

City of Fayetteville Staff Review Form

2014-0359

Legistar File ID

9/2/2014

City Council Meeting Date - Agenda Item Only  
 N/A for Non-Agenda Item

Yolanda Fields

8/5/2014

Community Resources /  
 Development Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval to award Bid# 62123-1410 to Evans Construction & Remodeling LLC for a Community Development Block Grant (CDBG) Rehabilitation at 1628 N. Broadview Dr. and to approve a purchase order in the amount of \$32,065.

Budget Impact:

2180.4940.5315.00

2180 - CDBG

Account Number

Fund

62123.1410

1628 N Broadview

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 482,037.00

Funds Obligated \$ 119,913.84

Current Balance \$ **362,123.16**

Does item have a cost? Yes

Item Cost \$ 32,065.00

Budget Adjustment Attached? No

Budget Adjustment

Remaining Budget \$ **330,058.16**

V20140710

Previous Ordinance or Resolution # \_\_\_\_\_

Original Contract Number: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Comments:

*Miss Pate - 8/14/14*  
*Mr. Hutwagner 8/15/14*  
*Don Man 8/15/14*


*Donald Jackson*



## CITY COUNCIL AGENDA MEMO

### MEETING OF SEPTEMBER 2, 2014

**TO:** Mayor and City Council

**THRU:** Jeremy Pate, Dir. Development Services 

**FROM:** Yolanda Fields, Community Resources Director

**DATE:** August 5, 2014

**SUBJECT:** Approval of Contract & Purchase Order for Bid# 62123-1410

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#### RECOMMENDATION:

Staff recommends approval to award Bid# 62123-1410 to Evans Construction & Remodeling LLC and approval of the attached purchase order in the amount of \$32,065 for the housing rehabilitation project located at 1628 N. Broadview Dr.

#### BACKGROUND:

Community Resources has deemed the \$32,065 housing rehabilitation project cost necessary in order to fully rehabilitate the home located at 1628 N. Broadview Dr. A brief scope of the project includes performing repairs to trim and electric system, replacing ceiling tiles in two rooms, installing new siding, windows, HVAC unit, deck railing, gutters and insulation. For the full scope of the project, please see the attached bid packet.

#### DISCUSSION:

In December 2013, a Fayetteville home-owner applied for a housing rehabilitation project on their home at 1628 N. Broadview Dr. After verifying that the owner qualified for the program by being within the low-income population, Community Resources conducted an environmental review of the property, performed an assessment of the property, and completed a dwelling assessment on the property. The housing structure was deemed stable, livable, and eligible for rehabilitation.

In July, the bid for the rehab project was advertised in the local newspaper and emails were send out to contractors with the bid packet attached. Only one contractor, Evans Construction & Remodeling, placed a bid on the project.

#### BUDGET/STAFF IMPACT:

Project cost is \$32,065

#### Attachments:

Purchase Order  
Receipt of Bids and Bids  
Bid Invitation Packet

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION TO AUTHORIZE A CONTRACT WITH EVANS CONSTRUCTION AND REMODELING, LLC IN THE AMOUNT OF \$32,065.00 FOR COMMUNITY DEVELOPMENT BLOCK GRANT REHABILITATION OF AN ELIGIBLE RESIDENCE LOCATED AT 1628 N. BROADVIEW DRIVE

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby authorizes a contract with Evans Construction and Remodeling, LLC in the amount of \$32,065.00 for Community Development Block Grant rehabilitation of an eligible residence located at 1628 N. Broadview Drive.

**PASSED and APPROVED** this 2<sup>nd</sup> day of September, 2014.

APPROVED:

ATTEST:

By: \_\_\_\_\_  
**LIONELD JORDAN, Mayor**

By: \_\_\_\_\_  
**SONDRA E. SMITH, City Clerk/Treasurer**





COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**RECEIPT OF BIDS**

OWNER(S): Wes & Maggie Mouser

ADDRESS: 1628 N. Broadview Dr. PROJECT No: 62123-1410

PROJECT TITLE: Moderate Rehabilitation of a Residential Building

BID CLOSING DAY/DATE/TIME: August 4, 2014, 4:00 P.M.

CONTRACTOR: Evans Const + Remodelling LLC BID AMOUNT: \$ 32,065

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ BID AMOUNT: \_\_\_\_\_

Certified by: [Signature] Date: 4 Aug 2014

Witness: [Signature] Date: 8/4/2014



**STANDARD BID PROPOSAL FORM**

**PROJECT NUMBER:** 62123-1410      **DATE ISSUED:** 07-21-2014

**DATE AND TIME OF OPENING:** Monday, 4:00 pm, August 4, 2014

**OWNER'S NAME:** City of Fayetteville

**PROJECT ADDRESS:** 1628 N. Broadview Dr., Fayetteville, AR 72703

**ATTENTION**

The City has the right to select which of the items listed below will be completed based on the amount of funds available.

\*In blanks below please quote price for each item and the total for project at the bottom.

- A) Electrical: 1,040
- B) Siding: 7,900
- C) HVAC: 9,655
- D) Windows: 4,605
- E) Insulation: 1,835
- F) Gutters: 630
- G) Ceiling Tiles: 800
- H) Deck Railing: 350
- I) Trim & Paint: 2,000
- J) Cleanup: 250
- K) Other: 3,000

**MY TOTAL BID PRICE FOR THIS PROJECT IS \$** 32,065

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Complete Business Address: 1123 Crutcher St. Springdale AR 72714

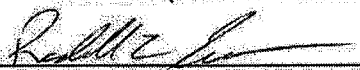
Name of Firm: Evans Construction + Remodeling LLC Phone # (479) 530-0801

Residential Contractor's License number 0204640814

Street address or P.O. Box 1123 Crutcher St. Springdale, AR 72714

City / State / Zip Code Springdale AR 72714

Printed Name: Randall Evans

Signature:  Title: President



# **CITY OF FAYETTEVILLE**

**113 W. Mountain St.  
Fayetteville, AR 72701**

## **INVITATION TO BID**

**Bid# 62123-1410**

**Community Resources Division  
(479) 575-8240**

**BID#: 62123-1410**

**DATE ISSUED: 07-21-2014**

**DATE & TIME OF OPENING: Monday, August 4, 2014 4:00pm**

**CONTACT: Kyle Belt—(479) 575-8240**





## INVITATION TO BID

**DATE ISSUED:** July 21, 2014

**RECEIPT OF BIDS:** Monday, 4:00 pm, August 4, 2014  
Community Resources Division  
125 West Mountain Street  
Fayetteville, AR 72701

**COMMUNITY DEVELOPMENT PROGRAMS ADMINISTRATOR:**  
Kyle Belt  
CDBG Programs Administrator  
113 West Mountain Street  
Fayetteville, Arkansas 72701  
Phone (479) 575-8240

**BRIEF SCOPE OF PROJECT:** Install new siding, windows, HVAC unit, deck railing, gutters and insulation. Perform repairs to trim and electric system. Replace ceiling tiles in two rooms.

**PROJECT NUMBER:** 62123-1410

**PROJECT LOCATION:** 1628 N. Broadview Dr., Fayetteville, AR 72703

**CITY OF FAYETTEVILLE:** The City of Fayetteville encourages participation of small, minority and women owned business enterprises in the procurements of goods, services, and construction, either as a general contractor or subcontractor. The City is an affirmative action / equal opportunity employer. Section 55.55 prohibits discrimination against qualified individuals because of their handicapped status.

**GENERAL:** A copy of the Specifications is available at the Community Resources Division's office.

**\*\*\*\*\* Attention! New Requirements! \*\*\*\*\***

- New permitting requirements, please see attached
- Any bid of \$20,000 or over must be accompanied by a certified check or bid bond in an amount not less than five percent (5%) of the amount bid.
- A one hundred percent (100%) performance and payment bond is required with a contract awarded amount of over \$20,000 and filed with the Washington County Circuit Clerk.
- A State of Arkansas Residential Contractor's License is required for ALL bids.



