

Maine State Housing Authority (MaineHousing)  
LEAD HAZARD REDUCTION DEMONSTRATION GRANT PROGRAM

**LEAD DESIGN SPECIFICATIONS**

**APPLICANT (OWNER):**

\_\_\_\_\_  
Company Name (if applicable)

\_\_\_\_\_  
First Name      MI      Last Name

**PROPERTY:**

\_\_\_\_\_  
Property Street

\_\_\_\_\_  
Property City                  Property State      Property Zip

**CONTRACTOR:**

\_\_\_\_\_  
Contractor Name

**CO-APPLICANT (CO-OWNER):**

\_\_\_\_\_  
Company Name (if applicable)

\_\_\_\_\_  
First Name      MI      Last Name

**COMMUNITY ACTION AGENCY (CAA):**

\_\_\_\_\_  
CAA Name

**CONTRACT DATE:** \_\_\_\_\_

**CONTRACT AMOUNT:** \_\_\_\_\_

**LEAD DESIGN PREPARED BY:** \_\_\_\_\_

\_\_\_\_\_  
Designer Name

**UNIT #:** \_\_\_\_\_

**FINAL DESIGN DATE:** \_\_\_\_\_

After careful review the applicant(s) and contractor understand and accept the work described. Only the work listed in this Design Specification will be performed. ANY and ALL changes to these design specifications must be by a written change order and agreed to by all parties following program requirements.

**OWNER**

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Co-Owner

\_\_\_\_\_  
Date

**CONTRACTOR**

\_\_\_\_\_  
Signature of Contractor Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor Representative Name

\_\_\_\_\_  
Contractor Telephone Number

# REHABILITATION STANDARDS AND SPECIFICATIONS

## SECTION 1 – GENERAL REQUIREMENT FOR ALL PROJECT SPECIFICATIONS

1. All work performed shall conform to the General Standards herein, DEP Lead Management Regulations (Chapter 424), HUD requirements for Notification, Evaluation, and “Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing receiving Federal assistance” (24 CFR Part 35) EPA Renovation, Repair and Painting Rule, manufacturers recommendations, and all applicable Local and State building codes, laws and regulations. *If no local building code exists, the MUBEC will apply.*
2. Scrape inspections are required for removal of paint from components (abatement or interim control). Scrape inspections are required for both interior and exterior work prior to the priming and or painting process. If a scrape inspection has not been performed, the Contractor will be required to remove any paint to ensure compliance with this section.
3. Any and all DEP project variances must also be approved in writing by the Lead Designer and Maine Housing prior to implementation. **NOTE:** *Monetary change orders may be required by Maine Housing.*
4. All measurements are approximate and must be verified by the Contractor. No claim for additional funds due to discrepancies in measurements or quantities shall not be honored.
5. All Materials having color or pattern shall be selected by the owner from standard color/style chart. All colors, styles, and types of materials will be listed in the job specifications prior to contract signing.
6. All installed windows and exterior doors will be Energy Star rated for the Northeast. All windows will have a U-Value of .30 or less. Windows will have full screens. Egress casement windows will have a factory installed horizontal mullion to give the appearance of a double hung window. **NOTE:** Single hung windows will require half screens.
7. All exterior doors installed will be keyed alike (per unit), and include adjustable thresholds and half glass unless otherwise noted in design specifications. Exterior doors will meet Energy Star requirements for the Northeast.
8. Building permits, electrical permits, plumbing permits and other permits required by local or State authorities shall be obtained by the contractor and the costs shall be incorporated into the proposal amount submitted by contractor. Contractor must obtain permits prior to commencement of work and must provide copies of permits to the Owner and the CAA for documentation. Failure to obtain required permits will result in nonpayment of work until the necessary permits are obtained.
9. Workmanship and materials not covered by manufacturers warranty shall be warranted by the Contractors for a period of at least one year from date of final payment to the contractor. All manufacturer warranties shall be delivered by the Contractor, to the homeowner along with the final billing. Manufacturer’s installation instructions, as required by the 2009 ICC Code shall be available on the job site at the time of inspection.
10. Product information/labeling showing compliance, where required, with Energy Star Ratings shall be provided to the home owner and CAA prior to installation.
11. All Interim Control work must be performed in accordance with both RRP and HUD Lead-Based Paint regulations as described in 24 CFR Part 35 et al, with the exception that certain contractors such as electrical, plumbing, roofing, weatherization and heating specialists may be exempt from using HUD lead safe practices so long as they do not disturb any more than two square feet of painted surfaces per room or a total of 20 square feet of painted surfaces on the exterior. Contractors performing work in accordance with HUD Lead-Based Paint regulations as described in 24 CFR Part 35 et al must have attended an EPA RRP course taught by a Maine DEP certified training provider. Lead safe practices must be employed in all work that disturbs painted surfaces. After completion of all work, contractor must clean the work area(s) to meet HUD Lead Dust clearance standards as follows;

Hard floors and Carpeted floors = 10 micrograms (ug) per square foot (ft<sup>2</sup>).

