ext. House 28	Wall, Upper	Wood	POOR	Red	0	2.41	Positive	2.9 +/- 1.6
493	Exterior	B	Ext. House 28	Wall, Upper	Wood	POOR	Red	0	1.96	Positive	2.5 +/- 0.8
495	Second	B	Bathroom 20	Wall	Plaster	POOR	White	0	9.3	Positive	28.8 +/- 17
498	Second	D	Bathroom 20	Wall	Plaster	POOR	Pink	0	6.61	Positive	32 +/- 17.5
500	Second	D	Bathroom 20	Crown Molding	Plaster	POOR	Pink	0	10	Positive	2.8 +/- 1.5
502	Second	D	Bathroom 20	Radiator	Metal	POOR	Beige	0	3.43	Positive	2.6 +/- 1.2
503	Second	A	Bathroom 20	Door Casing	Wood	POOR	Pink	0	10	Positive	10.7 +/- 9.2
504	Second	A	Bathroom 20	Door Jamb	Wood	POOR	White	0	8.31	Positive	10.3 +/- 8.8
505	Second	A	Bathroom 20	Door Stop	Wood	POOR	White	0	9.09	Positive	7.7 +/- 3.7
506	Second	A	Bathroom 20	Door	Wood	POOR	White	0	10	Positive	16.2 +/- 11.4
507	Second	A	Bathroom 20	Door	Wood	POOR	Pink	0	10	Positive	16.6 +/- 11.6
512	Second	C	Bathroom 20	Cabinet In	Plaster	POOR	Beige	0	5.87	Positive	29.3 +/- 17.7
515	Second	A	Rear Stairway 21	Wall	Plaster	POOR	White	0	6.63	Positive	4.1 +/- 2.4
516	Second	B	Rear Stairway 21	Wall	Plaster	POOR	White	0	10	Positive	4.1 +/- 3

ETC - Environmental Services WILCO Environmental

APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
517	Second	C	Rear Stairway 21	Wall	Plaster	POOR	White	0	10	Positive	4.9 +/- 3.3
518	Second	D	Rear Stairway 21	Wall	Plaster	POOR	White	0	9.67	Positive	3.6 +/- 2.4
519	Second	Ceiling	Rear Stairway 21	Ceiling	Plaster	POOR	White	0	10	Positive	3.3 +/- 2
520	Second	D	Rear Stairway 21	Door Casing	Wood	POOR	White	0	7.13	Positive	12.6 +/- 10
521	Second	D	Rear Stairway 21	Door Jamb	Wood	POOR	White	0	10	Positive	10.4 +/- 8.7
522	Second	A	Rear Stairway 21	Baseboard	Wood	POOR	White	0	10	Positive	12 +/- 9.5
523	Second	A	Rear Stairway 21	Railing Cap	Wood	POOR	Brown	0	8.13	Positive	12.4 +/- 10
524	Second	A	Rear Stairway 21	Newel Post	Wood	POOR	Brown	0	4.93	Positive	14.3 +/- 10.8
525	Second	Center	Rear Stairway 21	Baluster	Wood	POOR	White	0	8.89	Positive	12.2 +/- 10.2
526	Second	Center	Rear Stairway 21	Lower Rail	Wood	POOR	White	0	5.01	Positive	16.9 +/- 11.9
531	Second	C	Rear Stairway 21	Win. Apron	Wood	POOR	White	0	5.89	Positive	15.6 +/- 11
532	Second	C	Rear Stairway 21	Win. Sill/Stool	Wood	POOR	White	0	7.03	Positive	13.5 +/- 10.3
533	Second	C	Rear Stairway 21	Win. Casing	Wood	POOR	White	0	6.42	Positive	14.5 +/- 10.8
534	Second	C	Rear Stairway 21	Win. Sash	Wood	POOR	White	0	8.47	Positive	11.8 +/- 9.8
535	Second	Floor	Rear Stairway 21	Stair Tread	Wood	POOR	Grey	0	1.43	Positive	6.9 +/- 4
536	Second	Floor	Rear Stairway 21	Stair Riser	Wood	POOR	Grey	0	1.37	Positive	10 +/- 8.4
537	Second	C	Rear Stairway 21	Stair Stringer	Wood	POOR	Grey	0	1.78	Positive	5.3 +/- 3.4
538	Second	D	Rear Stairway 21	Wall Casing	Wood	POOR	White	0	2.68	Positive	6 +/- 3.6
539	First	D	Rear Stairway 21	Wall	Plaster	POOR	White	0	10	Positive	4.3 +/- 3
541	First	A	Rear Stairway 21	Door Casing	Wood	POOR	White	0	2.73	Positive	1.5 +/- 0.5
542	First	A	Rear Stairway 21	Door Casing	Wood	POOR	White	0	5.35	Positive	1.7 +/- 0.6
543	First	A	Rear Stairway 21	Door Stop	Wood	POOR	White	0	2.33	Positive	1.8 +/- 0.7
544	First	A	Rear Stairway 21	Cabinet Out	Wood	POOR	White	0	6.65	Positive	2.4 +/- 1.3
545	First	A	Rear Stairway 21	Cabinet Door	Wood	POOR	White	0	6.98	Positive	1.9 +/- 0.7
546	First	A	Rear Stairway 21	Cabinet Shelf	Wood	FAIR	White	0	3.76	Positive	2.8 +/- 1.8
547	First	A	Rear Stairway 21	Cabinet In	Wood	FAIR	White	0	3.68	Positive	1.9 +/- 0.7
552	First	Ceiling	Rear Stairway 21	Ceiling	Plaster	POOR	White	0	7.58	Positive	3.4 +/- 2.1
556	First	A	Basement Stair 22	Wall	Plaster	POOR	Blue	0	8.66	Positive	17.3 +/- 12.6
557	First	B	Basement Stair 22	Wall	Plaster	POOR	Blue	0	10	Positive	18.7 +/- 13.1
558	First	C	Basement Stair 22	Wall	Plaster	POOR	Blue	0	10	Positive	16.9 +/- 12
559	First	C	Basement Stair 22	Wall	Plaster	POOR	Blue	0	10	Positive	18.2 +/- 13
560	First	Ceiling	Basement Stair 22	Ceiling	Plaster	POOR	Blue	0	10	Positive	19.4 +/- 13.8
562	First	A	Basement Stair 22	Ledge	Wood	POOR	Blue	0	3.48	Positive	11.1 +/- 9.5
563	First	A	Basement Stair 22	Wall, Lower	Plaster	POOR	Blue	0	7.58	Positive	19.2 +/- 13.4
564	First	B	Basement Stair 22	Wall, Lower	Plaster	POOR	Blue	0	10	Positive	15.9 +/- 12.6
565	First	C	Basement Stair 22	Wainscoting	Wood	POOR	Blue	0	5.45	Positive	4.6 +/- 2.9
567	First	C	Basement Stair 22	Corner Trim	Wood	POOR	Blue	0	10	Positive	10.7 +/- 8.8
568	First	C	Basement Stair 22	Door Casing	Wood	POOR	Blue	0	10	Positive	9.8 +/- 8.7
569	First	C	Basement Stair 22	Entry door	Wood	POOR	Blue	0	6.33	Positive	11.1 +/- 8.8