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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

### SPECIAL TERMS AND CONDITIONS

1. All bids shall be submitted in a sealed envelope and must be submitted on forms provided by the city. No employees of the Community Resources Division are allowed to fill out bid sheets for Contractors.
2. The company or contractor name and project # shall be stated on the face of the sealed bid envelope.
3. Bidders shall include all applicable local, state, and federal sales tax in the bid. The responsibility of payment shall remain with the successful bidder.
4. Prices shall include all labor, materials, profit, insurance, etc., to cover the furnishing of the items of the bid.
5. Bids received after the date and time set for receiving bids will not be considered.
6. The Owner reserves the right to accept or reject any and all bids, waive formalities in the bidding and make a bid award deemed to be in the best interest of the Owner. The Owner shall be able to purchase more or less than the quantity indicated subject to availability of funds.
7. The bid price shall remain good and firm for a period of thirty (30) calendar days from bid opening date; however, the prices may remain firm for a longer period of time if mutually agreeable between bidder and the Owner.
8. All products delivered shall comply with applicable standards of quality.
9. Any exceptions to the requirements of the City of Fayetteville must be noted on the Bid Form or on an attached form.
10. In the event of two or more identical low bids, the contract may be awarded arbitrarily or for any reason to any such bidders, at the discretion of the Owner.
11. **The Contractor is to supply the City with evidence of the following:**
  - 1) **Current and valid Certificate of Liability Insurance that includes coverage for**
    - a) **Workman's Compensation and Employer Liability in accordance with the laws of the State of Arkansas,**
    - b) **Commercial General Liability that covers public liability and property damage and**
    - c) **Automobile Liability, if applicable. All premiums and**



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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**costs shall be paid by the Contractor. In no way will the Owner be responsible in case of accident.**

- 2) Current and valid license from the State of Arkansas Contractors Licensing Board.**
  - 3) EPA/HUD Approved Lead Safety Training Program certification.**
12. Specifications furnished with this invitation are intended to establish a desired quality or performance level, or other minimum dimensions and capacities, which will provide the best product at the lowest possible price. Other than designated brands and/or models approved as equal to designated products shall receive equal consideration.
  13. The City reserves the right to request any additional information it deems necessary from any or all bidders after the submission deadline.
  14. Quality, time and probability of performance may be factors in making an award.
  15. Any ambiguity in any bid as a result of omission, error, lack of clarity or non-compliance by the bidder with specifications, instructions, and all conditions of bidding shall be construed in the light most favorable to the Owner.
  16. Bidders must provide the City with their bids signed by an employee having legal authority to submit bids on behalf of the bidder.
  17. The request for bid is not to be construed as an offer, a contract, or a commitment of any kind; nor does it commit the city to pay for any costs incurred by bidder in preparation of bid.
  18. Bids must be hand delivered or received by mail in the Community Resources Office, 125 West Mountain St. Fayetteville, and AR. 72701, on or before the time of closing listed on the Bid Form: Under no circumstances will faxed bids be allowed.
  19. The successful bidder will be required to enter into a contract with the Owner and shall provide a certificate of insurance to the Community Resources Division within ten (10) days of notice of bid award.
  20. In the event a contract is entered into pursuant to the "Invitation to Bid", the bidder shall not discriminate against any qualified employee or qualified applicant for employment because of race, sex, color, creed, national origin, or ancestry. The bidder must include in any and all subcontracts a provision similar to the above.
  21. The contractor must be prepared to commence work on start date per Notice to Proceed issued by the City Community Resources Division, and must complete the work within Thirty (30) calendar days. Exceptions as noted in the Rehabilitation Contract.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

22. A Maximum of three payments may be made on each Housing Rehabilitation Project. Upon satisfactory completion of 40% of the work and submission of proper documentation, 30% of the contract amount may be released to the contractor with 10% being held as retainer. Upon satisfactory completion of 70% of the work and submission of proper documentation, 60% of the contract amount may be released to the contractor with 10% being held as retainer. Final payment shall be made after satisfactory completion and acceptance of the project. Retainers shall be released with the final payment.
  
23. A certificate of final inspection by the City of Fayetteville's Building Safety Division must be performed before the release of the final check.
  
24. Any construction material containing Lead-Based Paint (LBP) shall be removed by workers certified in LBP Interim Controls and with adherence to the current HUD Regulation on LBP Hazards.



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

## **Residential Permit Application and Plan Review Requirements**

**The following shall be the submittal requirements:**

- **Completion of the Master Permit application and review before any work starts.**
- **“CDBG” will be entered in the Description of Work field.**
- **Specification sheets will be submitted with the application.**
- **CDBG fee waiver sheet for the application process. (Provided by CDBG Staff)**
- **A site plan of the property drawn to scale will be submitted according to permitting procedures.**
- **A floor plan drawn to scale will be submitted indicating where changes to the structure are to occur. This can be done in two parts as before and after with 8 ½ x 11 plans.**
- **The Master permit must be issued before any other permit may be applied for.**

**Highland Home Builder, Inc.**

Bruce Kerr 479-903-0966  
Community Resources Spec writer  
[brucegkerr@netzero.com](mailto:brucegkerr@netzero.com)  
Community Resources Division



**MODERATE HOUSING REHABILITATION PROJECT**

**Scope of Project:** Install new siding, windows, HVAC unit, deck railing, gutters and insulation.  
Perform repairs to trim and electric system. Replace ceiling tiles in two rooms

**Owner's Name:** Wes & Maggie Mouser **Phone:** 479-879-2242

**Project Location:** 1628 N Broadview Drive, Fayetteville, AR 72703

**Project # 62123-1410**

**Administrator:** Kyle Belt **Phone:** 479-575-8240 **Fax:** 479-444-3445

**Contractors Description of Work:**

Minimum requirements for bidder: Proof of current Arkansas Residential Contractor's license (or Commercial Contractor's license if required by law) which is provided by the State of Arkansas Contractors Licensing Board, Certificate of Liability Insurance, and a statement of Completion of EPA/HUD Approved Lead Safety Training if applicable.

**GENERAL:**

The contractor will be responsible for all aspects of the construction, installation, repairs, and cleanup as stated in the Scope of Work and Specifics at the project location stated above. Each bidder will be responsible for a complete inspection of the property at the project location before submitting bid. Give occupant 24 hour notice before inspection. All the distances, measurements, procedures, and listed materials should be verified before submitting your bid to complete the work. The requirements listed here, in the description of work, are general requirements and it will be the responsibility of the winning bidder to assure the City of Fayetteville that the finished project is in compliance with all applicable codes and standards and achieves the goal of raising the efficiency of the building.

The contractor's duties and responsibilities include, but are not limited to, the following:

- 1) Purchasing of all materials.
- 2) Supervision of all employees and subcontractors.
- 3) Coordination with the City of Fayetteville CDBG Administrator, the City of Fayetteville Code Compliance Office and owners.
- 4) Project design.
- 5) Clean up and restoration of all lawns, planters, walking and driving surfaces to their original condition.
- 6) Keep job site safe for others and practice safe working practices as required.

## **SPECIFICS:**

### **A: ELECTRICAL**

- A - 1 Install a new GFI outlet in the bathroom and repair wiring or replace GFI outlet in the kitchen so it is in working order.
- A - 2 Make all connections necessary for the new HVAC system, adding any needed breakers and electrical components needed.
- A - 3 Install any missing outlet and switch covers in the home.
- A - 4 Add any missing smoke detectors to bring the old section of the home up to code.
- A - 5 Determine what the switch in the laundry room that is missing a cover controls and make repairs. If the switch does not run anything anymore just cap it off and put a blank cover on it.

### **B: SIDING**

- B - 1 Install new vinyl siding with vinyl soffits. Build any sub structure to the soffits if needed to install vinyl soffit material. Use metal fascia and cover any exposed wood with aluminum coil as needed. Have colors and profile approved by homeowner. (Soffits have tested positive for lead)
- B - 2 Build three new crawlspace doors that open and close easily. One of the crawlspace doors may need to be enlarged to allow the new HVAC unit in the crawlspace. Make adjustments as needed to accommodate the new unit.
- B - 3 The front porch columns have tested positive for lead. Cover them with coil metal or paint them to match the siding using lead safe practices.

### **C: HVAC**

- C - 1 Install a new natural gas 90 plus furnace in the crawlspace of the home. The units should be Energy Star rated with the AC unit with a minimum seer rating of 15. The outdoor AC unit should be installed near the electric meter.
- C - 2 Install central air vents in the crawlspace. Ensure all ducts are sealed and insulated properly. The unit should have a return air with a filter grill installed for customer to change filters easily. Determine the best way to provide a space for the return air and have it approved by the homeowner.
- C - 3 Remove the old gas heater in the living room and cap of the gas.

## **D: WINDOWS**

- D-1 Remove old windows. The windows tested positive for lead so remove them using lead safe practices.
- D-2 Replace all windows except front left bedroom window that faces front with new single or double hung windows. The left front bedroom window that faces front should be a casement window that meets egress. The windows should be white vinyl windows that are energy star rated with Low-e glass.
- D-3 Cover the outside wood around the window trim with metal coil trim bent to fit.
- D-4 Seal around all windows to keep out water or air.

## **E: INSULATION**

- E-1 Blow in attic insulation to bring R value to R 38.
- E-2 Install a vapor barrier over the dirt in the crawl space of the home.
- E-3 Install new R-19 floor insulation between the joists in the crawlspace.

## **F: GUTTERS**

- F-1 Add seamless gutters and downspouts to the home. Have color approved by homeowner.

## **G: CEILING TILES**

- G-1 Replace the ceiling in the laundry room and office off of the kitchen with similar style ceiling tiles. Repair ceiling above tiles as needed so the new ceiling will not sag. Help the customer by moving any furniture or appliances as needed to perform the work.