Interior Window Sills = 100 ug/ ft<sup>2</sup>

Window troughs = 100 ug/ ft<sup>2</sup>

Other nonporous surfaces = 10 ug/ ft<sup>2</sup>

If dust wipe samples do not pass the above standards, contractor must return to the job site, at his own expense, and clean until these standards are met. Final payment will be withheld until clearance

standards are achieved. Costs incurred for an additional site visit and dust wipe sampling costs will be taken from monies due to the contractor. In homes where there are children under 6 years of age the Owners must, at their own expense, temporarily relocate these children from work areas where paint will be disturbed until the work has been completed and the dust wipe clearance standards shown above have been achieved.

12. The contractor must inspect the property and attend a pre-bid walkthrough. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site during a pre-bid walk through and is conversant with the requirements of the local jurisdiction.
13. All materials used in conjunction with this work write-up are to be new, of first quality and without defects – unless stated otherwise or pre-approved by owner and Design Consultant in writing.
14. Contractors shall not perform any work, substitute any specified materials, colors, patterns, quantities, or change specified material qualities or quantities not listed in the job specifications without a written change order pre approved by Maine Housing, owner and Lead Design Consultant.
15. All materials shall be installed in full accordance with the manufactures specifications and industry standards for working conditions, surface preparation, methods, testing, and protection.
16. All repaired or newly installed exterior non pressure treated wood must be sealed, stained or otherwise protected from the elements following industry standards.
17. Walls and attached components shall be identified with the letters A, B, C, D etc. Wall A is always the wall that is closest to the address elevation or “street side” of the house. Moving clockwise, the walls are then B, C, D, etc.
18. Down payment or deposits to contractors are not authorized. No work/materials will be paid for in advance.
19. Detailed invoices shall accompany each payment request.
20. The use of the “Booth” system will be determined by the Lead Design Consultant. Determination shall be in writing.
21. Any and all changes in the Lead Design agreed to during the Pre-bid Walkthrough will be made in writing in the form of a bid amendment. This form will become part of the contractors bid proposal and will be submitted with contractors bid.

## **SECTION 2 DEFINITIONS**

- 1 Abatement. “Abatement” means any measure or set of measures designed to permanently eliminate lead hazards. For the purpose of this definition, “permanently means for at least 20 years.
- 2 Impact Surface. “Impact surface” means a surface that is subject to damage by repeated sudden force, such as certain parts of door frames.
- 3 Interim control. “Interim control means a set of non-abatement measures designed to temporarily reduce human exposure or likely exposure to lead hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of potential lead hazards and the establishment and operation of management and resident education programs. NOTE: When interim control measures (covering a surface with a coating or other treatment) are used, friction points or friction surfaces must be treated so that paint is not subject to abrasion. Examples of acceptable treatments include re-hanging and or planning doors so that the door does not rub against the door frame, or removing paint from the friction/impact part of a door jamb (frame).
- 4 Install. “Install” means to purchase, set up, test, and warrant a new component. “Replace” means to remove and dispose of original material, purchase new material, deliver, install, test, and warrant.
- 5 PAINT. “Paint means any substance applied to a surface as a coating, including, but not limited to household paints, varnishes, and stains.
- 6 Repair. Repair” means to return a building component to like new condition through replacement, adjustment, and recoating of parts.
- 7 Reinstall. “Reinstall means to remove, clean, store, and install a component.
- 8 Substrate. “Substrate” means the material underneath the paint such as brick, concrete, drywall, metal, plaster or wood.

- 9 Work Area. "Work area" means an interior or exterior area where lead abatement or interim control activities take place. There may be more than one work area in a residential dwelling or child care facility.
- 10 Window & Door Units. Window/door components are defined as follows:
- a. Window sash (includes mullions)
  - b. Window casing (includes header and apron)
  - c. Window sill
  - d. Window jamb ( includes parting bead and stops)
  - e. Window well ( also called trough)
  - f. Door (includes stiles, panels and edge)
  - g. Door jamb ( includes frame and stops)
  - h. Door casing ( includes header)
  - i. Door threshold

### **SECTION 3 –SCOPE of WORK**

The scope of work shall consist of complete paint removal, encapsulation, enclosure, and/or whole component removal of lead-based paint hazards as identified in the lead based-paint inspection report.

#### **1. Owner Responsibilities:**

- A. Owner shall remove all personal belongings from the house/work area.
- B. Owner shall shut off gas to the stove, (if applicable).
- C. Owner shall provide keys to the Contractor for access to the home.
- D. Owner shall pre-determine colors and flooring selections in writing. This shall be performed prior to the start date.
- E. Owner shall supply electricity, water and heat for the duration of the project.
- F. Owner shall remove and keep clear, all debris from the exterior at least 10 feet from the building perimeter if exterior work is performed.

