# INSTRUCTION TO BIDDERS

## 1.0 Bidding Procedures

1.1 Bidders shall bid on all line items. Each line item shall have a separate bid price. Failure to do so may be cause for rejection of the bid. Care should be exercised that the amounts on the bid are correct. All alternate bids shall be bid separately and shall not be included in the primary bid. The complete work description line item pricing along with the Bid Proposal form must be completed and submitted.

1.2 Exact dimensions may not be provided in the work description. Any drawings given in specifications are approximated and should be verified by the bidder prior to submitting the proposal.

1.3 The price on the "Bid Proposal Form" should appear as a lump sum written in numbers as well as words. In the event that a discrepancy arises between the written and numerical presentation of the bid, the written presentation shall be used.

1.4 The Pre-bid Inspection will be held on Tuesday, May 31th from 9:00-12:00 and 1:00-5:00. General Contractors shall make every effort to attend along with their subcontractors. At the Pre-bid Inspection, representatives from the Central Illinois Land Bank Authority (CILBA) and/or the City of Decatur will review the Work Description including any alternate items. Site visits are not permitted prior to the Pre-bid Inspection. However, visits after the Pre-bid Inspection may be coordinated with Kylie Reynolds from the City of Decatur. She can be contacted by phone at 217-424-2783 or via email at KReynolds@decaturil.gov

## 2.0 Determination of Winning Responsible Bid

A Qualified Contractor is a defined as a contractor who has been designated by CILBA as a qualified contractor through CILBA's Contractor Request for Qualifications (RFQ) process. The Contractor RFQ can be found on CILBA's website (www.cilba.org) or can be requested via email (mdavis@cilba.org).

2.1 Bids shall include all costs to complete the entire Scope of Work set forth in this Request for Proposals.

2.2 Interested bidders shall be able to demonstrate successful completion of at least three (3) similar projects in the last 12 months to be considered qualified to perform this work.

2.3 Contracts shall be awarded to the lowest responsible bidder, so long as the provided the bidder has complied with all bid specifications, instructions, and requirements.

3.0 Miscellaneous

3.1 If any requirement of this bid package is questionable or appears contradictory in nature, clarification should be requested in writing from CILBA, please email mdavis@cilba.org. If any such clarification is requested, and CILBA regards the clarification as material in nature, CILBA may refuse to accept any bids and rebid the project.

3.2 Award of a contract as a result of this solicitation is contingent upon the availability of funds from which payment of this contract may be made. There shall be no legal liability on the part of CILBA or the property owner until funds are committed by a duly executed contract.

3.3 All work shall be performed in accordance with the "Work Description", applicable building safety codes, general specifications, laws, ordinances, rules and regulations of all agencies having legal jurisdiction over the performance of the work.

3.4 The contractor, by virtue of submitting a proposal, understands and agrees that this project is funded all or in part with public funds and much of the information submitted for this project is subject public disclosure.

3.5 All items included in the "Bid Proposal Form" are incorporated into the "Instructions to Bidders".

3.6 CILBA reserves the right to accept or reject any or all bids, waive any technicalities or informalities in the bidding, postpone the bid opening and to reject bids and/or award the Contract as determined to be in the best interest of CILBA.

Housing Rehab Project #22-001
439 S. Maffit Street, Decatur, IL
Call for appointment: Kylie Reynolds at 217-424-2783

RETURN BY: June 14th, 2022 by 1:00 pm

RETURN TO: Attn: Kylie Reynolds
City of Decatur, IL
1 Gary K. Anderson Plaza
Economic and Community Development Department, 3rd Floor
Decatur, IL 62523

BID OPENING: June 14th, 2022 at 2:00

BIDS OPENED: City of Decatur, IL
1 Gary K. Anderson Plaza
Economic and Community Development Department, 3rd Floor
Decatur, IL 62523

All bids must be sealed, signed, and submitted to be honored for no less than twenty (20) days

1. Complete all work according to applicable state and local codes, the attached work description, general specifications (available by contacting CILBA), all manufacturer's specifications, and the Contract.

2. Permits must be obtained by the contractor from the relevant local jurisdiction's department prior to the commencement of work. If this is not done, all work will be suspended and fines levied.