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APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client	Genesee County Land Bank										
Survey Location:	924 Eddy St., Flint, MI 48503										
Survey Date:	65-27-2011										
Inspectors:	Michael Gravlin			***License #:***	*P-00313*			***Job #:***	*137076*		
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
570	First	C	Basement Stair 22	Entry door	Wood	POOR	Grey	0	2.47	Positive	28.2 +/- 17
571	First	C	Basement Stair 22	Door Jamb	Wood	POOR	Grey	0	3.23	Positive	26.9 +/- 16.2
572	First	C	Basement Stair 22	Door Storm	Wood	POOR	Grey	0	1.88	Positive	3.6 +/- 2.5
573	First	C	Basement Stair 22	Door Threshold	Wood	POOR	Grey	0	3.37	Positive	5.2 +/- 3.1
574	First	B	Basement Stair 22	Win. Apron	Wood	POOR	White	0	10	Positive	15.1 +/- 11.3
575	First	B	Basement Stair 22	Win. Sill/Stool	Wood	POOR	White	0	8.43	Positive	10.7 +/- 9.1
576	First	B	Basement Stair 22	Win. Casing	Wood	POOR	White	0	2.79	Positive	12.6 +/- 10.2
577	First	B	Basement Stair 22	Win. Sash	Wood	POOR	White	0	4.27	Positive	14.4 +/- 10.8
578	First	B	Basement Stair 22	Win. Stop	Wood	POOR	White	0	10	Positive	11.4 +/- 9.5
579	First	A	Basement Stair 22	Shelf	Wood	POOR	Blue	0	10	Positive	10.6 +/- 9.1
580	First	D	Basement Stair 22	Header	Wood	FAIR	Blue	0	8.08	Positive	6.4 +/- 3.2
581	First	D	Basement Stair 22	Stair Riser	Wood	POOR	Blue	0	10	Positive	4.8 +/- 2.9
582	First	A	Basement 23	Wall	Concrete	POOR	White	0	4.71	Positive	14.8 +/- 12.6
583	First	A	Basement 23	Wall	Wood	POOR	White	0	4.43	Positive	4.4 +/- 3.3
584	First	B	Basement 23	Wall	Concrete	POOR	White	0	5.33	Positive	14.4 +/- 12
585	First	C	Basement 23	Wall	Concrete	POOR	White	0	5.15	Positive	15.4 +/- 12.3
586	First	D	Basement 23	Wall	Wood	POOR	White	0	5.63	Positive	5.9 +/- 3.2
587	First	Ceiling	Basement 23	Ceiling	Wood	POOR	White	0	8.23	Positive	3.3 +/- 2
588	First	Ceiling	Basement 23	Beam	Wood	POOR	White	0	5.49	Positive	3.8 +/- 2.6
589	First	Ceiling	Basement 23	Beam	Metal	POOR	White	0	4.32	Positive	3.4 +/- 1.6
590	First	Ceiling	Basement 23	Pipe	Metal	POOR	White	0	4.06	Positive	3 +/- 1.2
591	First	Center	Basement 23	Support Pole	Metal	POOR	White	0	2.85	Positive	6.3 +/- 4.9
592	First	D	Basement 23	Chimney	Brick	POOR	White	0	7.67	Positive	13.2 +/- 11.3
593	First	D	Basement 23	Clos. Wall	Wood	POOR	White	0	5.89	Positive	13.4 +/- 10.1
594	First	D	Basement 23	Clos. Wall	Wood	POOR	White	0	3.42	Positive	19.1 +/- 12.7
595	First	D	Basement 23	Clos. Door	Wood	POOR	White	0	8.85	Positive	18.7 +/- 13.1
596	First	B	Basement 23	Pipe/DWV	Metal	POOR	White	0	5.8	Positive	14.6 +/- 11.4
600	First	C	Basement 23	Door Jamb	Wood	POOR	Blue	0	4.71	Positive	6.8 +/- 3.4
601	First	C	Basement 23	Door Jamb	Wood	POOR	Blue	0	4.94	Positive	7.1 +/- 3.5
603	First	B	Basement Entry 24	Wall	Concrete	POOR	White	0	1.29	Positive	4.5 +/- 3.2
607	First	C	Basement Entry 24	Entry door	Wood	POOR	Blue	0	2.07	Positive	12.1 +/- 9.3
608	First	C	Basement Entry 24	Door Jamb	Wood	POOR	Blue	0	1.94	Positive	11.7 +/- 9.3
609	First	C	Basement Entry 24	Door Jamb	Wood	POOR	Blue	0	1.73	Positive	10.3 +/- 8.5
610	First	A	Basement 25	Wall	Concrete	POOR	White	0	2.32	Positive	16.1 +/- 12.3
611	First	B	Basement 25	Wall	Concrete	POOR	White	0	4.71	Positive	15.5 +/- 12.6
612	First	C	Basement 25	Wall	Wood	POOR	White	0	2.71	Positive	5.5 +/- 4.5
613	First	C	Basement 25	Ceiling	Wood	POOR	White	0	2.23	Positive	5 +/- 3.6
614	First	A	Basement 25	Cabinet Out	Wood	POOR	White	0	1.87	Positive	1.9 +/- 0.8
615	First	A	Basement 25	Cabinet Door	Wood	POOR	White	0	1.6	Positive	2.1 +/- 0.8