## **H: DECK RAILING**

- H-1 Install a new handrail on the back porch and stairs that meets code. Use pressure treated wood.

## **I: TRIM AND PAINT**

- I-1 Make any needed repairs inside the home around the windows. Add or repair any trim or paint as needed.
- I-2 Install a new 1x4 baseboard in the hallway where it is missing. Paint to match.



## **J: CLEANUP**

- J - 1 All new, used, and excess construction materials that relate to the job or a change order(s) belongs to the contractor and can be removed from the property by the contractor as needed during the project and shall be removed at completion.
- J - 2 All trash shall be hauled off by contractor and preferably recycled if possible.
- J - 3 All affected areas shall be left broom clean.
  
- J - 4 If lead paint is present, cleanup will be compliant with EPA/HUD Approved Lead Safety standards.

## **K: OTHER**

- K - 1 All work or materials which are not directly noted in the Scope of Work and Specifics, but are necessary for the proper carrying out of the obvious intentions thereof, are to be understood as implied work and will be provided for by the contractor as if specifically described or drawn.
- K - 2 All work shall be performed in a workmanlike manner according to common construction practices, according to the specifications set forth in the Community Resources Program's General Specification Manual, and with adherence to city, state, and national codes.
- K - 3 Any damage to the dwelling or property caused by the contractor, his/her worker(s) or delivery person, and/or their vehicles during the project shall be repaired to like new conditions.
- K - 4 Where applicable, all plumbing work shall be performed by a Arkansas State licensed plumbing contractor with adherence to the current Arkansas Plumbing Code.
- K - 5 Where applicable, all electrical work shall be performed by a Arkansas State licensed electrical contractor with adherence to the current National Electrical Code.
- K - 6 Where applicable, all HVAC work shall be performed under the supervision of a licensed HVAC contractor with adherence to all codes.

# LEAD TECHNOLOGIES

1922 Sunnyland Road  
Mountain View, Arkansas 72560

May 29, 2014

Mr. Kyle Belt  
City of Fayetteville  
113 West Mountain Street  
Fayetteville, Arkansas 72701

Dear Mr. Belt:

This is a report of the lead-based paint inspection conducted at the residence of Wes & Maggie Mouser, 1628 Broadview, Fayetteville, Arkansas. The inspection was conducted on May 15, 2014. The purpose of the inspection was to determine if lead-based paint was present at or above the Department of Housing and Urban Development's (HUD) regulated level of 1.0 mg/cm<sup>2</sup>. Lead-based paint was found on the exterior and interior of the dwelling. One hundred seventy-four XRF readings were taken with seven of the readings at or above the HUD regulated level. Please refer to the summary report for additional information on specific locations and lead concentrations.

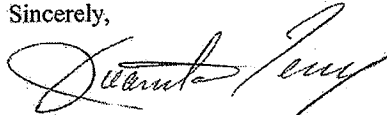
The summary report lists all concentrations that are at or above the HUD regulated level of 1.0 mg/cm<sup>2</sup>. A sequential report lists all XRF readings in the order they were taken. Both reports provide the structure on which the reading was taken, the location, paint condition, substrate, color and concentration. The wall refers to the side of the house (location) that each reading was taken. Example: Exterior wall A is the front entrance side, when looking at the front of the house, then proceed clockwise, wall B being to the left of A and so on. Each room after that is oriented the same, with wall A in the living room being the wall facing the front entrance. Paint condition is classified by intact (good), fair and poor conditions. The mode refers to the sampling method selected for conducting the x-ray fluorescence measurements. A diagram with room identifiers and room numbers is included for reference. The inspection was conducted using the RMD LPA-1 x-ray fluorescence analyzer (XRF), serial number 3204. The XRF was operated in the quick mode for the quantitative measurement of lead in paint.

Frank Terry of Lead Technologies conducted the lead paint inspection. Mr. Terry is a certified lead paint inspector and a certified risk assessor. Lead Technologies is an Arkansas licensed lead paint consultant.

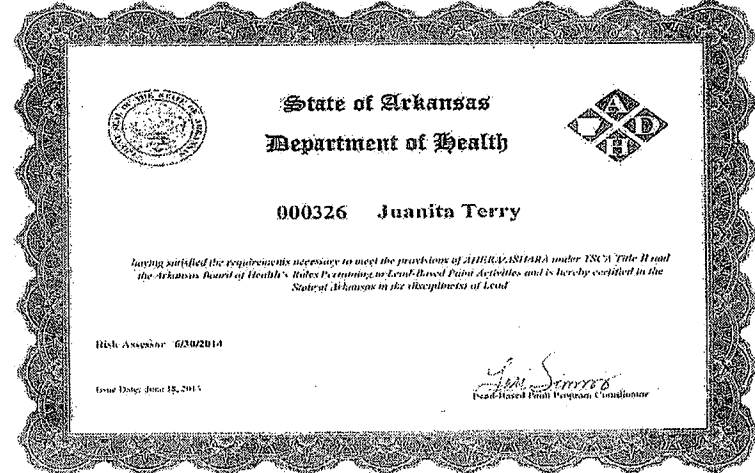
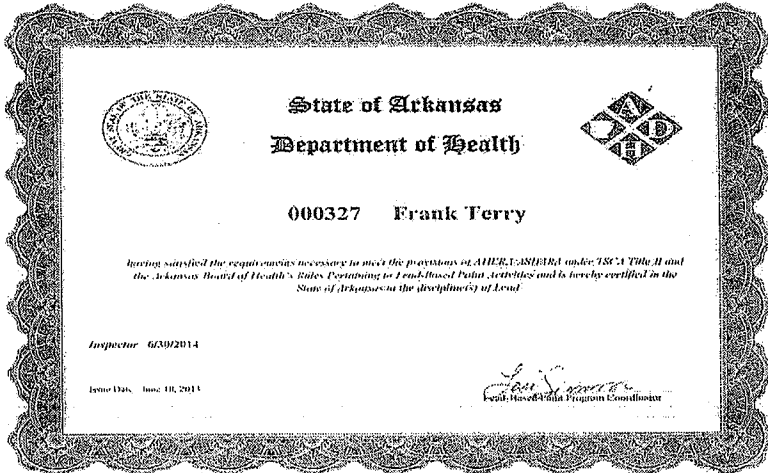
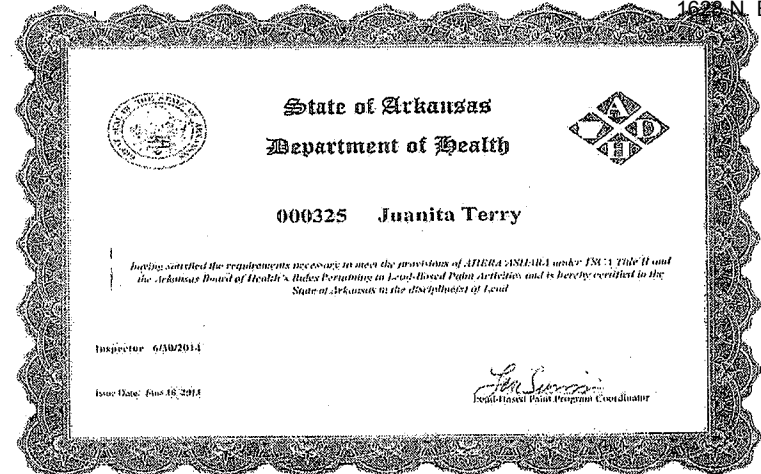
According to HUD and EPA regulations a disclosure statement must be provided to the property owner and any new lessees (tenants) and purchasers of this property prior to becoming obligated under a lease or sales contract. A copy of this report must be made available to the occupants within 15 days. A lead-based paint disclosure is included with this letter. Please provide the EPA information pamphlet; "Protect Your Family from Lead in Your Home" or "Renovate Right" to the homeowner when you deliver the lead report to them.

If you have any questions concerning this survey report or need additional assistance, please feel free to call us. We appreciate you selecting Lead Technologies to conduct your lead paint inspection.

Sincerely,



Juanita Terry, Vice President  
Lead Technologies



## Lead-based Paint Disclosure

“A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal Law (24 DFR Part 35 and 40 CFR Part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards.”