3. Bid all work descriptions "as-is". Any major changes in the bid will be directed in written form. Bids lacking prices in any line item may be rejected.

4. Quantities, amounts, and measurements in the bid are provided for describing work only. It is each contractor's individual responsibility to examine the job and determine the amounts and quantities necessary to execute the work in compliance with the work description and general specifications. CILBA reserves the right to adjust quantities of work or to eliminate portions or entire work items at CILBA's discretion.

5. CILBA reserves the right to accept or reject all or portions of the bid(s) and to negotiate with the bidder selected to perform the work.

6. CILBA reserves the right to consider the bidders proposed commencement and completion dates as criteria in awarding all contracts. Alternate bids may be awarded but shall only be paid upon written authorization to perform the alternate work.

7. All questions pertaining to this bid, the work description, or general conditions or specifications should be directed to Mike Davis at mdavis@cilba.org.

8. General contractors must have Certificates of Insurance or equivalents from their subcontractors in their files. General contractors shall be liable for all workers, subcontractors, vendors, and deliverymen present on the work-site.

9. CILBA acts as “title company” and “technical advisor” on all rehabilitation projects. Lien Waivers and Affidavits shall include any and all payments made relative to the project and issued to workmen, vendors, subcontractors, suppliers and shall balance with the cost of the project and the amount paid.

10. No work is to be conducted until an executed Notice to Proceed is issued to the Contractor by CILBA.

11. Required performance bond(s) NONE

# Generation Conditions

1. COMPLIANCE WITH LAWS

The selected bidder ("**Contractor**") shall perform in compliance with all applicable federal, state and local laws, ordinances, statues, rules and regulations. The contractor shall be responsible for obtaining any and all necessary permits for a successful, legal rehabilitation.

2. CONFLICTS OF INTEREST

Bidders shall provide information regarding any real or potential conflict of interest, including but not limited to business or personal relationships with a CILBA Director or any parent, spouse, child, partner, or employer of a CILBA Director. Failure to reveal any potential conflict of interest at the time of Proposal may represent a breach of contract, subject to appropriate penalties.

3. SILENCE OF SPECIFICATIONS

The apparent silence of the specifications as to any detail or apparent omission from it as to a detailed description concerning any point shall be interpreted as meaning that only the best commercial material or practice shall prevail and that only items of the best materials or workmanship are to be used.

4. SUPERINTENDENCE

At the inception of the work, the Contractor shall notify CILBA's Executive Director of the name of its job site agent. This agent shall be readily accessible during normal business hours at a minimum. The Contractor shall notify CILBA's Executive Director of any change of the job site agent, immediately upon such change. The job site agent shall understand the plans and specifications and have experience managing rehabilitation projects. The job site agent shall have full authority to execute orders or directions of CILBA without reasonable delay, and to promptly supply such materials, equipment, tools, labor, and incidentals as may be required.

5. TIME

A. **Completion Date.** The Contractor shall complete work on or before the time indicated in the Scope of Work. The contract completion date or period may be extended only by written change order.

B. **Time Extensions**

i. Request for Time Extensions. All requests for extension of time to complete work shall be submitted by the Contractor in writing to CILBA's Executive Director. The request shall specify the cause for the delay and the number of additional days sought to complete performance. The

request must be submitted within forty-eight (48) hours of the occurrence of the cause of the delay or shall be deemed waived.

In the event of delay due to causes beyond the reasonable control of the Contractor, a reasonable extension of time by the amount of time the Contractor is actually delayed thereby will be given by the way of a properly executed written Change Order. The extension of time granted shall be the exclusive relief provided, and no additional compensation of claim for damages will be paid or due.

ii. Causes Beyond the Reasonable Control of the Contractor. The following are grounds for extensions of time due to causes beyond the reasonable control of the Contractor:

**1.** Delay in CILBA's making the site available or in furnishing items to be furnished by CILBA that are necessary for Contractor to commence or continue work;
**2.** War, national conflicts, terrorist acts or priorities arising therefrom including restriction of the ability to procure critical materials;
**3.** Epidemics that affect the Contractors', sub-contractors' or material suppliers' ability to obtain construction labor or labor to produce materials;
**4.** Strikes or other labor disruptions extending in duration more than five calendar days;
**5.** Cataclysmic events;
**6.** Fires on the job site, adjacent to the work site, or involving the Contractors', sub-contractors' or material suppliers' property that materially affects the progress of the work.
**7.** Material delivery delays when the Contractor has exercised due diligence in securing critical materials.