ETC - Environmental Services WILCO Environmental

APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
616	First	A	Basement 25	Drawer	Wood	POOR	White	0	1.5	Positive	1.7 +/- 0.7
617	First	A	Basement 25	Cabinet Shelf	Wood	POOR	White	0	1.5	Positive	5 +/- 3.1
618	First	A	Basement 25	Cabinet In	Wood	POOR	White	0	1.93	Positive	7.6 +/- 5.1
619	First	C	Basement 25	Door	Wood	POOR	White	0	1.93	Positive	11.5 +/- 9.6
620	First	D	Basement 25	Door	Wood	POOR	White	0	1.57	Positive	11.7 +/- 9.4
621	First	A	Basement 26	Wall	Wood	POOR	White	0	4.26	Positive	12.4 +/- 10.1
623	First	B	Basement 26	Wall	Wood	POOR	White	0	3.87	Positive	10.7 +/- 8.9
624	First	C	Basement 26	Wall	Concrete	POOR	White	0	2.39	Positive	5.9 +/- 4.3
625	First	D	Basement 26	Wall	Concrete	POOR	White	0	1.88	Positive	3.4 +/- 2.3
626	First	D	Basement 26	Ceiling	Wood	POOR	White	0	3.37	Positive	6.4 +/- 3.4
627	First	D	Basement 26	Win. Sash	Wood	POOR	White	0	2.1	Positive	3.5 +/- 1.8
628	First	D	Basement 26	Win. Jamb	Wood	POOR	White	0	2.88	Positive	4.4 +/- 2.7
631	First	D	Basement 26	Cabinet Out	Wood	POOR	White	0	3.46	Positive	5.7 +/- 3.2
632	First	D	Basement 26	Cabinet Door	Wood	POOR	White	0	2.67	Positive	4.4 +/- 2.5
633	First	D	Basement 26	Cabinet Shelves	Wood	POOR	White	0	3.11	Positive	5.3 +/- 3.2
634	First	D	Basement 26	Cabinet In	Wood	POOR	White	0	2.79	Positive	6.1 +/- 5.1
635	First	D	Basement 26	Beam	Wood	POOR	White	0	2.41	Positive	15.4 +/- 11.4
636	First	Center	Basement 26	Support Pole	Metal	POOR	White	0	3.57	Positive	18 +/- 12.3
637	First	C	Basement 26	Door	Wood	POOR	White	0	3.65	Positive	14.2 +/- 10.7
638	First	C	Basement 26	Door Jamb	Wood	POOR	White	0	4.25	Positive	10.9 +/- 9.7
643	First	D	Basement 27	Ceiling	Wood	POOR	White	0	1.36	Positive	6.9 +/- 4
644	Exterior	A	Ext. House 28	Wall	Stucco	POOR	White	0	4.07	Positive	25.5 +/- 16.4
645	Exterior	A	Ext. House 28	Porch wall, out	Stucco	POOR	White	0	2.97	Positive	20.2 +/- 13.3
646	Exterior	A	Ext. House 28	Ext. Foundation	Stucco	POOR	White	0	3.64	Positive	20.9 +/- 13.4
647	Exterior	A	Ext. House 28	Ext. Skirting	Wood	POOR	White	0	6.16	Positive	32.4 +/- 18.3
648	Exterior	A	Ext. House 28	Ext. Drip Board	Wood	POOR	White	0	7.13	Positive	26.5 +/- 15.9
649	Exterior	A	Ext. House 28	Win. Sill/Stool	Wood	POOR	White	0	6.86	Positive	26.2 +/- 16.4
650	Exterior	A	Ext. House 28	Win. Casing	Wood	POOR	White	0	8.1	Positive	22.4 +/- 14.3
651	Exterior	A	Ext. House 28	Door Casing	Wood	POOR	White	0	3.88	Positive	17.6 +/- 11.8
652	Exterior	A	Ext. House 28	Porch Ceiling	Wood	POOR	White	0	6.6	Positive	20.1 +/- 13.3
653	Exterior	A	Ext. House 28	Porch Beam	Wood	POOR	White	0	6.51	Positive	19.3 +/- 13
654	Exterior	A	Ext. House 28	Porch Column	Wood	POOR	White	0	3.93	Positive	14.8 +/- 11
655	Exterior	A	Ext. House 28	Ext. Frieze Board	Wood	POOR	White	0	6.71	Positive	19.1 +/- 13.1
656	Exterior	A	Ext. House 28	Wall	Wood	POOR	Red	0	1.4	Positive	1.4 +/- 0.4
657	First	A	Sun Room 4	Win. Sash, ext.	Wood	POOR	Red	0	2.59	Positive	1.9 +/- 0.7
658	Exterior	A	Ext. House 28	Win. Sash, ext.bas	Wood	POOR	Red	0	3.45	Positive	3.5 +/- 2.3
659	Exterior	B	Ext. House 28	Wall	Wood	POOR	Red	0	1.54	Positive	1.6 +/- 0.5
660	Exterior	B	Ext. House 28	Wall	Stucco	POOR	White	0	3.64	Positive	19.5 +/- 13.7
661	Exterior	B	Basement Stair 22	Win. Sash, ext.	Wood	POOR	White	0	4.69	Positive	4.3 +/- 3.2

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APPENDIX B
Lead Paint ONLY Samples - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
662	Exterior	B	Basement Stair 22	Win. Well/Trough	Wood	POOR	White	0	5.51	Positive	31.1 +/- 18.2
663	Exterior	B	Basement Stair 22	Win. Jamb	Wood	POOR	White	0	4.19	Positive	33.8 +/- 19.6
664	Exterior	B	Ext. House 28	Ext. Win. Storm/Screen	Wood	POOR	White	0	5.77	Positive	24.9 +/- 14.9
665	Exterior	B	Ext. House 28	Bas. Win. Jamb	Wood	POOR	White	0	5.15	Positive	24.1 +/- 14.7
666	Exterior	B	Ext. House 28	Ext. Corner Board	Wood	POOR	White	0	4.05	Positive	34.9 +/- 19.1
667	Exterior	B	Ext. House 28	Door Casing	Wood	POOR	Red	0	2.16	Positive	31.5 +/- 18.6
668	Exterior	A	Ext. House 28	Crawl Access casing	Wood	POOR	White	0	2.84	Positive	1.8 +/- 0.8
669	Exterior	A	Ext. House 28	Crawl Access	Wood	POOR	White	0	7.03	Positive	21.7 +/- 14.6
670	Exterior	C	Ext. House 28	Wall	Stucco	POOR	White	0	2.55	Positive	20.9 +/- 14.3
671	Exterior	C	Ext. House 28	Porch Apron	Wood	POOR	Red	0	2.52	Positive	25.8 +/- 15.8
672	Exterior	C	Ext. House 28	Porch Lattice/columns	Wood	POOR	Red	0	3.29	Positive	16.7 +/- 11.4
673	Exterior	C	Ext. House 28	Porch Balusters	Wood	POOR	Red	0	2.2	Positive	23.2 +/- 15.1
674	Exterior	C	Ext. House 28	Porch Rails	Wood	POOR	Red	0	1.54	Positive	4.9 +/- 2.9
675	Exterior	C	Ext. House 28	Awning Ceiling	Wood	POOR	Red	0	1.36	Positive	1.4 +/- 0.4
676	Exterior	C	Ext. House 28	Awning Supports	Wood	POOR	Red	0	2.71	Positive	19.8 +/- 13
677	Exterior	C	Ext. House 28	Awning Joists	Wood	POOR	Red	0	2.07	Positive	22.3 +/- 14.3
678	Exterior	D	Ext. House 28	Wall	Stucco	POOR	White	0	2.69	Positive	16.1 +/- 11.8
680	Exterior	D	Ext. House 28	Conduit	Metal	POOR	White	0	1.68	Positive	1.9 +/- 0.6
684	First	All	Bathroom 9	Win. Sash, ext.	Wood	POOR	White	0		Positive	Presumed +/-
685	First	All	Bathroom 9	Win. Well/Trough	Wood	POOR	White	0		Positive	Presumed +/-
686	First	All	Bathroom 9	Win. Jamb	Wood	POOR	White	0		Positive	Presumed +/-
687	Second	All	Master Bedroom 13	Win. Sash, ext.	Wood	POOR	White	0		Positive	Presumed +/-
688	Second	All	Master Bedroom 13	Win. Well/Trough	Wood	POOR	White	0		Positive	Presumed +/-
689	Second	All	Master Bedroom 13	Win. Jamb	Wood	POOR	White	0		Positive	Presumed +/-