# LEAD PAINT INSPECTION REPORT

REPORT NUMBER: S#03204 - 05/15/14 10:33

INSPECTION FOR: Mr. Kyle Richard Belt  
City of Fayetteville, Comm. Serv.  
113 West Mountain Street  
Fayetteville, Arkansas 72701

PERFORMED AT: 1628 Broadview  
Fayetteville, Arkansas

INSPECTION DATE: 05/15/14

INSTRUMENT TYPE: R M D  
MODEL LPA-1  
XRF TYPE ANALYZER  
Serial Number: 03204

ACTION LEVEL: 1.0 mg/cm<sup>2</sup>

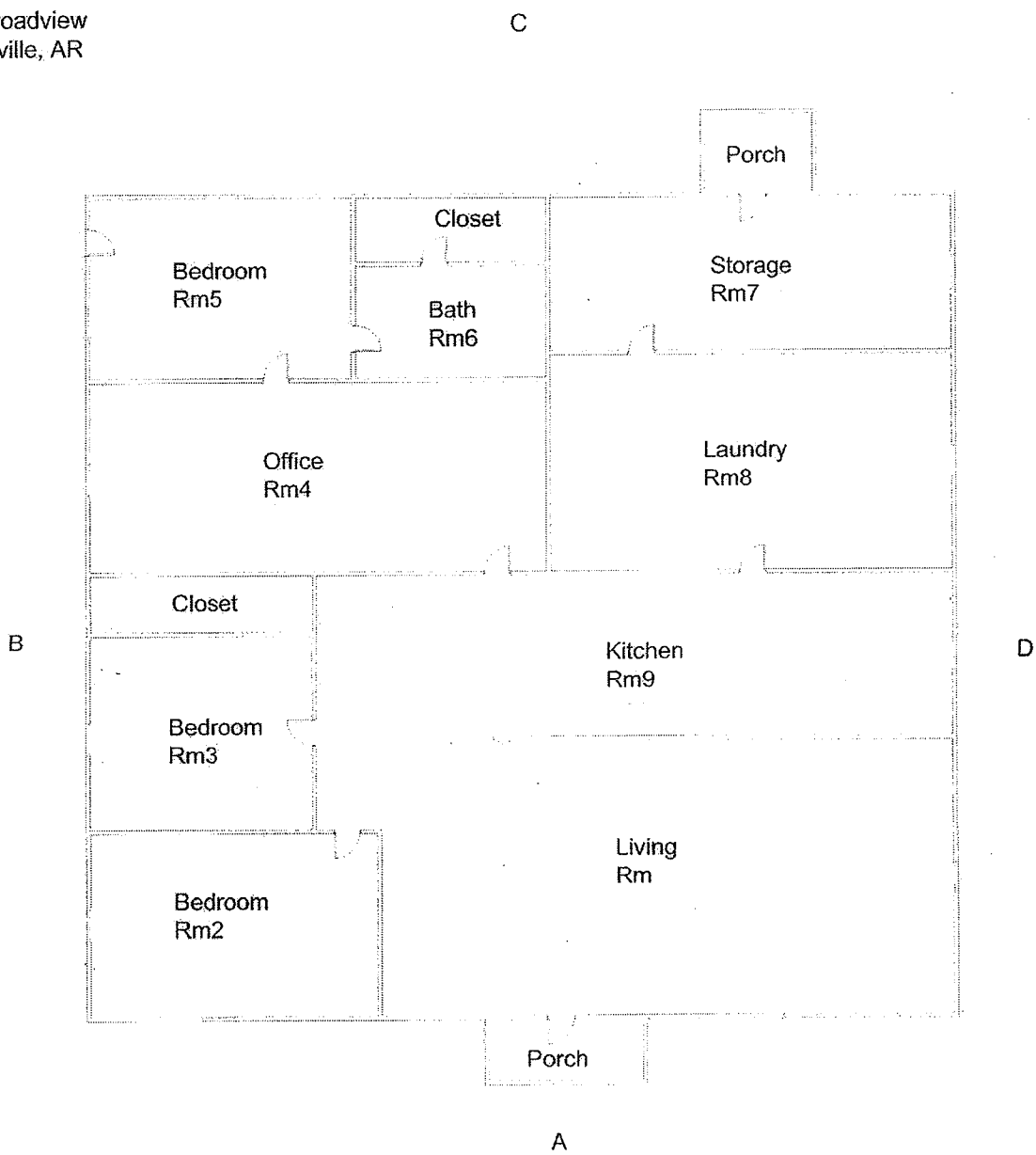
OPERATOR LICENSE: GL-0142

SIGNED: \_\_\_\_\_



Date: 5-17-14

1628 Broadview  
Fayetteville, AR



**SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt**

Inspection Date: 05/15/14 1628 Broadview  
 Report Date: 5/17/2014 Fayetteville, Arkansas  
 Abatement Level: 1.0  
 Report No. S#03204 - 05/15/14 10:33  
 Total Readings: 174 Actionable: 7  
 Job Started: 05/15/14 10:33  
 Job Finished: 05/15/14 12:25

Reading No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
Exterior Room 001 Exterior									
015	A	Fascia			I	Wood	Tan	1.5	QM
006	A	Column	Rgt	L column	I	Wood	Tan	1.0	QM
004	A	PorchCeiling	Ctr		I	Wood	Tan	1.0	QM
005	A	Porch Supp.	Ctr		I	Wood	Tan	1.0	QM
008	A	Rafter End	Rgt		I	Wood	Tan	1.0	QM
037	C	Window	Rgt	Sash	P	Wood	White	1.3	QM
Interior Room 001 Living Rm									
050	D	Window	Lft	Sash	I	Wood	White	1.4	QM

Calibration Readings

---- End of Readings ----

**SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt**

Inspection Date: 05/15/14 1628 Broadview  
 Report Date: 5/17/2014 Fayetteville, Arkansas  
 Abatement Level: 1.0  
 Report No. S#03204 - 05/15/14 10:33  
 Total Readings: 174  
 Job Started: 05/15/14 10:33  
 Job Finished: 05/15/14 12:25

Read No.	Rm No.	Room Name	Wall	Structure	Location	Member	Paint		Color	Lead	
							Cond	Substrate		(mg/cm <sup>2</sup> )	Mode
1		CALIBRATION								0.9	TC
2		CALIBRATION								1.0	TC
3		CALIBRATION								0.9	TC
4	001	Exterior	A	Porch	Ceiling	Ctr	I	Wood	Tan	1.0	QM
5	001	Exterior	A	Porch	Supp.	Ctr	I	Wood	Tan	1.0	QM
6	001	Exterior	A	Column		Rgt L column	I	Wood	Tan	1.0	QM
7	001	Exterior	A	Soffit			I	Wood	Tan	0.6	QM
8	001	Exterior	A	Rafter	End	Rgt	I	Wood	Tan	1.0	QM
9	001	Exterior	A	Door		Ctr Lft casing	I	Wood	Tan	0.0	QM
10	001	Exterior	A	Door		Ctr Rgt jamb	I	Wood	White	0.1	QM
11	001	Exterior	A	Door		Ctr U Lft	I	Wood	Natural	-0.1	QM
12	001	Exterior	A	Wall		U Rgt	I	Wood	Tan	-0.2	QM
13	001	Exterior	A	Wall		L Lft	I	Wood	Tan	-0.3	QM
14	001	Exterior	A	Corner board		Lft	I	Wood	Tan	0.0	QM
15	001	Exterior	A	Fascia			I	Wood	Tan	1.5	QM
16	001	Exterior	B	Fascia			I	Wood	Tan	0.0	QM
17	001	Exterior	B	Soffit			I	Wood	Tan	-0.1	QM
18	001	Exterior	B	Rafter	End	Lft	I	Wood	Tan	0.5	QM
19	001	Exterior	B	Wall		U Ctr	I	Wood	Tan	-0.2	QM
20	001	Exterior	B	Corner board		Rgt	I	Wood	Tan	-0.1	QM
21	001	Exterior	B	Door		Lft Rgt casing	I	Wood	Tan	0.0	QM
22	001	Exterior	B	Door		Lft Lft jamb	I	Wood	White	0.0	QM
23	001	Exterior	B	Door		Lft U Ctr	I	Wood	Natural	-0.2	QM
24	001	Exterior	C	Door		Lft U Rgt	I	Wood	Natural	-0.1	QM
25	001	Exterior	C	Door		Lft Rgt jamb	I	Wood	White	-0.1	QM
26	001	Exterior	C	Door		Lft Lft casing	I	Wood	Tan	-0.1	QM
27	001	Exterior	C	Railing		Lft Railing	I	Wood	Tan	0.2	QM
28	001	Exterior	C	Column		Rgt U column	I	Wood	Tan	0.0	QM
29	001	Exterior	C	Porch	Floor	Lft	P	Wood	Tan	-0.2	QM
30	001	Exterior	C	Porch	Ceiling	Lft	I	Wood	Tan	-0.1	QM
31	001	Exterior	C	Porch	Supp.	Lft	I	Wood	Tan	0.2	QM
32	001	Exterior	C	Soffit			I	Wood	Tan	-0.1	QM
33	001	Exterior	C	Rafter	End	Lft	I	Wood	Tan	-0.1	QM
34	001	Exterior	C	Fascia			I	Wood	Tan	0.0	QM
35	001	Exterior	C	Corner board		Rgt	I	Wood	Tan	-0.1	QM
36	001	Exterior	C	Wall		L Ctr	I	Wood	Tan	-0.3	QM
37	001	Exterior	C	Window		Rgt Sash	P	Wood	White	1.3	QM
38	001	Exterior	D	Wall		L Lft	I	Wood	Tan	-0.3	QM
39	001	Exterior	D	Corner board		Lft	I	Wood	Tan	-0.1	QM



SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Lead	
						Cond	Substrate	Color	(mg/cm <sup>2</sup> ) Mode
40	001	Exterior	D	CrawlSpace	Lft	P	Wood	Tan	-0.3 QM
41	001	Exterior	D	Soffit		I	Wood	Tan	-0.1 QM
42	001	Exterior	D	Fascia		I	Wood	Tan	0.0 QM
43	001	Exterior	D	Rafter End	Rgt	I	Wood	Tan	0.0 QM
44	001	Exterior	D	Vent Pipe	Ctr	I	Metal	Tan	0.1 QM
45	001	Living Rm	A	Wall	L Lft	I	Drywall	Tan	-0.1 QM
46	001	Living Rm	B	Wall	U Ctr	I	Drywall	Tan	-0.1 QM
47	001	Living Rm	C	Wall	L Lft	I	Drywall	Tan	0.1 QM
48	001	Living Rm	D	Wall	U Rgt	I	Drywall	Tan	0.1 QM
49	001	Living Rm	D	Window	Lft Well	P	Wood	White	0.5 QM
50	001	Living Rm	D	Window	Lft Sash	I	Wood	White	1.4 QM
51	001	Living Rm	A	Baseboard	Lft	I	Wood	White	0.0 QM
52	001	Living Rm	A	Crown Mldg	Lft	I	Wood	White	0.1 QM
53	001	Living Rm	A	Door	Rgt Header	I	Wood	White	0.0 QM
54	001	Living Rm	A	Door	Rgt Lft jamb	I	Wood	Natural	0.2 QM
55	001	Living Rm	A	Door	Rgt L Lft	I	Wood	Natural	0.1 QM
56	002	Bedroom	C	Door	Rgt Lft casing	I	Wood	White	0.2 QM
57	002	Bedroom	C	Door	Rgt Rgt jamb	I	Wood	White	0.0 QM
58	002	Bedroom	C	Door	Rgt L Ctr	I	Wood	White	-0.1 QM
59	002	Bedroom	B	Window	Ctr Sill	I	Wood	White	-0.5 QM
60	002	Bedroom	B	Window	Ctr Lft jamb	I	Wood	White	-0.1 QM
61	002	Bedroom	D	Baseboard	Lft	I	Wood	White	0.0 QM
62	002	Bedroom	B	Closet	Rgt Door	I	Wood	White	-0.2 QM
63	002	Bedroom	B	Closet	Rgt Door Casing	I	Wood	White	0.1 QM
64	002	Bedroom	B	Closet	Rgt Door Jamb	I	Wood	White	0.1 QM
65	002	Bedroom	B	Closet	Rgt Shelf	I	Wood	White	0.1 QM
66	002	Bedroom	B	Closet	Rgt Shelf Sup.	I	Wood	White	0.0 QM
67	002	Bedroom	B	Closet	Rgt Wall	I	Drywall	White	-0.2 QM
68	002	Bedroom	B	Ceiling		I	Drywall	White	-0.1 QM
69	002	Bedroom	A	Wall	L Rgt	I	Drywall	White	0.0 QM
70	002	Bedroom	B	Wall	U Lft	I	Drywall	White	-0.1 QM
71	002	Bedroom	C	Wall	L Ctr	I	Drywall	White	-0.1 QM
72	002	Bedroom	D	Wall	U Lft	I	Drywall	White	-0.1 QM
73	003	Bathroom	A	Wall	U Ctr	I	Drywall	Green	-0.1 QM
74	003	Bathroom	B	Wall	L Ctr	I	Drywall	Green	-0.3 QM
75	003	Bathroom	C	Wall	U Rgt	I	Drywall	Green	-0.3 QM
76	003	Bathroom	D	Wall	L Lft	I	Drywall	Green	0.0 QM
77	003	Bathroom	C	Ceiling		I	Drywall	White	-0.3 QM
78	003	Bathroom	B	Window	Ctr Sill	I	Wood	White	-0.2 QM
79	003	Bathroom	B	Window	Ctr Apron	I	Wood	White	-0.1 QM
80	003	Bathroom	A	Cabinet	Rgt	I	Wood	White	-0.3 QM
81	003	Bathroom	A	Vanity	Lft	I	Wood	White	-0.1 QM
82	003	Bathroom	D	Door	Rgt Rgt casing	I	Wood	White	-0.2 QM
83	003	Bathroom	D	Door	Rgt Lft jamb	I	Wood	White	-0.1 QM
84	003	Bathroom	D	Door	Rgt L Rgt	I	Wood	White	-0.2 QM
85	003	Bathroom	D	Closet	Lft Door Casing	I	Wood	White	0.0 QM
86	003	Bathroom	D	Closet	Lft Door Jamb	I	Wood	White	0.0 QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint		Lead		
						Cond	Substrate	Color	(mg/cm <sup>2</sup> )	Mode
87	003	Bathroom	B	Baseboard	Rgt	I	Wood	White	-0.1	QM
88	003	Bathroom	A	Attic Entry	Ctr	I	Wood	White	0.1	QM
89	004	Office	A	Wall	U Lft	I	Wood	Natural	-0.1	QM
90	004	Office	B	Wall	U Rgt	I	Wood	Natural	-0.1	QM
91	004	Office	C	Wall	L Ctr	I	Wood	Natural	0.0	QM
92	004	Office	D	Wall	U Rgt	I	Wood	Natural	0.0	QM
93	004	Office	C	Baseboard	Lft	I	Wood	Natural	0.0	QM
94	004	Office	B	Floor		I	Wood	Natural	-0.3	QM
95	004	Office	B	Window	Lft Lft casing	I	Wood	Natural	-0.2	QM
96	004	Office	B	Window	Lft Well	I	Wood	White	0.3	QM
97	004	Office	C	Door	Lft Rgt casing	I	Wood	Natural	0.1	QM
98	004	Office	C	Door	Lft Lft jamb	I	Wood	Natural	-0.4	QM
99	004	Office	C	Door	Lft U Lft	I	Wood	Natural	0.0	QM
100	004	Office	A	Closet	Rgt Door	I	Wood	Natural	0.0	QM
101	004	Office	A	Closet	Rgt Door Jamb	I	Wood	Natural	0.1	QM
102	004	Office	A	Closet	Rgt Shelf	I	Wood	Natural	0.1	QM
103	004	Office	A	Closet	Rgt Shelf Sup.	I	Wood	Natural	-0.1	QM
104	004	Office	A	Closet	Rgt Wall	I	Wood	Natural	0.2	QM
105	005	Bedroom	A	Door	Ctr U Ctr	I	Wood	Natural	0.0	QM
106	005	Bedroom	A	Door	Ctr Lft jamb	I	Wood	Natural	0.0	QM
107	005	Bedroom	A	Door	Ctr Header	I	Wood	Brown	0.1	QM
108	005	Bedroom	C	Baseboard	Lft	I	Wood	Brown	-0.1	QM
109	005	Bedroom	B	Window	Lft Rgt casing	I	Wood	Brown	0.1	QM
110	005	Bedroom	B	Window	Lft Lft casing	I	Wood	Brown	-0.1	QM
111	005	Bedroom	B	Crown Mldg	Ctr	I	Wood	Brown	-0.1	QM
112	005	Bedroom	A	Wall	L Ctr	I	Wood	Natural	0.1	QM
113	005	Bedroom	B	Wall	U Rgt	I	Wood	Natural	0.0	QM
114	005	Bedroom	C	Wall	L Lft	I	Wood	Natural	0.0	QM
115	005	Bedroom	D	Wall	U Rgt	I	Wood	Natural	-0.1	QM
116	006	Bathroom	A	Vanity	Ctr	I	Wood	Natural	0.0	QM
117	006	Bathroom	A	Cabinet	Lft	I	Wood	Natural	-0.1	QM
118	006	Bathroom	B	Door	Lft U Rgt	I	Wood	Natural	-0.2	QM
119	006	Bathroom	B	Door	Lft Lft casing	I	Wood	Brown	-0.1	QM
120	006	Bathroom	B	Door	Lft Rgt jamb	I	Wood	Brown	-0.1	QM
121	006	Bathroom	D	Baseboard	Rgt	I	Wood	Brown	-0.2	QM
122	006	Bathroom	C	Closet	Lft Door	I	Wood	Brown	-0.3	QM
123	006	Bathroom	C	Closet	Lft Door Casing	I	Wood	Brown	0.0	QM
124	006	Bathroom	C	Closet	Lft Door Jamb	I	Wood	Brown	0.0	QM
125	006	Bathroom	C	Closet	Lft Shelf	I	Wood	Brown	0.0	QM
126	006	Bathroom	C	Closet	Lft Shelf Sup.	I	Wood	Brown	0.0	QM
127	006	Bathroom	C	Closet	Lft Wall	I	Wood	Brown	0.0	QM
128	006	Bathroom	D	Heater	Rgt	I	Metal	Brown	0.0	QM
129	007	Storage	A	Wall	U Rgt	I	Wood	Brown	-0.2	QM
130	007	Storage	B	Wall	L Lft	I	Wood	Brown	0.1	QM
131	007	Storage	C	Wall	U Ctr	I	Wood	Brown	-0.2	QM
132	007	Storage	D	Wall	U Lft	I	Wood	Brown	-0.2	QM
133	007	Storage	D	Window	Rgt Rgt casing	I	Wood	Brown	-0.1	QM