iii. Liquidated Damages**.**

**1.** If the Contractor fails to perform as set forth in 2.6(a), Liquidated damages shall be charged at the rate of $1,000.00 per calendar day for each day that the work is incomplete. CILBA will deduct these liquidated damages from any monies due or to become due to the Contractor from the CILBA.
**2.** By entering this agreement, the Contractor specifically acknowledges that it is impractical to calculate and prove actual delay costs for failure to complete the contract on time. The amount stated above accounts approximately for administration, engineering, inspection, and supervision costs of delay during periods of delayed performance, as well as damages to the public for inability to use the public improvement.

6. METHOD OF PAYMENT

Payment will be made by CILBA after Contractor's complete performance of the Contract in accordance with all provisions thereof and upon subsequent receipt by CILBA of a properly executed invoice together with waivers of liens from all suppliers and subcontractors. Such invoice shall be accompanied by waivers of liens or the equivalent from supplier of work or materials stating that such work or materials have been paid for by the Contractor. Such invoice shall be paid by CILBA within sixty (60) days of its receipt, except for those sums allowed to be withheld pursuant to the Contract.

7. RIGHT TO WITHHOLD

In addition to the payments to be retained by CILBA under the other provisions of this contract, CILBA may withhold a sufficient amount of any payment otherwise due to the Contractor to cover the following:

A. For claims arising in and from the performance of the work on the project under this Contract.
B. For defective work not remedied.
C. For failure of the Contractor to make proper payments to its subcontractors and suppliers.

CILBA shall disburse and shall have the right to act as agent for the Contractor in disbursing such funds as have been withheld pursuant to this paragraph to the party or parties who are entitled to payment therefrom (including CILBA). CILBA will render to the Contractor a proper accounting of all such funds disbursed on behalf of the Contractor.

8. CHANGE ORDERS AND EXTRA WORK

The CILBA Executive Director may, at any time or from time to time, order additions, deletions or revisions in the work; these will be authorized by Change Orders. Upon receipt of a Change Order, the Contractor shall proceed with the work involved. All such work shall be executed under the applicable conditions of the Contract. If any Change Order causes an increase or decrease in the Contract Price or an extension or shortening of the Contract time, the increase or decrease must be agreed to by both parties in writing.

9. MATERIALS & WORKMANSHIP

i. Materials & Workmanship Excluded. The rehabilitation work shall be completed in all respects and all material used in the work and all work thereon shall be done in strict accordance with the specifications set forth herein. All work shall be done in a first-class and workmanlike manner to the satisfaction of CILBA and in accordance with the best practice, standards and standard specifications recognized in the field unless

specifically provided for otherwise in the specifications or approved by CILBA in writing.

ii. Final Inspection. When the work of rehabilitation is substantially completed, the Contractor shall notify the CILBA Executive Director that the work will be ready for final inspection on a definite date.

iii. Inspections, Correction and Rejection. CILBA shall have the right to reject materials and workmanship which are defective or require correction. Rejected workmanship shall be satisfactorily corrected by Contractor and rejected materials shall be removed from the premises both without charge to CILBA. If the Contractor does not correct such defective work and remove rejected materials within a reasonable time, fixed by written notice, CILBA may remove them and charge the expenses to the Contractor.

iv. Inspection after Completion. Should it be considered necessary or advisable by CILBA at any time before acceptance of the work to make an examination of work already completed by dissembling, removing or tearing out same, the Contractor shall on request promptly furnish all necessary facilities, labor and materials for that purpose and the costs thereof shall be charged to the Contractor if the work was covered prior to inspection by CILBA.

v. No Waiver by Inspection or Payment. Neither the inspection of or payment for any work performed pursuant to any provision in the Contract shall relieve the Contractor of the responsibility for negligence or faulty materials or workmanship to the extent and within the period provided by law or this Contract, whichever is longer, and upon written notice, the Contractor shall remove any defects due therefrom and correct the same.