ETC - Environmental Services WILCO Environmental

APPENDIX C
Potential Future Lead Paint Hazards - Ordered by Room
Please note: Post 1978 Construction, factory finished and unpainted items were not sampled

Client			Genesee County Land Bank								
Survey Location:			924 Eddy St., Flint, MI 48503								
Survey Date:			65-27-2011								
Inspectors:			Michael Gravlin		***License #:***	*P-00313*			***Job #:***	*137076*	
Sample #	**Floor**	**Wall / Side**	**Room and #**	**Component**	**Substrate**	**Visual Condition**	**Color**	**Note**	**Depth Index**	**Result**	**$^{mg}/_{cm}{}^{2}$ +/- Precision**
12	First	D	Living Room 1	Casing	Wood	FAIR	Green	0	8.84	Positive	1.4 +/- 0.4
24	First	B	Living Room 1	Door Jamb	Wood	FAIR	White	0	4.26	Positive	2 +/- 0.7
43	First	A	Front Entry 2	Door Jamb	Wood	FAIR	White	0	7.22	Positive	17.5 +/- 12.1
72	First	A	Lower Sun Room 4	Beam	Wood	FAIR	White	0	2.24	Positive	4.1 +/- 3
73	First	A	Lower Sun Room 4	Crown Molding	Wood	FAIR	White	0	2.45	Positive	41.5 +/- 22.4
74	First	D	Lower Sun Room 4	Fascia	Wood	FAIR	Yellow	0	2.23	Positive	36.9 +/- 21.1
88	First	D	Hallway 5	Wall	Plaster	FAIR	Green	0	10	Positive	17.5 +/- 12.4
109	First	B	Multi-Use Room 6	Cabinet Out	Wood	FAIR	White	0	10	Positive	2 +/- 0.8
111	First	B	Multi-Use Room 6	Cabinet Door	Wood	FAIR	Blue	0	6.18	Positive	2.4 +/- 0.8
112	First	B	Multi-Use Room 6	Cabinet Shelf	Wood	FAIR	Green	0	2.64	Positive	2.8 +/- 1.8
113	First	B	Multi-Use Room 6	Shelf Bracket	Wood	FAIR	Green	0	2.71	Positive	2.5 +/- 1.3
114	First	B	Multi-Use Room 6	Cabinet In	Wood	FAIR	Green	0	2.27	Positive	3.2 +/- 1.8
144	First	D	Multi-Use Room 8	Win. Apron	Wood	FAIR	Pink	0	5.82	Positive	2.3 +/- 1.3
207	First	B	Kitchen 10	Clos. Casing	Wood	FAIR	Yellow	0	5.19	Positive	1.4 +/- 0.4
282	Second	A	Main Stairway 12	Clos. Baseboard	Wood	FAIR	White	0	2.48	Positive	7.9 +/- 5.9
300	Second	D	Master Bedroom 13	Clos. Baseboard	Wood	FAIR	White	0	10	Positive	9.4 +/- 4.1
301	Second	D	Master Bedroom 13	Coat Rack	Wood	FAIR	White	0	10	Positive	9.9 +/- 8.1
314	Second	B	Master Bedroom 13	Win. Stop	Wood	FAIR	White	0	8.86	Positive	7.4 +/- 3.6
364	Second	A	Bathroom 15	Chair Rail	Wood	FAIR	White	0	10	Positive	2.7 +/- 1.7
415	Second	B	Hallway 16	Laundry Chute Door	Wood	FAIR	White	0	10	Positive	7 +/- 3.5
416	Second	B	Hallway 16	Laundry Chute Door	Wood	FAIR	White	0	5.95	Positive	1.4 +/- 0.4
449	Second	A	Bedroom 18	Shelf Bracket	Wood	FAIR	White	0	10	Positive	10.9 +/- 9.4
453	Second	B	Bedroom 18	Door Jamb	Wood	FAIR	White	0	10	Positive	9.8 +/- 4.4
454	Second	B	Bedroom 18	Door Stop	Wood	FAIR	White	0	9.97	Positive	10.3 +/- 8.7
455	Second	B	Bedroom 18	Door	Wood	FAIR	White	0	10	Positive	16 +/- 11.6
546	First	A	Rear Stairway 21	Cabinet Shelf	Wood	FAIR	White	0	3.76	Positive	2.8 +/- 1.8
547	First	A	Rear Stairway 21	Cabinet In	Wood	FAIR	White	0	3.68	Positive	1.9 +/- 0.7
580	First	D	Basement Stair 22	Header	Wood	FAIR	Blue	0	8.08	Positive	6.4 +/- 3.2