SEQUENTIAL REPORT OF LEAD PAINT INSPECTION FOR: Mr. Kyle Richard Belt

Read No.	Rm No.	Room Name	Wall Structure	Location	Member	Paint Cond	Substrate	Color	Lead (mg/cm <sup>2</sup> )	Mode
134	007	Storage	D	Window	Rgt Sill	I	Wood	Brown	0.1	QM
135	007	Storage	A	Closet	Ctr Door Casing	I	Wood	Brown	0.0	QM
136	007	Storage	A	Closet	Ctr Door Jamb	I	Wood	Brown	0.0	QM
137	007	Storage	A	Closet	Ctr Shelf Sup.	I	Wood	Brown	0.2	QM
138	007	Storage	B	Baseboard	Lft	I	Wood	Brown	0.1	QM
139	007	Storage	B	Crown Mldg	Lft	I	Wood	Brown	-0.1	QM
140	007	Storage	A	Door	Rgt Rgt casing	I	Wood	Brown	0.1	QM
141	007	Storage	A	Door	Rgt Lft jamb	I	Wood	Natural	-0.1	QM
142	007	Storage	A	Door	Rgt U Rgt	I	Wood	Natural	0.0	QM
143	008	Laundry	A	Wall	U Ctr	I	Wood	Natural	-0.1	QM
144	008	Laundry	B	Wall	L Lft	I	Wood	Natural	-0.1	QM
145	008	Laundry	C	Wall	L Ctr	I	Wood	Natural	0.1	QM
146	008	Laundry	D	Wall	U Rgt	I	Wood	Natural	-0.2	QM
147	008	Laundry	D	Window	Ctr Apron	I	Wood	Natural	-0.1	QM
148	008	Laundry	D	Window	Ctr Sash	I	Wood	Natural	0.1	QM
149	008	Laundry	B	Baseboard	Lft	I	Wood	Natural	-0.1	QM
150	008	Laundry	A	Door	Rgt Header	I	Wood	Natural	-0.1	QM
151	008	Laundry	A	Door	Rgt Rgt jamb	I	Wood	Natural	0.0	QM
152	008	Laundry	A	Door	Rgt L Rgt	I	Wood	Natural	0.0	QM
153	008	Laundry	C	Closet	Ctr Door	I	Wood	Natural	-0.2	QM
154	008	Laundry	C	Closet	Ctr Door Casing	I	Wood	Natural	-0.1	QM
155	008	Laundry	C	Closet	Ctr Wall	I	Wood	Natural	-0.2	QM
156	008	Laundry	C	Closet	Ctr Wall	I	Wood	Brown	-0.1	QM
157	008	Laundry	C	Floor		P	Concrete	Grey	0.0	QM
158	009	Kitchen	A	Cabinet	Lft	I	Wood	White	0.0	QM
159	009	Kitchen	D	Window	Ctr Sill	I	Wood	White	-0.1	QM
160	009	Kitchen	C	Door	Rgt U Rgt	I	Wood	Natural	-0.2	QM
161	009	Kitchen	C	Door	Rgt Header	I	Wood	Grey	-0.4	QM
162	009	Kitchen	C	Door	Rgt Lft jamb	I	Wood	Grey	-0.1	QM
163	009	Kitchen	C	Baseboard	Lft	I	Wood	Grey	0.0	QM
164	009	Kitchen	C	Chair rail	Lft	I	Wood	Grey	-0.1	QM
165	009	Kitchen	A	Wall	L Ctr	I	Wood	Grey	-0.1	QM
166	009	Kitchen	B	Wall	L Rgt	I	Wood	Grey	0.0	QM
167	009	Kitchen	C	Wall	L Lft	I	Wood	Grey	-0.1	QM
168	009	Kitchen	D	Wall	L Ctr	I	Wood	Grey	-0.1	QM
169	009	Kitchen	A	Wall	U Lft	I	Drywall	Grey	-0.1	QM
170	009	Kitchen	B	Wall	U Ctr	I	Drywall	Grey	-0.3	QM
171	009	Kitchen	C	Wall	U Ctr	I	Drywall	Grey	-0.1	QM
172		CALIBRATION							0.8	TC
173		CALIBRATION							0.8	TC
174		CALIBRATION							0.8	TC

---- End of Readings ----

## Risk Assessment Summary

### Part 1: Identifying Information:

A lead-based paint inspection and a risk assessment were conducted at the residence of Wes & Maggie Mouser, 1628 Broadview, Fayetteville, Arkansas. Frank & Juanita Terry, certified inspectors and risk assessors, Arkansas certification numbers 000327 & 000328 and 000325 & 000326, conducted the inspection and risk assessment on May 15, 2014. Lead Technologies is an Arkansas lead-based paint consulting firm; license number 000606.

### Part 2: Results:

List of Locations and Type of Identified Lead Hazards:

The exterior was covered with wood clad. The overall condition of the exterior and interior of the house was intact except for some of the windows which were in poor condition.

Deteriorated lead-based paint was found on the exterior of the house on the window components.

Non-deteriorated lead based paint was found on the fascia, the front porch columns and the front porch ceiling and porch supports, and on the rafter ends.

Environmental dust wipe samples were collected throughout the house to evaluate the lead in dust concentrations. The lead in dust was above the HUD standard for the windowsills. The HUD standards are 40 ug/ft<sup>2</sup> for the floors, the windowsills are at 250 ug/ft<sup>2</sup> and the window troughs are set at 400 ug/ft<sup>2</sup>. Using these criteria, the lead in dust is considered a hazard.

One soil sample was collected at the perimeter of the house on sides A, B, C and D; the soil was mostly covered. The soil lead level was less than 49 (ug/g) for the perimeter sample. That level is below the EPA Guidance level for soil. The current EPA Guidance level for soil is 1,200 ug/g for bare soil at building perimeters and yard areas and 400 ug/g for bare soil play areas. Using these criteria, the covered soil is not considered a lead hazard.

### Part 3: Lead Hazard Control and Estimated Costs:

A licensed lead-abatement contractor or an EPA RRP certified contracting firm, using certified renovators, as directed in 745.89 shall conduct the lead work. The Contractor shall comply with EPA 40 CFR Part 745 or HUD Lead Safe Housing rule, June 2004.

a. The Contractor shall post signs clearly defining the work area and warning occupants or other persons not involved in the renovation to remain outside the work areas. The occupants are not permitted to enter the worksite during hazard reduction activities, until after hazard reduction work has been completed and clearance is achieved.

b. Before beginning the renovation, the firm must isolate the work area so that no dust or debris leaves the work area while the renovation is being performed. In addition, the firm must maintain the integrity of the containment by ensuring that any plastic or other impermeable materials are not torn or displaced. During all exterior work that will disturb lead-based paint, the windows, doors, ventilation intakes and other openings in or near the worksite (within 20 feet of the renovation) shall be sealed during the hazard control work. For interior work close all windows and doors in the work area, cover with plastic sheeting to confine dust and debris. Cover the ducts opening with plastic sheeting. The firm must ensure that the containment does not interfere with the occupant and worker egress in an emergency.

c. Ensure that doors within the work areas that will be used while the job is performed are covered with plastic that allows workers to pass through while confining the dust and debris.

d. Cover the ground or area with plastic or other disposable impermeable material extending 10 feet beyond the work or a sufficient distance to collect falling debris. If the property line is within 10 feet of the property line, a vertical containment must be erected to prevent the migration of contamination (dust and debris).

e. The work practices listed below are prohibited during renovation:

- 1) Open flame burning or torching of painted surfaces.
- 2) The use of machines through high speed operations such as sanding, grinding, power planing, needle gun, abrasive blasting, or sandblasting unless equipped with HEPA vacuum attachments to collect dust and debris at the point of generation. The machines must be operated so that no visible dust or release of air occurs outside the shroud or containment system.
- 3) Operating a heat gun on painted surfaces is permitted only at temperatures below 1,100 degrees Fahrenheit.

f. All waste must be contained to prevent the release of dust and debris.

g. A thorough cleaning shall be conducted on the exterior and interior of the property. Interiors must be wet wiped and HEPA vacuumed to remove dust, debris and residue.

h. Clearance testing must be conducted at the completion of all rehabilitation work to ensure that any existing lead contamination is removed. If the rehabilitation cost exceeds \$25,000, then a licensed lead-abatement contractor will be required to conduct all the lead work.