10. PERFORMANCE BOND

i. The Contractor shall not commence work under this Contract until it has obtained and submitted to CILBA both a Performance Bond and a Labor and Material Payment Bond or a combined Performance and Payment Bond in favor of the CILBA and such bond(s) have been approved by the CILBA. Such bond(s) shall cover such performance, labor and materials used in the work whether by the Contractor or by any subcontractor. Said bond(s) shall remain in full force and effect for the duration of the Contract and during the term of any guarantee or warranty period required by the Contract. The Performance Bond shall be conditioned on the full and faithful performance of the Contract according to its terms and shall be in an amount of One Hundred Percent (100%) of the Contract Price.

11. RISK OF LOSS; PROPERTY CONDITIONS

CILBA assumes no responsibility for the condition of existing structures and other property on the subject area nor for their continuance in the condition existing at the time of issuance of the Request for Proposals or thereafter. No adjustment of Contract Price or allowance for any change in conditions or unknown conditions shall be made.

12. INDEMNIFICATION AND HOLD HARMLESS

To the fullest extent allowed by law, Contractor shall indemnify and hold harmless CILBA against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of CILBA, and shall defend, indemnify and save harmless CILBA from any and all claims, demands, suits, actions or proceedings of any kind or nature, including Workers Compensation claims, and including the cost of defending same including costs and attorneys fees, of or by anyone whomsoever in any way resulting from or arising out of the operations of the Contractor or the Contractor's employees or subcontractors and acts or omissions of employees or agents of Contractor or subcontractors, unless caused solely by CILBA, its officers or employees. CILBA shall have the right to estimate the amount of such claims, demands, suits, actions or proceedings for damage or injuries and pay the same, and any amounts so paid shall be deducted from the money due the Contractor under this Contract, and the whole or so much of the money due or to become due the Contractor under this Contract, as may be considered necessary by CILBA, shall be retained by CILBA until such claims, demands, suits, actions, or proceedings shall have been settled or otherwise disposed of, and satisfactory evidence to that effect furnished to CILBA.

Insurance coverage specified in these General Conditions shall in no way lessen or limit the liability of Contractor under the terms of the contract. Contractor shall procure and maintain at the Contractor's own cost and expense, any additional kinds and amounts of insurance that, in the Contractor's own judgment, may be necessary for the Contractor's proper protection in the prosecution of the work.

13. TERMINATION FOR BREACH

In the event that any of the provisions of this Contract are violated by the Contractor or by any of its subcontractors, CILBA may serve written notice upon the Contractor and the surety, if applicable, of the intention to terminate such Contract, such notice to contain the reasons for such termination intention, and unless within five (5) calendar days after the serving of such notice upon the Contractor such violations shall cease and satisfactory arrangements for correction be made, the Contract shall upon expiration of five (5) calendar days cease and terminate.

In the event of any such termination, CILBA shall immediately serve notice thereof upon the surety and the Contractor, and the surety shall have the right to take over and perform the Contract; provided, however, that if the surety does not commence performance thereof within ten (10) calendar days from the date of the mailing to such surety notice of termination, CILBA may take over the work and prosecute the same to completion by contract with another or otherwise at the expense of the Contractor, and the Contractor and his surety shall be liable to CILBA for any excess cost occasioned CILBA thereby, and in such event, CILBA may take possession of and utilize in completing the work such materials and equipment as may be on the site of the work and necessary therefor.

14. INSURANCE REQUIRED

Contractor shall provide CILBA with a certificate of insurance showing that the Contractor has policies in effect for the entire duration of the Contract with coverage limits of not less than $1,000,000 Comprehensive General Liability for accidents or injuries for each occurrence, and not less than $2,000,000 in aggregate for the policy term; not less than $500,000 Automobile for injuries, including accidental death, or damages caused by the contractor's vehicles on the site; and not less than the statutory amount and employer's liability of not less than $500,000 per person Worker's Compensation coverage. The policies shall name the Central Illinois Land Bank Authority as "Additional Insured" for this Contract.