#### **2. Contractor Responsibilities:**

2. Contractor shall confirm that all furniture and personal belongings have to be removed from the house/work area prior to the start of the project.
3. Contractor shall coordinate access to the home for any visual inspections and clearance sample testing.
4. Contractor shall be responsible for completing all work specified in the Design Plan including any and all revisions made to the design for the purpose of the project within contract dates specified.
5. Contractor shall perform an ASTM approved tape method before applying any encapsulating paint to a building component to ensure proper adhesion to the substrate.
6. Contractor shall store debris in a secure area until final disposal. Dispose of in accordance with the Department of Environmental Protection's Lead Management Regulations.
7. Contractor shall be financially responsible for all associated sampling costs such as administrator labor, travel, postage, and laboratory analysis of the dust samples if interim or final clearance samples fail.
8. Contractor shall repair or replace any building components damaged during the project to match existing building components.
9. All product warranty information must be given to the home owner prior to final payment of project. Product labels (stickers) showing Energy Star Compliance will remain in place until inspected and approved by Lead Design Consultant.
10. A written notification plan will be developed by the Contractor and provided to the owner/tenant, the Administrator and Maine Housing

11. Contractor shall provide a final abatement report to the MSHA, Administrator, and the homeowner within 30 days after project completion in accordance with DEP Chapter 424, Section 6.G.
12. The use of a "Booth" system will be determined by the Lead Design Consultant and shall be in writing.

**SECTION 4 – NOTIFICATIONS**

**1. Notification:**

The abatement contractor shall notify the Department of Environmental Protection, the Administrator and Maine Housing at least five (5) working days prior to the start of any lead abatement activity, including set-up or on-site preparation activities. Delivery of notice by U.S. Postal Service, commercial delivery service, hand delivery, facsimile or email are acceptable methods. Maine Housing also requires notification of Interim Control /LSR work performed on site.

***NOTE:** A weekly updated schedule for each lead abatement project by dwelling unit, if applicable, shall be faxed/emailed each Monday morning to **ALL** above listed parties until the project is complete. In the event of a scheduled work day/hours are changed after the weekly notification, the contractor must notify the DEP, Administrator and MaineHousing by email or phone no later than 8 A.M on the day of the scheduled change.*

**2. Tenant Notification:**

The abatement contractor shall notify the tenants of the pending abatement activity. This notification shall include the scheduled dates for abatement, work hours, identification of work areas, and information on any alternative entrance or exit to be used during the course of the abatement activities. This notification shall be in writing and delivered at least five days prior to the start of the project.

**SECTION 5 – WINDOWS**

**1. Complete Window:**

**A. Whole Component Removal and Replacement Abatement:** Remove and dispose existing window, including storm window. Remove window weights if present. All windows must be labeled showing a U-vale of .30 or less. Labels must remain in place until approved/inspected by CAA Insulate window weight cavity using spray foam insulation. Caulk window stops using exterior grade caulking. Install pre approved complete [vinyl / clad / wood] [double hung / awning / casement / egress / basement hopper] following manufactures recommendations. Apply low expanding foam/caulking around window jamb/rough opening. [Re-install existing / Install new clear pine, matching existing] window stops. Any re-installed trim/window components damaged during removal will be replaced by contractor.

***NOTE:** All windows will be "1 over 1" style sashes. Window grids will not be included unless specifically noted/written below.*

***NOTE:** Some window styles may change from existing style to allow for egress compliance requirements.*

***NOTE:** If existing exterior window casing is covered with coil stock, it shall be the contractors' responsibility to ensure exterior window stops are also covered with coil stock when storm windows are removed.*

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**B. Interior Stops Abatement:** Remove and dispose of existing window stops. Install new window stops matching existing style/color using clear pine or match existing material.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**C. Exterior Stops Abatement:** Remove and dispose exterior window stops. Install new exterior window stops matching existing style/color using clear pine materials.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**D. Interior Trim/Casing**

**ABATEMENT:** Remove and dispose of existing interior window trim/casing. Install new interior window trim/casing matching existing style/color using clear pine or match existing material.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**2. Paint Removal:**

**A. Sashes Abatement:** Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of sash.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the window sash. Scraping work must be "feathered" at the edges such that a line between the new and original paint is not visible. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the sash. Apply one coat of primer to the scraped areas and two coats of finish paint to the entire surface of the sash. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Casings/Aprons Abatement:** Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of casing/apron.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the casing/apron. Wet sand smooth any rough paint edges. HEPA vacuum and wet wash the casing. Apply one coat of primer to the scraped areas and two coats of paint to the entire surface of the casing/apron. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**C. Jambs/Frames Abatement:** Remove all paint to bare substrate. Include parting beads and stops. Apply one coat primer and two coats finish to entire surface of jamb/frame, parting beads and stops.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the window jamb where the sash strikes the jamb. Wet sand smooth any rough paint edges. HEPA vacuum and wet wash the jamb and frame. Apply one coat of primer to the scraped areas and two coats of paint to the entire surface of the jamb and frame. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**D. Sills Abatement:** Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of sill.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the window sill (both sides and edges). Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the sill. Apply one coat of primer to all areas and two coats of latex finish paint to the entire surface of the sill.  
**NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- E. Well/Troughs Abatement:** Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of well/trough.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the window well/trough. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the sill. Apply one coat of primer to all areas and two coats of latex finish paint to the entire surface of the well/trough.

**NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- F. Interior Stops Abatement:** Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of stops.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the stops.. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the sill. Apply one coat of primer to all areas and two coats of latex finish paint to the entire surface of the stops. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- G. Exterior Stops Abatement:** Remove all paint to bare substrate. Apply one coat primer and two coats finish to entire surface of stops.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Wet scrape all loose and flaking paint from the window well/trough. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the sill. Apply one coat of primer to all areas and two coats of latex finish paint to the entire surface of the stops. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**SECTION 2 - WALLS**

**1. Interior Wall Repair Abatement:**

- A. Complete Paint Removal:** Remove all paint down to the bare substrate. Prepare walls for paint. Apply one coat of primer and two coats of interior finish paint to the entire wall.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. Whole Component Removal and Replacement:** Remove defective wall by removing/preparing and disposing of properly damaged material.. Install new 1/2" sheetrock [gypsum wallboard] fastened to framing using bugle head screws. Tape and seal all seams and screw heads using joint compound. Use three coat method. Sand smooth. Apply one coat of primer and two coats of finish paint to the entire wall surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. Enclosure:** Install new 1/2" sheetrock, paneling, or approved equal using bugle head screws. Tape and seal all seams and screw heads using joint compound. Tape three coat method and sand smooth. **NOTE: 1x3 strapping may need to be fastened to wall in preparation for installing the sheetrock. Make sure all seams are caulked.**

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC according to the manufacturer's specifications.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Wall Repair:** Wet scrape all loose and flaking paint from the wall. Fill and/or wet sand rough paint edges. Repair cracks, voids and defects in wall by removing/preparing, and disposing of properly damaged material. Repair/replace damaged areas and use taping/plastering techniques as needed to insure proper repair. Apply one coat of primer to the repaired areas and two coats of finish paint to the entire wall.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**3. Ceiling Repair Abatement:**

- A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire ceiling.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. Whole Component Removal and Replacement:** Remove defective ceilings. Install new 1/2" sheetrock [gypsum wallboard] fastened to framing using bugle head screws or ring-shanked nails. Tape and seal all seams and nail heads using joint compound [U. S. Gypsum, Gold Bond or equal] Use three coat method. Sand smooth between coats. Apply one coat of primer and two coats of finish paint to the entire ceiling surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_



- C. **Enclosure:** Install new ½" sheetrock, paneling, or approved equal using bugle head screws. Tape and seal all seams and screw heads using joint compound. Use the three coat method. Apply one coat of primer and two coats of finish paint. **NOTE: 1x3 strapping may need to be fastened to wall in preparation for installing the sheetrock.**

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint. Apply one coat of primer and two coats LBC to the entire ceiling according to the manufacturer's specifications.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Ceiling Repair:** Wet scrape all loose and flaking paint. Fill and/or wet sand rough paint edges. Repair cracks, voids and defects in ceiling by removing/preparing and disposing of properly damaged material. Repair/replace damaged areas and use taping/plastering techniques as needed to insure proper repair. HEPA vacuum and wet wash the entire ceiling surface. Apply one coat of primer to the repaired areas and two coats of finish paint to the entire ceiling.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

4. **Baseboard Repair Abatement:**

- A. **Complete Paint Removal:** Wet scrape the entire baseboard down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the baseboard.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove defective baseboard by removing / preparing and disposing of the damaged material. Install new baseboard using #1 select pine and surface four sides. Apply one coat of primer and two coats of finish paint to the baseboard to match existing trim.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Enclosure:** Enclose existing baseboards with ¼" luan plywood or other suitable material. Install quarter round cap molding to top of baseboards. Caulk all joints. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint. Apply one coat of primer and two coats of LBC to the entire baseboard according to the manufacturer's specifications.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Baseboard Repair:** Wet scrape all loose and flaking paint from the baseboard. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the baseboard. Apply one coat of primer to the entire area and two coats of finish paint to the entire surfaces of the baseboard.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

5. **Door Repair Abatement**

- A. **Complete Paint Removal:** Wet scrape all paint down to the bear substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the door (including hardware) Install a new [six panel hollow core masonite door, 6 panel solid pine door, or luan door.] Exterior doors shall be Stanley K4, Brosco BE-89, Therma True style 204, or approved equal. All exterior doors must be labeled showing Energy Star compliance for the Northeast region. Labels must remain in place until approved/Inspected by CAA. Newly installed exterior doors will have adjustable sills. Installation to include proper lockset [ Schlage F10 / F40] or approved equal and hinges. Newly installed exterior locksets/dead bolts will be keyed alike in each separate unit. Apply one coat of primer and two coats of finish paint to the entire surface of the door.

**NOTE:** Exterior doors will be Energy Star compliant for the Northeast Region. Labels showing compliance will remain on doors until inspected/approved by Lead Design Consultant.

**NOTE:** If existing exterior door has a screen/storm door in place, the screen/storm door will be replaced with similar style

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL:** Door Repair: Wet scrape all loose and flaking paint from the door. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. Scraping work must be "feathered" at the edges such that a line between the new and original paint is not visible. HEPA vacuum and wet wash the entire surface of the door. Apply one coat of primer to the scraped areas and two coats of finish paint to the entire door. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