**Hazard 1: Deteriorated Paint** – Deteriorated lead-based paint was found on the exterior of the house on the window components.

a. Place visqueen below/around the exterior work areas to contain the paint chips. Seal the interior window area with visqueen to limit dust migration to the inside. Remove and replace the windows with new windows. Conduct a thorough cleanup of the interior using the HEPA vacuum/wet wash methods. Clean up any paint chips on the ground. \$5,500.00

**Hazard 2: Elevated Lead Dust Concentrations** - The lead in dust concentration was above the HUD standards for the window troughs.


a. Conduct a thorough cleaning of all the windows, floors and/or horizontal surfaces throughout the house and porch. Cleaning shall be conducted utilizing the HEPA vacuum, wet wash, HEPA vacuum sequence or other method of equivalent efficacy. \$1,800.00

**Part 4: Summary and Ongoing Monitoring Recommendations:** A lead-based paint inspection and risk assessment was conducted on May 15, 2014. Deteriorated lead-based paint was found to be a hazard and the lead in dust concentrations exceeded the standard for the window troughs.

HUD recommends ongoing monitoring of dwellings by reevaluations and visual examinations of all properties containing lead-based paint or lead-based paint hazards. A reevaluation is a risk assessment that includes more limited soil and dust sampling and a detailed visual examination of paint films and any existing lead hazard controls (such as enclosures).

According to the finding of this survey, a reevaluation should be conducted in one year. The reevaluation should be conducted by a certified risk assessor and should include both a visual examination and environmental sampling for lead contaminated dust. A visual survey (by the owner or owner's representative) should be conducted annually and whenever information indicates a possible problem.

According to the HUD regulations, notification of the results of this lead-based paint risk assessment must be provided to the occupants within 15 days of receipt of this report.

  
\_\_\_\_\_  
Juanita Terry, Certified Risk Assessor  
Arkansas certification number 000326

**Chapter 5: Risk Assessment**

**Form 5.0**

**Resident Questionnaire**

(To be completed by risk assessor via interview with resident.)

**Children/Children's Habits**

1. (a) Do you have any children that live in your home? No  
 (If no children, skip to Question 5)
- (b) If yes, how many? N/A
- (c) Record blood lead levels, if known.
- (d) Are there women of childbearing age present? No

Location of the rooms/areas where each child sleeps, eats, and plays.

Name of child	Location of Bedroom	Location of all rooms where child eats	Primary location where child plays indoors	Primary location where child plays outdoors

3. Where are toys stored/kept? N/A
4. Is there any visible evidence of chewed or peeling paint on the woodwork furniture, or toys. N/A
- Family Use Patterns**
5. Which entrances are used most frequently? Front
6. Which windows are opened most frequently? All
7. Do you use window air conditioners? If yes, where?  
 (Condensation often causes paint deterioration) Yes, Back bedroom
8. (a) Do any household members garden? No  
 (b) Location of garden. N/A  
 (c) Are you planning any landscaping activities that will remove grass or ground covering? Yes
9. (a) How often is the household cleaned? Weekly  
 (b) What cleaning methods do you use? Sweep, mop, vacuum, dust
10. (a) Did you recently complete any building renovations? No  
 (b) If yes, where? N/A  
 (c) Was building debris stored in the yard? If yes, where? No
11. Are you planning any building renovations? If yes, where? Yes, City of Fayetteville
12. (a) Do any household members work in a lead-related industry? No  
 (b) If yes, where are dirty work clothes placed and cleaned? N/A

**Chapter 5: Risk Assessment**

**Form 5.1  
 Building Condition Form**

<b>Condition</b>	<b>Yes</b>	<b>No</b>
Roof missing parts of surfaces (tiles, boards, shakes, etc.)		<b>X</b>
Roof has holes or large cracks		<b>X</b>
Gutters or down spouts broken	N/A	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb	N/A	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting		<b>X</b>
Exterior siding has missing boards or shingles		<b>X</b>
Water stains on interior walls or ceilings	<b>X</b>	
Plaster walls or ceilings deteriorated	<b>X</b>	
Two or more windows or doors broken, missing, or boarded up		<b>X</b>
Porch or steps have major elements broken, missing, or boarded up		<b>X</b>
Foundation has major cracks, missing material, structure leans, or visibly unsound		<b>X</b>
<b>* Total number</b>	<b>2</b>	<b>7</b>

\* If the Yes column has two or more checks, the dwelling is usually considered to be in poor condition for the purposes of a risk assessment. However specific conditions and extenuating circumstances should be considered before determining the final condition of the dwelling and the appropriateness of a lead hazard screen.

Notes: Some of the windows had been replace and some were old wooden windows. The living room had ceiling damage. There were water stains in the kitchen, laundry room, storage room and the back bedroom. According to the Homeowner, the roof had been repaired and there were no active water leaks. There had been significant water damage to the front bedroom due to water intrusion from the outside.



**Chapter 5: Risk Assessment**

**Form 5.2**  
**Paint Conditions on Selected Surfaces**  
 (Single-Family, Owner-Occupied)

Building component	Location Notes	Paint condition (intact, fair, poor, or not present) to be completed by risk assessor	Deterioration due to friction or impact?	Deterioration due to moisture?	Location of painted component with visible bite marks
Building siding		INTACT	NO	NO	NO
Exterior trim	Fascia	FAIR	NO	YES	NO
Exterior windows		POOR	YES	YES	NO
Exterior doors	Stain	FAIR	YES	YES	NO
Railings		FAIR	YES	YES	NO
Porch floors	Back porch	POOR	YES	YES	NO
Other porch surfaces		INTACT	NO	NO	NO
Interior doors		FAIR	YES	NO	NO
Ceilings		FAIR	NO	YES	NO
Walls		FAIR	YES	YES	NO
Interior windows		POOR	YES	YES	NO
Interior floors	Laundry room	POOR	YES	NO	NO
Interior trim		FAIR	YES	NO	NO
Stairways	N/A				
Radiator	N/A				
Kitchen cabinets		INTACT	NO	NO	NO
Bathroom cabinets	Stain	INTACT	NO	NO	NO
Other surfaces					

If the overall condition of a component is similar throughout a dwelling, that condition should be recorded. If a component in a couple of locations is in poor condition, but the overall condition is good or fair, the specific sites of the badly deteriorated paint should be noted. The specific locations of any component with bite marks should be recorded.

Chapter 5: Risk Assessment

Form 5.3  
 Field Sampling Form for Dust  
 (Single-Surface Sampling)

Name of risk assessor: Juanita Terry  
 Name of property owner: Wes & Maggie Mouser  
 Property address: 1628 Broadview, Fayetteville, Arkansas

Dwelling selection protocol:  All dwellings  Targeted  Worst case  Random

Target dwelling criteria (check all that apply)

- Code violations  
 Judged to be in poor condition  
 Presence of two or more children between ages of 6 months and 6 years  
 Serves as day-care facility  
 Recently prepared for re-occupancy

Sample number	Room (record name of room used by the owner or resident)	Surface type (circle the type) Wood	Is surface smooth and cleanable?	Dimensions of sample area (inches x inches)	Area (m <sup>2</sup> )	Result of lab analysis (µg/ft <sup>2</sup> )
5/152014 W1	Office	Floor	Yes	12x12	1.00	<10.0
W2	Living room	Window trough	Yes	39.5x4.25	1.17	2,058.4
W3	Kitchen	Floor	Yes	12x12	1.00	<10.0
W4	Kitchen	Window sill	Yes	28x3.25	0.63	<15.9
W5	Laundry room	Floor	Yes	12x12	1.00	24.6
W6	Office	Window trough	Yes	28x4.25	0.83	451.2
W7	Bathroom	Floor	Yes	12x12	1.00	<10.0
W8**	Bathroom	Window sill	Yes	28x4.25	0.83	<12.0

\*\*Blind blank

<sup>1</sup> Measure to the nearest 1/8 inch.

HUD standards: 40 µg/ft<sup>2</sup> (floors), 250 µg/ft<sup>2</sup> (interior window sills), 400 µg/ft<sup>2</sup> (window troughs)

Total number of samples on this page 8

Page 4 of 5

Date of sample collection: 5/15/2014 Date shipped to lab: 5/19/2014  
 Shipped by: Juanita Terry Received by: See laboratory chain of custody form

**Chapter 5: Risk Assessment**

**Form 5.4  
 Field Sampling Form for Soil  
 (Composite Sampling Only)**

Name of risk assessor: Juanita Terry

Name of property owner: Wes & Maggie Mouser

Property address: 1628 Broadview, Fayetteville, Arkansas

Sample number	Location	Bare or covered	Lab result (µg/g)
5/15/14/S1	Building perimeter sides A, B, C, D	Mostly Covered	49
HUD interim standard for play area			400
HUD interim standard for perimeter			1,200

Collect only the top 1/2 inch of soil.