APPENDIX D

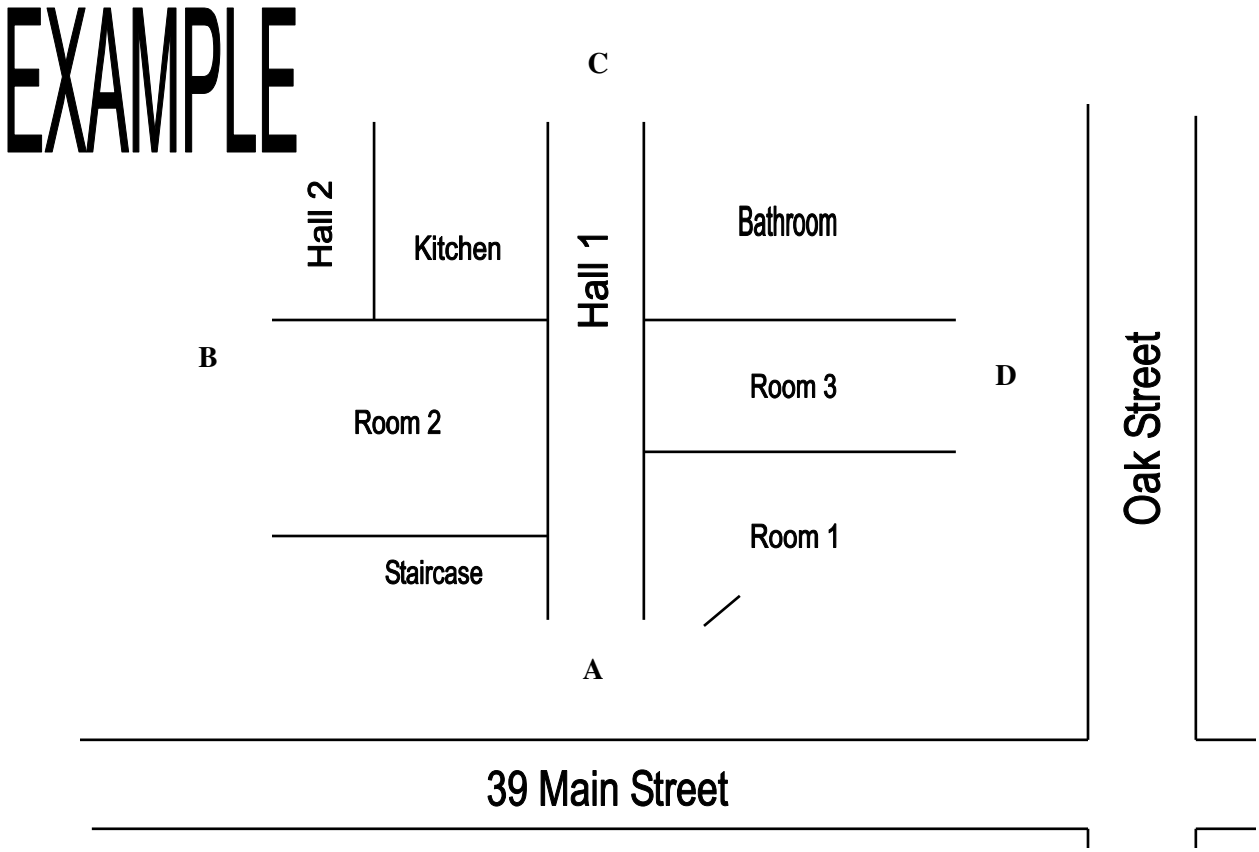
Maps of Residence

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

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

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

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

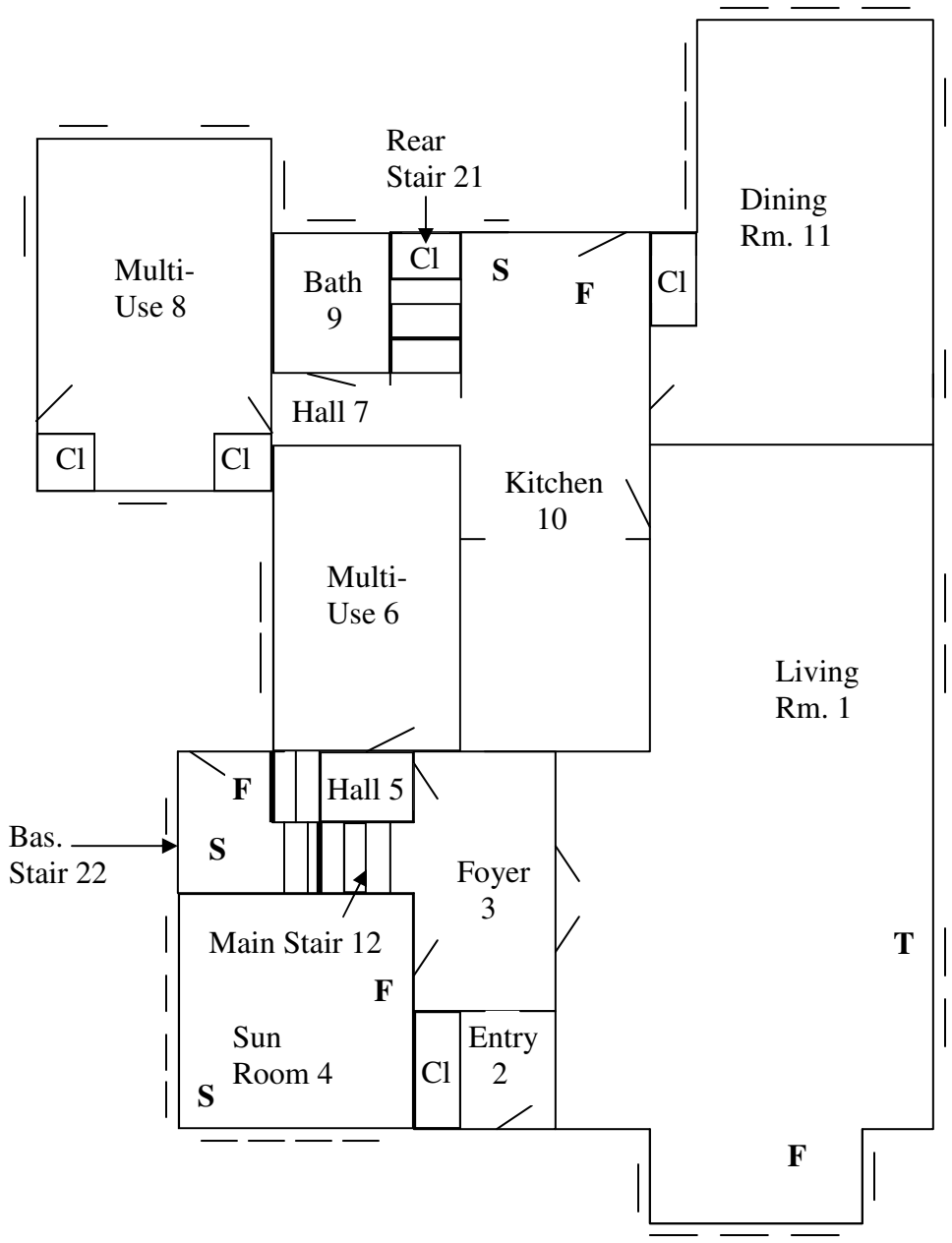


N

Side C

1st Floor

924 Eddy
Flint, MI 48503
Year Built: 1920's



Side B

Side D

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

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

Side A

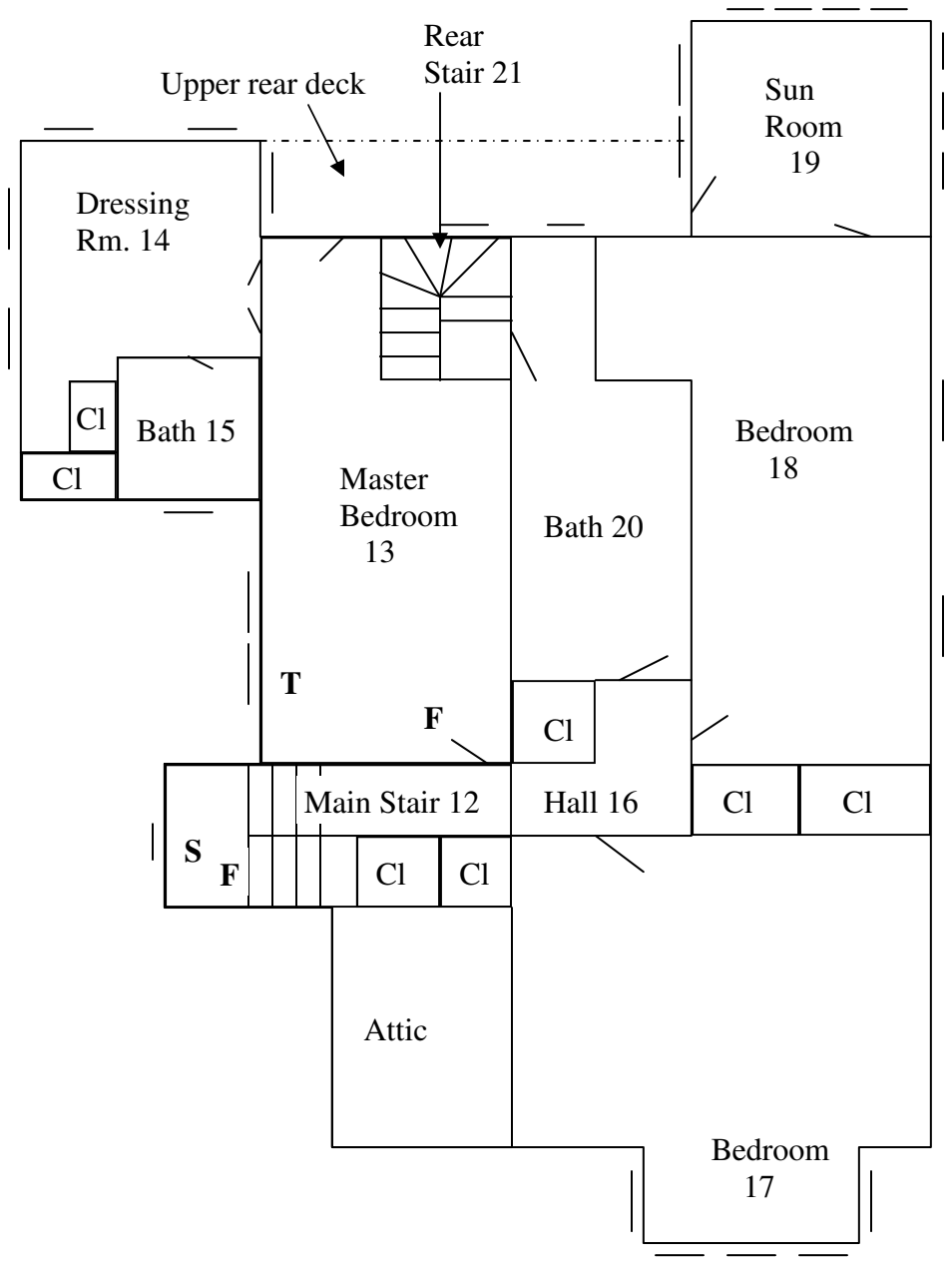
Genesee County Land Bank
137076

924 Eddy
Flint, MI 48503
Year Built: 1920's

N

Side C

2nd Floor



Side B

Side D

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

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

Side A

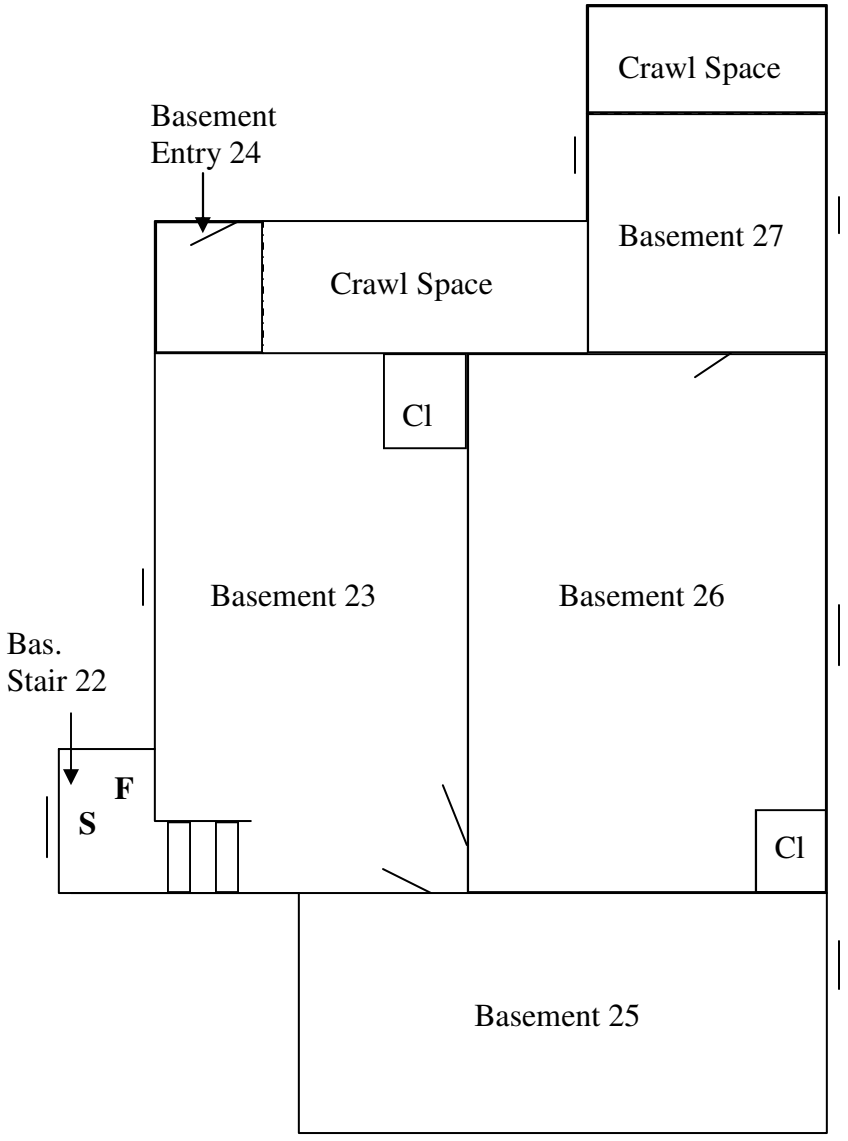
Genesee County Land Bank
137076

N

Side C

Basement Level

924 Eddy
Flint, MI 48503
Year Built: 1920's



Side B

Side D

F = Floor Dust Wipe Sample
S = Windowsill Dust Wipe Sample
T = Window Trough Dust Wipe Sample
W = Wood windows
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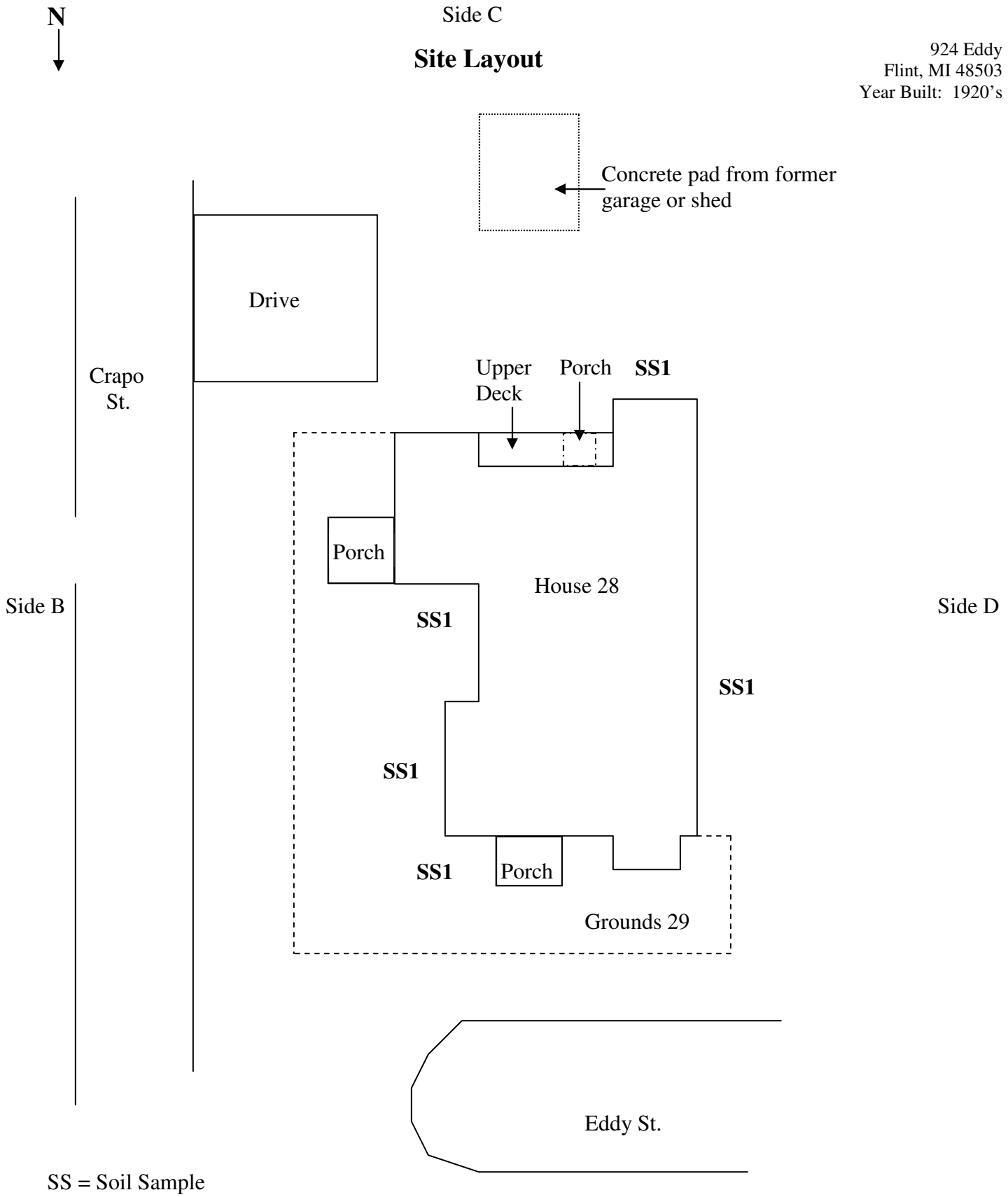