6. **Casing Repair Abatement**

- A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of interior finish paint to the entire wall.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the door casings. Install premium pine casings on both sides to match the original as close as possible in style and material. Apply one coat of primer and two coats of finish paint to the entire surface of the new door casings.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Enclosure:** Install ¼" luan or approved equal using bugle head screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to the entire door casing.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint. Apply one coat of primer and two coats of LBC or Childguard to the entire door casings according to the manufacturer's specifications.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Casing Repair:** Wet scrape all loose and flaking paint from the casings. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the casings. Apply one coat of primer to the scraped area and two coats of finish paint to the entire surface of the casings. **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**7. Door Jamb Repair Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the door jamb.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Whole Component Removal and Replacement:** Remove and dispose of the door jambs. Install premium pine jambs to match the original as close as possible in style and material. Apply one coat of primer and two coats of finish paint to the entire door jamb.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**C. Enclosure:** Install ¼" luan or approved equal using bugle head screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to the entire door jamb.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Door Jamb Repair:** Wet scrape all loose and flaking paint from the jamb where the door meets the jamb. Wet scrape all loose and flaking paint from the remainder of the jamb. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the jamb. Apply one coat of primer to the scraped areas and two coats of finish paint to the entire surface of the jamb **NOTE:** All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**8. Door Threshold Repair Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate..Apply one coat of primer and two coats of finish paint to the entire surface of the threshold.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Whole Component Removal and Replacement:** Remove and dispose of the threshold. Install new oak threshold to match the original as close as possible with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface of the threshold.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**C. Enclosure:** Install ¼" luan or approved equal using bugle head screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to match existing trim as close as possible.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Threshold Repair:** Wet scrape all loose and flaking paint from the threshold. Wet sand smooth the threshold. HEPA vacuum and wet wash the threshold. Apply one coat of primer and two coats of finish paint to the entire surface of the threshold. **NOTE: All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.**

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**9. Door Hardware Repair Abatement:**

**A. Complete Paint Removal:** Remove all paint from the hardware. "Clean" hardware and re-install.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Removal and Replacement:** Remove existing door hardware and Install new hardware as close as possible to the original with in-stock materials.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Door hardware Repair:** Wet scrape all loose and flaking paint from the hardware. "Clean" hardware and re-install.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**10. Stair Skirt-Stringer Repair Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the stair stringer.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Whole Component Removal and Replacement:** Remove and dispose of the skirt-stringer. Install new stair skirt-stringer to match the original. Apply one coat of primer and two coats of finish paint to the entire stair stringer.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**C. Enclosure:** Enclose existing skirt-stringer with 1/4" luan plywood or other suitable material. Install quarter Rd cap molding to top of skirt-stringer. Caulk all joints. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**D. Encapsulation:** Wet scrape all loose and flaking paint from the skirt-stringer.. Apply one coat of primer, and two coats of LBC to the entire stringer according to the manufacturer's specifications.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Stringer Repair:** Wet scrape all loose and flaking paint from the skirt-stringer. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the skirt-stringer. Apply one coat of primer to the entire area and two coats of finish paint to the entire surfaces of the skirt-stringer.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

11. **Stair Handrail Repair Abatement**

- A. **Complete Paint Removal:** Remove all paint down to bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and properly dispose of the handrail. Install new handrail to match the original as close as possible in style and material. Apply one coat of primer and two coats of finish paint to the entire surface of the handrail.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Encapsulation:** Wet scrape all loose and flaking paint from the entire handrail. Apply one coat of primer and two coats of LBC to entire handrail.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Handrail Repair:** Wet scrape all loose and flaking paint from the handrail. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the handrail. Apply one coat of primer to the scraped areas and two coats of finish paint to entire surface of the handrail.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

12. **Stair Newel Post Repair Abatement**

- A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the newel post. Install new newel post to match the original as close as possible in style and material. Apply one coat of primer and two coats of finish paint to the entire surface of the newel post.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Enclosure:** Enclose existing newel post with ¼" luan plywood or other suitable material. Caulk all joints. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint from the entire handrail. Apply one coat of primer and two coats of LBC to the entire newel post.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Newel Post Repair:** Wet scrape all loose and flaking paint from the newel posts. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the newel post. Apply one coat of primer to the scraped areas and two coats of finish paint to entire surface of the newel post.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**13. Stair Baluster Repair Abatement**

**A. Removal and Replacement:** Remove and dispose of the balusters. Install new balusters to match the original as close as possible in style and material. Apply one coat of primer and two coats of finish paint to the entire surface of the balusters. Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Baluster Repair:** Wet scrape all loose and flaking paint from the baluster. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the baluster. Apply one coat of primer to the scraped areas and two coats of finish paint to entire surface of the baluster.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**14. Stair Tread Repair Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Removal and Replacement:** Remove and dispose of the stair Install new stair tread to match the originals as close as possible in style and material with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**C. Enclosure:** Install ¼" luan plywood or approved equal to the tread using screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to the entire surface.

**NOTE: the round bull nose may have to be sanded flat or cut flush in order to effectively utilize the enclosure method on the stair treads.**

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Tread Repair:** Wet scrape all loose and flaking paint from the tread. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the tread. Install new FHA-approved, Nylon, stain release carpet [Salem Carpets or approved equal] over 6# rebound padding using tack strips according to the manufacturer's specifications. Owner to select in stock color / pattern under a \$18.00 / SY (installed ) allowance. Carpet to have minimum 10 year warranty against fiber loss.

Color/pattern to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**15. Stair Riser Repair Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. Whole Component Removal and Replacement:** Remove and dispose of the riser(s). Install new riser(s) to match the original as close as possible in style and material with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface of the new riser(s).