Total number of samples on this page 1

Page 5 of 5

Date of sample collection: 5/15/14 Date shipped to lab: 5/19/14

Shipped by: Juanita Terry Received by: See lab chain of custody form

# SCHNEIDER LABORATORIES GLOBAL

INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
 804-353-6778 • 800-785-LABS (5227) • (FAX) 804-359-1475  
*Over 25 Years of Excellence in Service and Technology*  
**LABORATORY ANALYSIS REPORT**

Lead Analysis based on EPA 7000B Method  
 Using Preparation Method EPA 3050B

**ACCOUNT #:** 647-14-3341  
**CUSTOMER:** LEAD TECHNOLOGIES  
**ADDRESS:** 1922 Sunnyland Road  
 Mountain View, AR 72560

**DATE RECEIVED:** 5/21/2014  
**DATE ANALYZED:** 5/21/2014  
**DATE REPORTED:** 5/21/2014

**PROJECT NAME:** City Of Fayetteville  
**JOB LOCATION:** 1628 Broadview  
**PROJECT NO.:**  
**PO NO.:**

**Sample Type:** WIPE

SLI Sample No.	Customer Sample No.	Collection Date	Sample Description	Sample Area (ft <sup>2</sup> )	Total Lead (µg)	Lead Conc (µg/ft <sup>2</sup> )
32217737	5-15-14 W 1	5/15/2014	10:00 AM Office Floor	1.00	< 10.0	< 10.0
32217738	5-15-14 W 2	5/15/2014	10:00 AM Living Rm W Trough	1.17	2,408.3	2,058.4
32217739	5-15-14 W 3	5/15/2014	10:00 AM Kitchen Floor	1.00	< 10.0	< 10.0
32217740	5-15-14 W 4	5/15/2014	10:00 AM Kitchen W Sill	0.63	< 10.0	< 15.9
32217741	5-15-14 W 5	5/15/2014	10:00 AM Laundry Floor	1.00	24.6	24.6
32217742	5-15-14 W 6	5/15/2014	10:00 AM Office Window well	0.83	374.5	451.2
32217743	5-15-14 W 7	5/15/2014	10:00 AM Bath Floor	1.00	< 10.0	< 10.0
32217744	5-15-14 W 8	5/15/2014	10:00 AM Bath W Sill	0.83	< 10.0	< 12.0

Analysis Run ID: 53431

**Analyst:** MARTI H. BAIRD

**Total Number of Pages in Report:** 1

Results relate only to samples as received by the laboratory.

Final concentration calculations are based on client supplied information.

Reviewed By  **Mohammed Eltilib, Metals Team Leader**

Visit [www.slabin.com](http://www.slabin.com) for current certifications.

Accrediting bodies: AIHA-LAP, LLC 100527, NVLAP 101150-0, VELAP/NELAC 460135 - Call laboratory for current national and state certifications.

*Minimum Reporting Limit: 10.0 µg. EPA Lead Hazard Std: 40 µg/ft<sup>2</sup> floors (please check lead wipe EPA HUD limit in your state) and 250 µg/ft<sup>2</sup> interior window sills, based on weighted avg of all samples taken. EPA Clearance Std: 40 µg/ft<sup>2</sup> floors, 250 µg/ft<sup>2</sup> interior window sills, 400 µg/ft<sup>2</sup> window troughs. MDLs and resulting reporting limits are based on ASTM E 1792 compliant media. \*Data precision justifies 2 sig figures. All internal QC parameters were met. Unusual sample conditions, if any, are described.*



**SCHNEIDER LABORATORIES GLOBAL, INC.**

2512 West Cary Street, Richmond, Virginia 23220-5117  
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 www.slabin.com e-mail: info@slabin.com

WO Label:

WorkOrderKey



V: \ 1010 \ 1010780

Submitting Co. **LEAD TECHNOLOGIES** Lab Use-WO # **647-14-3342** Phone # **501-373-8644**  
 1922 SUNNYLAND RD Acc# **647** Fax # & E-mail **870-591-6725**  
 MOUNTAIN VIEW, AL 32906  
 Project Name: **City of Fayetteville** Special Instructions (include requests for special reporting or data packages)  
 Project Location: **1628 Broadview, Fayetteville**  
 Project Number: State Of Collection

Turn Around Time:  2 hours\*  Same day\*  1 business day\*  2 business days\*  3 business days\*  5 business days\*  Full TCLP (100)  Weekend\*  
 \* not available for all tests  
 Schedule rush organics, multi-metals & weekend tests in advance.

Matrix / Sample Type (Select ONE)  
 All samples on form should be of SAME matrix type. Use additional forms as needed.  
 Air  Solid  Aqueous  Waste  Bulk  Waste/leachate  HI-Vol Filter (PM10)  Water/Drinking  HI-Vol Filter (TSP)  Contaminance  Oil  Wipe  Paint  Wipe Composite  Sludge  Soil

Tests / Analytes (Select ALL that Apply)  
**Asbestos Air / Filter Counts:**  
 PCM (NIOSH 7400)  PLM (EPA 503/R-93/116)  
 TEM (AHERA)  PLM (EPA Point Count)  
 TEM (EPA Level II)  PLM (Qualitative only)  
 NYELAP 198.17.4.8  
 CAELAP (EPA interim)  
 TEM (Chatfield)  
**Miscellaneous Tests:**  
 Total Dust (NIOSH 0500)  Resp. Dust (NIOSH 0600)  
 Silica - FTIR (NIOSH 7602)  Silica - XRD (NIOSH 7500)  
**FOR ASBESTOS AIR:**  
 TYPE OF RESPIRATOR USED:

Metals - Total Conc.  
 Lead  RCRA Metals  
 Metals - Extract  
 TCLP / Lead  TCLP / RCRA Metals  
 TCLP / Full (w/ organics)  
 Others

Sample #	Date Sampled	Time Sampled	Sample Identification (e.g. Employee, SSN, Bldg, Material)	Wiped Area (ft <sup>2</sup> )	Type <sup>1</sup> A, B, P, E	Time <sup>2</sup>		Flow Rate <sup>3</sup>		Total <sup>4</sup> Air Vol
						Start	Stop	Start	Stop	
5/15/14 W1	5/15/14	10:00	Office Floor	12x12						PB
W2			Living Rm W. trough	39.5x4.25						
W3			Kitchen Floor	12x12						
W4			Kitchen W. Sill	28x3.25						
W5			Laundry Floor	12x12						
W6			Office Window sill	28x4.25						
W7			Bath Floor	12x12						
W8			Bath W. Sill	28x4.25						
W9			Soil House perimeter	A, B, C, D						

<sup>1</sup>Type: A=area B=blank P=personal E=excursion <sup>2</sup>Beginning/End of Sample Period <sup>3</sup>Pump Calibration in Liters/Minute <sup>4</sup>Volume in Liters (Time in min \* flow in L/min)

Sampled by: **[Signature]** Relinquished to lab by: **[Signature]**  
 NAME: **[Signature]** NAME: **[Signature]**  
 SIGNATURE: **[Signature]** SIGNATURE: **[Signature]**  
 DATE/TIME: **5/15/14 10:00A** DATE/TIME: **5/19/14 11:00A**

Sample return requested  Ambient temp  Ice  °C  pH  Cl  R  S  X

Chain-of-Custody document (see continuous information system) Terms and conditions page 2



**STANDARD BID PROPOSAL FORM**

**PROJECT NUMBER:** 62123-1410      **DATE ISSUED:** 07-21-2014

**DATE AND TIME OF OPENING:** Monday, 4:00 pm, August 4, 2014

**OWNER'S NAME:** City of Fayetteville

**PROJECT ADDRESS:** 1628 N. Broadview Dr., Fayetteville, AR 72703

**ATTENTION**

**The City has the right to select which of the items listed below will be completed based on the amount of funds available.**

\*In blanks below please quote price for each item and the total for project at the bottom.

- A) Electrical: \_\_\_\_\_
- B) Siding: \_\_\_\_\_
- C) HVAC: \_\_\_\_\_
- D) Windows: \_\_\_\_\_
- E) Insulation: \_\_\_\_\_
- F) Gutters: \_\_\_\_\_
- G) Ceiling Tiles: \_\_\_\_\_
- H) Deck Railing: \_\_\_\_\_
- I) Trim & Paint: \_\_\_\_\_
- J) Cleanup: \_\_\_\_\_
- K) Other: \_\_\_\_\_

**MY TOTAL BID PRICE FOR THIS PROJECT IS \$ \_\_\_\_\_**

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Complete Business Address: \_\_\_\_\_

Name of Firm: \_\_\_\_\_ Phone # \_\_\_\_\_

Residential Contractor's License number \_\_\_\_\_

Street address or P.O. Box \_\_\_\_\_

City / State/ Zip Code \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