M = Metal windows
GB = Glass block windows

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

Side A

Genesee County Land Bank
137076


N
Side C
Site Layout
924 Eddy
Flint, MI 48503
Year Built: 1920's
Concrete pad from former garage or shed
Drive
Crapo St.
Upper Deck
Porch
SS1
Porch
House 28
Side B
Side D
SS1
SS1
SS1
SS1
Porch
Grounds 29
Eddy St.
SS = Soil Sample
Please Note: This is a rough site plan only. All items may not be included in this illustration. Not drawn to scale.
Side A
Genesee County Land Bank
137076

APPENDIX E

Resident Questionnaire
and
Building Condition Form

RESIDENT QUESTIONNAIRE

This residence was VACANT at the time of the inspection

Do any children under the age of 18 live in the home?	N/A—Vacant
What are the ages of the children?	N/A—Vacant
Do any children under the age of 18 visit regularly in the home?	N/A—Vacant
What are the ages of the children?	N/A—Vacant
Any known elevated blood lead levels?	N/A—Vacant
Location of children (under 7) bedrooms.	N/A—Vacant
Where do children eat? Rm. #'s:	N/A—Vacant
What room are toys stored (children play)?	N/A—Vacant
Where do children play outdoors?	N/A—Vacant
Which windows are opened most often?	N/A—Vacant
Rooms with window air conditioners.	N/A—Vacant
Have any renovation work items been completed in the last several years?	Unknown
Are you planning any renovations of the home?	Yes—unknown
Are you planning any landscaping activities?	Unknown
Is there evidence of chewed, chipped, or peeling paints?	Yes—See XRF results
Have any previous lead inspections/assessments been completed at this property?	Unknown
Have any lead hazard control activities been conducted at this address?	Unknown
Are you aware of any current lead paint hazards in this home?	N/A
Has a housing code violation ever been issued for this building?	Unknown
Which entrances are used most often?	N/A—Vacant
Do you have a vegetable garden?	N/A—Vacant
Is there a dog or cat in the home?	N/A—Vacant
How often is the house regularly cleaned?	N/A—Vacant
How often is the house thoroughly cleaned?	N/A—Vacant
What cleaning methods are used?	N/A—Vacant
Do any household members work in a field that might expose them to lead?	N/A—Vacant
If yes to 21, where are work clothes stored for cleaning?	N/A—Vacant
Who was interviewed for this section?	Visual observation by the Technician