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. Enclosure:** Install ¼" luan or approved equal to the riser using screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL A: Riser Repair:** Wet scrape all loose and flaking paint from the riser. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the riser. Apply one coat of primer to the scraped areas and two coats of finish paint to entire surface of the riser.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL B: Riser Repair:** Wet scrape all loose and flaking paint from the riser. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the riser. Install new FHA-approved, Nylon, stain release carpet [Salem Carpets or approved equal] over 6# rebound padding using tack strips according to the manufacturer's specifications to the entire floor. Owner to select in stock color / pattern under a \$18.00 / SY (installed ) allowance. Carpet to have minimum 10 year warranty against fiber loss.

Color/pattern to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**16. Floor Repair Abatement**

- A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire floor. **NOTE: Deck paint may be used.**

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B1. Enclosure Method for Painted Floor:** Install ¼" luan underlayment or approved equal to the entire floor. Screw new flooring every 6 inches on center and every 4 inches along all edges. Screws are to be counter sunk. Apply levelastic floor leveler or approved equal to all nail/screw holes and seems. Caulk all edges. Floor shall be free of voids to insure proper installation of new flooring materials.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B2. Enclosure Method for Carpeted Floors:** Remove and dispose of the carpet and pad Scrape the entire original padding from the floor. Install ¼" luan underlayment or approved equal to the entire floor. Screw new flooring every 6 inches on center and every 4 inches along all edges. Screws are to be counter sunk. Apply levelastic floor leveler or approved equal to all nail/screw holes and seems. Caulk all edges. NOTE: Per DEP, an interim clearance sample is needed prior to installation of new materials by non-licensed personnel. Install new FHA-approved, Nylon, stain release carpet [Salem Carpets or approved equal] over 6# rebound padding using tack strips according to the manufacturer's specifications to the entire floor. Owner to select in stock color / pattern at a minimum \$18.00 / SY (installed) allowance. Carpet shall have a minimum 10-year warranty against fiber loss.

Color/pattern to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B3. Enclosure Method Using Vinyl Tile or Vinyl Sheet:** Install ¼" solid birch, maple, or CDX underlayment or approved equal to the entire floor. Screw new flooring every 6 inches on center and every 4 inch along all edges. Screws to be counter sunk. Apply levelastic floor leveler or approved equal to all nail/screw holes and seems. Caulk all edges. Floor shall be free of voids to insure proper installation of new flooring materials. Install new 1/8" vinyl floor tiles [ Armstrong, Standard, Excelon, Tarkett Artflecs, Tarkett Thru-Chip or approved equal ] or new vinyl inlaid [Tarkett, Mannington, Armstrong of equal]and secure using full spread waterproof cement according to the manufacturers specifications. All edge tile will be approximately the same width for an even appearance.

Color/pattern to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B4. Enclosure Method Using Laminate Wood Flooring:** Install ¼" luan underlayment or approved equal to the entire floor. Screw new flooring every 6 inches on center and every 4 inch along all edges. Screws to be counter sunk. Apply levelastic floor leveler or approved equal to all nail/screw holes and seems. Caulk all edges. Floor shall be free of voids to insure proper installation of new flooring materials. Install interlocking laminate flooring (Pergo, Bella, Uniclick) or approved equal according the manufacturer's specifications. Install quarter round baseboard along the entire perimeter of the room. Owner shall select flooring type and color from in-stock materials.

Color/style to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL A: Floor Repair:** Wet scrape all loose and flaking paint from the floor. Intact paint does not need to be scraped. HEPA vacuum and wet wash the entire surface of the floor. Apply one coat of primer and two finish coats to the entire surface of the floor.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL B: Floor Repair (unpainted floor):** HEPA vacuum and wet wash the entire surface of the floor. Apply three coats of shellac/varnish, or poly to the entire surface of the floor.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL C: Floor Repair:** Wet scrape all loose and flaking paint from the floor. Intact paint does not need to be scraped. Scrape the entire original padding from the floor. HEPA vacuum and wet wash the entire surface of the floor. Apply one coat of primer to the entire floor surface. Install new FHA approved, Nylon, stain release carpet [Salem Carpets or approved equal] over 6# rebound padding using tack strips according to the manufacturer's specifications to the entire floor. Owner to select in stock color / pattern under a \$18.00 / SY (installed ) allowance. Carpet to have minimum 10-year warranty against fiber loss.

Color/pattern to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**17. Wainscoting Repair Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Whole Component Removal and Replacement:** Remove and dispose of the wainscoting by wrapping in a protective covering with all seams taped. Install new wainscoting to match the original as close as possible in style and material with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface of the new wainscoting.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_



- C. **Enclosure:** Install ¼" luan, ½" sheetrock, or approved equal using screws. Caulk all seams and screw holes. If installing sheetrock, use the three coat method using USG1 mud or approved equal. Apply one coat of primer and two coats of finish paint to the entire surface of the wainscoting.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface according to the manufacturer's specifications.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Wainscoting Repair:** Wet scrape all loose and flaking paint from the wainscoting. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the wainscoting. Apply one coat of primer to the scraped areas and two coats of finish paint to the entire surface of the wainscoting.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

18. **Chair Rail Repair Abatement**

- A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the new chair rail.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the chair rail. Install new chair rails to match the original as close as possible in style and material with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface of the new chair rail.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Enclosure:** Install ¼" luan using screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Chair Rail Repair:** Wet scrape all loose and flaking paint from the chair rail. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the chair rail. Apply one coat of primer to the all areas and two coats of finish paint to the entire surface of the chair rail.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

19. **Shelf Repair Abatement:**

- A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the new shelves.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the shelves. Install new #2 pine shelves to match the original as close as possible with in-stock materials. Apply one coat of primer and two coats of finish paint to the entire surface of the new shelves.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Enclosure:** Install ¼" luan using screws. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to the entire surface of the shelves.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Shelf Repair:** Wet scrape all loose and flaking paint from the shelves. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the shelves. Apply one coat of primer to the all areas and two coats of finish paint to the entire surface of the shelves.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

20. **Cabinet Repair Abatement**

- A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the new cabinets.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the cabinets. Install new wood wall cabinets. Cabinet layout will match existing unless otherwise noted. Cabinets are to be installed as plumb and level as existing conditions allow following industry standards. Owner to select from manufacturer's standard flat panel cabinet line. Cabinets to be Merillatt, Yorktowne, Tri-Pac, American Woodmark or pre-approved equal. Cabinets to have a solid wood front and particleboard sides. All cabinets must bear a National Kitchen Cabinet Association certification label.

Model/style to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Enclosure:** Install ¼" luan using screws, or wood laminate using manufacturer's specified adhesive. Caulk all seams and screw holes. Apply one coat of primer and two coats of finish paint to the entire surface of the cabinet.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface of the cabinet.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Cabinet Repair:** Wet scrape all loose and flaking paint the cabinets. Scrape to bare substrate all impact surfaces. Intact paint does not need to be scraped. Wet sand smooth the rough paint edges. HEPA vacuum and wet wash the entire surface of the cabinets. Apply one coat of primer to the scraped areas and two coats of finish paint to the entire surface of the cabinets. **NOTE: All impact surfaces must be scraped to bare wood a minimum of 2" from impact edges.**

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

21. **Fireplace Mantle Repair Abatement**

- A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the new mantle.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. **Whole Component Removal and Replacement:** Remove and dispose of the mantle. Install new mantle of the same style and design. Apply one coat of primer and two coats of finish paint.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. **Enclosure:** Install new ¼" luan to all of the interior walls. Caulk all seems and screw holes. Apply one coat of primer and two coats of finish paint to the entire interior of the cabinets including shelving.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface of the mantle.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Mantle Repair:** Wet scrape all loose and flaking paint from the mantle. HEPA vacuum and wet wash the entire surface. Apply one coat of primer and two coats of finish paint to the entire surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

## **EXTERIOR COMPONENTS**

### **22. Exterior Clapboard Repair Abatement**

- A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the wall.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. Whole Component Removal and Replacement:** Remove and dispose of the clapboards. Install new wood clapboards of the same style and design using ring-shanked nails.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. Enclosure:** Prepare walls by re-nailing existing siding to provide smooth surface. Mechanically fasten a minimum of 3/8" fan-fold building insulation to the entire wall surface (including soffits). Vinyl enclosure systems do not need to be caulked or sealed according the Maine Lead Management Regulations, Chapter 424. All cuts at windows and doors will be cleanly cut and closely fitted. Install all required starter strips. Double four ( 8" ) or double five ( 10" ) vinyl siding [Alcoa Liberty, Alside, Certainteed or pre- approved equal] shall be installed in accordance with manufacturer's specifications, shall have at least a 20 year guarantee and include all installation accessories following manufacturers recommendations. Owner to select color from manufacturer's standard colors. Work to include all starter strips, J molding and corner trim.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- D. Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire wall surface.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**INTERIM CONTROL: Clapboard Repair:** Wet scrape all loose and flaking paint from the siding. Intact paint does not need to be scraped. HEPA vacuum and wet wash the siding. Apply one coat of primer to the scraped areas and two coats of exterior finish paint to the entire surface of the siding.

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

### **23. Exterior Trim Repair (Including upper and lower trim) Abatement**

- A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the fascia.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- B. Whole Component Removal and Replacement:** Remove and dispose of all fascia. Install new fascia board with the same style and design.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

- C. Enclosure with Aluminum Coil Stock:** Install aluminum coil stock to the entire surface of the fascia using color coordinated nails. Caulk all seams (*Do not caulk and seal long spans where the building needs room to expand and contract with the seasons*).

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

D. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

**INTERIM CONTROL: Trim Repair:** Wet scrape all loose and flaking paint from the trim. Intact paint does not need to be scraped. HEPA vacuum and wet wash the entire surface of the trim. Apply one coat of primer to the scraped areas and two coats of finish paint to entire surface of the trim.

Color to be \_\_\_\_\_

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

24. **Exterior Soffit Repair Abatement**

A. **Complete Paint Removal:** Remove all paint down to the bare substrate using DEP approved methods. Apply one coat of primer and two coats of finish paint to the entire surface of the wall.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

B. **Whole Component Removal and Replacement:** Remove and dispose of all soffit. HEPA vacuum and wet wash the entire surface of the trim. Install new soffit with the same style and design.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

C. **Enclosure:** Install new ventilated vinyl soffit [ Bird, Mastic, Alside or approved equal ] according to the manufacturer's specifications. Use color coordinated nails for installation. Caulk all seems.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

D. **Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface.

**INTERIM CONTROL: Soffit Repair:** Wet scrape all loose and flaking paint from the soffit. Intact paint does not need to be scraped. HEPA vacuum and wet wash the entire surface of the trim. Apply one coat of primer to the scraped areas and two coats of finish paint to entire surface of the trim.