Building Condition Form

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

Condition	Yes	No
Roof missing parts of surface covering?	**X**	
Roof has holes or large cracks?	**X**	
Gutters or downspouts broken?	**X**	
Chimney or masonry cracked, with loose or missing components, out of plumb or otherwise deteriorated?	**X**	
Exterior or interior walls have large cracks, or damage requiring more than routine painting?	**X**	
Exterior siding missing components?	**X**	
Water stains on interior walls or ceilings?	**X**	
Plaster walls deteriorated?	**X**	
Two or more windows or doors missing, broken or boarded up?	**X**	
Porch or steps have major cracks, missing materials, structural leans, or visibly unsound?	**X**	
Foundation has damage, structural problems, leans or is unsound?	**X**	
Are there any debris piles or other "extreme" storage issues around the yard/grounds?		X
Other conditions not listed	X	
Total	**12**	**1**

APPENDIX F

Re-Evaluation Schedule Chart

Standard Reevaluation Schedule
(See Notes to Table)

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

Standard Reevaluation Schedule (continued)

Notes to Table:

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

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

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

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

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

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

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

APPENDIX G

Site Photos

Front of Home (Side A)

Side B

Rear of Home (Side C)

Side D

Interior House

Interior House

Interior House

Side A Porch 1

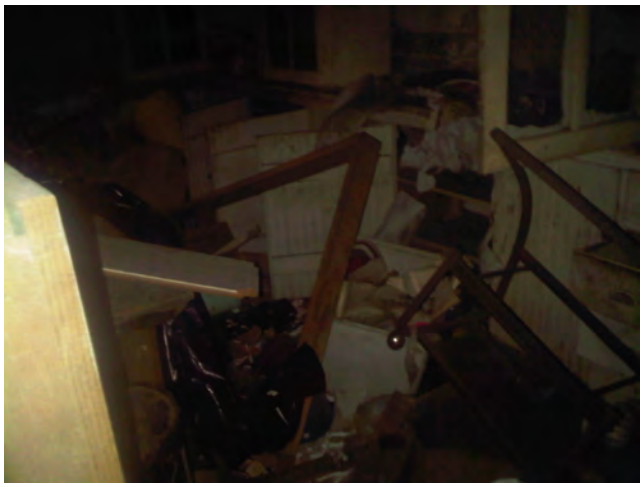
Side A Porch 2

Side A Porch 3

Basement 1

Basement 2

Basement 3



Basement 4

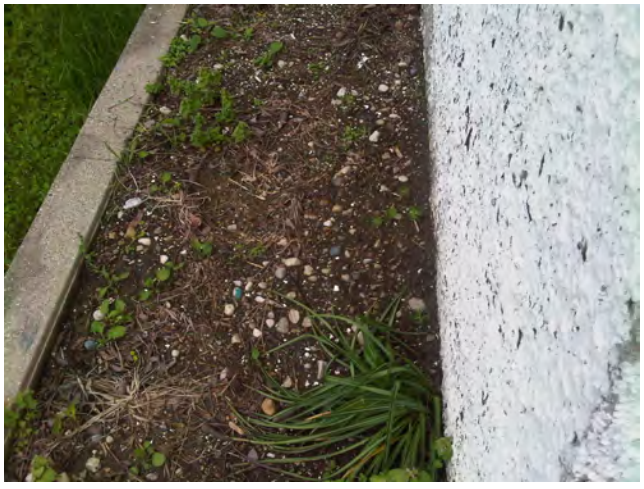
Side C Awning

Side C Porch

Side C Porch

Exterior Side A wall

Exterior Side C upper



House Perimeter—Paint Chips

House Perimeter—Paint Chips

Federal Labor Standards Provisions

U.S. Department of Housing and Urban Development
Office of Labor Relations

Applicability

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

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

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

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

(1) The work to be performed by the classification requested is not performed by a classification in the wage determination; and

(2) The classification is utilized in the area by the construction industry; and

(3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(b) If the contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and HUD or its designee agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by HUD or its designee to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, D.C. 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise HUD or its designee or will notify HUD or its designee within the 30-day period that additional time is necessary. (Approved by the Office of Management and Budget under OMB control number 1215-0140.)

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

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

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

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

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

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

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

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

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

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

(2) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in 29 CFR Part 3;

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

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

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

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

4. Apprentices and Trainees.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EQUAL OPPORTUNITY CLAUSE
(EXECUTIVE ORDER 11246)

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

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

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

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

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

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

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

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

SECTION 3 CLAUSE

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

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

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

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

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

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

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

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

City of Flint – Section 3 Plan Addendum

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

Title 24--Housing and Urban Development

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

Resident Requirements

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

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

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

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

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

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

Business Concerns

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

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

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

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

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

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

Certification for Resident Seeking Section 3 Training and Employment Preference

Eligibility Preference

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

I, _____, am a legal resident of the City of Flint
(print name)
and meet the income eligibility guidelines for a low- or very-low-income person for this area.
My permanent address is:

_____

_____

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

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

Signature _____

Print Name _____

Date _____

Open Enrollment
Monday - Thursday ONLY
Arrive 15 minutes early
Intake is at 9AM-or-1PM
MUST be on time!!!
Intake is 3-3 ½ hours
NO children PLEASE!

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

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

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

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

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

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

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

We look forward to working with you soon!

Charles Stewart Mott Community College
Workforce & Career Development – WIA Program
709 North Saginaw Street - Flint, Michigan 48503 • (810) 232-2555 (Voice & TTY) – (810) 232-4981 (Fax)

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

Name of Business _____ Phone/Fax _____

Address of Business _____

Type of Business: Corporation Partnership Sole Proprietorship
Type of Business Activity: _____
Attached is the following documentation as evidence of status:
For all business entities (as applicable):

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

For business claiming status as a Section 3 resident-owned enterprise:
Certification for Section 3 Residents (at least 51% of the business owners)

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

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

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

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

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

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

_____
Authorized Name, Title and Signature

Date _____

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

City of Flint Housing Administration Division

SECTION 3 DEVELOPER/SUBGRANTEE EMPLOYMENT ROSTER

Submitted on Execution of Contract

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

Project Name: _____Contact Number: _____ Reporting Period: _____

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

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

Signature _____ Date: _____

To be submitted with monthly activity/pay requests

City of Flint Housing Administration Division

SECTION 3 GENERAL CONTRACTOR'S MONTHLY STATUS REPORT WORK-SHEET

Reporting Period:_____ Contact Person: _____

Date Submitted: _____ Telephone: _____

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

Signature _____ Date: _____

Return with monthly activity report/pay request

SECTION 3 SUB-CONTRACTOR MONTHLY REPORT

SUPPLEMENTAL INFORMATION

1. Reporting Period:

2. Project Name

3. Project Location

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

Signature _____ Date: _____

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