Color to be \_\_\_\_\_

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

25. **Porches Abatement**

A. **Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of exterior finish paint to the entire surface of the ceiling.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

B. **Whole Component Removal and Replacement:** Remove and dispose of the porch ceiling. Install new ceiling to match the original as close as possible with in stock materials. Apply one coat of primer and two coats of exterior finish paint.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

C. **Enclosure Using Vinyl:** Prepare ceiling by re-nailing existing material to provide a smooth surface. Mechanically fasten a minimum of 3/8" rigid building insulation to the entire porch ceiling. Vinyl enclosure systems do not need to be caulked or sealed according the Maine Lead Management Regulations, Chapter 424. All cuts at corners will be cleanly cut and closely fitted. Install all required starter strips. Solid vinyl soffit will be [Alcoa Liberty, Alside, Certainteed or approved equal] and shall be installed in accordance with manufacturer's specifications and shall have at least a 20 year guarantee. Owner to select color from manufacturer's standard colors. Work to include all starter strips and J molding.

Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_

**C2. Enclosure with Luan:** Install new ¼" luan to the entire porch ceiling. Caulk all seams and screw holes. Apply one coat of primer and two coats of exterior finish paint to the entire surface of the ceiling.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**C3. Enclosure Using Sheetrock:** Install ½" sheetrock using screws. Caulk all seams and screw holes. If installing sheetrock, use the three coat method using USG1 mud or approved equal. Apply one coat of primer and two coats of exterior finish paint to the entire surface of the wainscoting. **NOTE:** 1x3 strapping may need to be fastened to ceiling in preparation for installing the sheetrock. Make sure all seams are caulked.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**INTERIM CONTROL: A. Floor Repair:** Wet scrape all loose and flaking paint from the floor. HEPA vacuum and wet wash the entire floor surface. Apply one coat of primer and two coats of exterior deck finish paint to the entire surface of the floor.

Color to be \_\_\_\_\_

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**INTERIM CONTROL: B. Post, Rails, Baluster Repair:** Wet scrape all loose and flaking paint from the posts, rails, and balusters. Intact paint doesn't need to be scraped. HEPA vacuum and wet wash the entire surface of these components. Apply one coat of primer two coats of finish paint to the entire surfaces of these components.

Color to be \_\_\_\_\_

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**INTERIM CONTROL: C. Ceiling Repair:** Wet scrape all loose and flaking paint from the ceiling. Intact paint doesn't need to be scraped. HEPA vacuum and wet wash the entire surface of the ceiling. Apply one coat of primer two coats of finish paint to the entire surfaces of these components.

Color to be \_\_\_\_\_

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**26. Corner board(s) Abatement**

**A. Complete Paint Removal:** Remove all paint down to the bare substrate. Apply one coat of primer and two coats of finish paint to the entire surface of the corner boards.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**B. Whole Component Removal and Replacement:** Remove and dispose of the corner boards. Install new wood corner boards of the same style and design. Apply one coat of primer and two coats of finish paint to the entire surface of the corner boards.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**C. Enclosure with Aluminum Coil Stock:** Install aluminum coil stock to the entire surface of the corner boards using color coordinated nails. Caulk all seams.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**D. Encapsulation:** Wet scrape all loose and flaking paint down to the bare substrate. Apply one coat of primer and two coats of LBC to the entire surface.

**Material \$ \_\_\_\_\_ Labor \$ \_\_\_\_\_ Total \$ \_\_\_\_\_**

**INTERIM CONTROL: Corner Board Repair:** Wet scrape all loose and flaking paint from the corner boards. Intact paint doesn't need to be scraped. HEPA vacuum and wet wash the entire surface of the corner board. Apply one coat of primer and two coats of finish paint to the entire surfaces of the corner board(s).

Color to be \_\_\_\_\_

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**27. Soil Abatement**

**A. Covering Soil:** Complete covering of the soil with concrete or asphalt to a depth of at least two (2) inches.

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**B. Mixing of Soil:** Mixing of contaminated soil with lead-free soil or soil amendments to reduce the concentration of lead in bare soil to less than 375 ppm in play areas or less than 1000 ppm in bare soil in the perimeter of the building in other than play areas. Rake/clean out to a minimum of five feet from the foundation the soil/lawn so that no visible debris is present. Bare soil areas shall be prepared for seed. Fertilize and seed bare soil areas (including hay or equal for protection to the seed).

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_

**C. Removal and Replacement:** Remove and dispose of the soil to a minimum of 4 inches deep and 5 feet out from the foundation. Replace with screened loam. Rake/clean out to a minimum of five feet from the foundation the soil/lawn so that no visible debris is present. Bare soil areas shall be prepared for seed. Fertilize and seed bare soil areas (including hay or equal for protection to the seed).

**Material \$** \_\_\_\_\_ **Labor \$** \_\_\_\_\_ **Total \$** \_\_\_\_\_