15. SUBCONTRACTORS

i. No Contractual Relationship. Nothing contained in the contract documents shall create any contractual relationship between any subcontractor and CILBA.
ii. Notice. The Contractor shall notify CILBA in writing of the names of the subcontractors proposed for the principal parts of the Work, and shall not employ any subcontractor that CILBA objects to as incompetent or unfit, or that is determined to be legally ineligible to perform work under the Contract.
iii. Responsibility of Contractor. The Contractor agrees to be fully responsible to the City for the acts or omissions of each of its subcontractors and of anyone employed directly or indirectly by the Contractor or its subcontractors and this contract obligation shall be in addition to the liability imposed by law upon the Contractor. The Contractor agrees to bind every subcontractor (and every subcontractor of a subcontractor) and every subcontractor agrees to be bound by the terms of this Request for Proposals and the subsequent Contract as far as applicable to its work, unless specifically noted to the contrary in a subcontract approved in writing as adequate by CILBA.

16. SOLID WASTE AND HAZARDOUS MATERIALS

i. Should the Contractor or any of its contractors or subcontractors discover any suspected hazardous materials as defined by State or Federal law on the work site, Contractor shall immediately cease work, except as necessary to protect the public's health and safety and immediately notify CILBA of its suspicions.
ii. The Contractor shall be responsible for proper disposal of all solid waste removed from the work site. The Contractor shall provide CILBA with appropriate documentation of its proper disposal upon request for any portion of the work resulting in the disposal of solid waste.

17. SANITARY FACILITIES

The Contractor shall furnish, install and maintain sufficient sanitary facilities for the workers, as the need arises.

18. VACATING OF BUILDINGS

If the rehabilitation work requires vacated structures and the Contractor finds that any structures are not vacated, the Contractor shall immediately notify CILBA's Executive Director and shall not begin rehabilitation operations on such properties until so authorized by CILBA, and the Contractor's responsibility for such buildings will not begin until such order from CILBA has been sent to the Contractor. In case such occupancy is of a prolonged nature which actually interferes or is likely to interfere with the Contractor's operations so as to materially increase the Contractor's costs or require additional time, both parties shall agree to a Change Order or agree to otherwise terminate the Contract.

19. ACCIDENT PREVENTION; CONTRACTOR

The Contractor shall exercise all reasonable precaution at all times for the protection of all persons and property and shall be responsible for all damages to persons or property, either on or off the work site, which occur as a result of Contractor's fault or negligence in connection with the performance of the work. Final payment or inspection shall not be deemed a waiver of Contractor's responsibility. The safety provisions of applicable laws and building and construction codes shall be observed. Machinery, equipment and all hazards shall be guarded in accordance with the safety provisions of the "Manual of Accident Prevention in Construction" published by the Associated General Contractors of America, Inc., to the extent that such provisions are not in conflict with applicable local laws.

20. DISPUTES

All disputes of claims between the Contractor and CILBA shall come to the attention of CILBA's Executive Director for resolution, including all matters relating to the execution and satisfactory completion of the Work.

21. ATTORNEYS FEES

The Contractor shall be responsible for all costs incurred by CILBA to enforce any provision of this contract and/or to remedy any Contractor default or breach of contract, including all court costs and reasonable attorneys fees.

22. EMERGENCY SITUATIONS

In an emergency affecting the safety of life or property, on or adjoining the site, the Contractor shall act to prevent such threatened loss or injury.

23. AVOIDANCE OF DAMAGE TO PROPERTY OF OTHERS

The Contractor shall avoid damaging sidewalks, streets, curbs, pavements, utilities, structures or any other property. The Contractor shall repair, at the Contractor's own expense and in a manner satisfactory to CILBA and the local jurisdiction any damage thereto caused by the Contractor's operations. The Contractor shall be responsible for locating all utilities on the property and arranging for their disconnection in accordance with all laws and ordinances and utility regulations incurred. Any costs shall be paid by the Contractor.

24. PREVAILING WAGES ACT

A. Illinois Prevailing Wage Act. The Contractor and each of its subcontractors shall comply with the Prevailing Wage Act, 820 ILCS 130/1 et seq., in the matter of prevailing wages. Contractors shall familiarize themselves with all of the provisions of the Act, and in addition, should make an investigation of the existing labor conditions, and any negotiated labor agreements which may exist or are contemplated at this time. The Contractor should also familiarize themselves with the local jurisdiction's adopted prevailing wage rates, if applicable.
B. Federal Davis-Bacon Act. To the extent it is applicable, the contractor shall comply with the Federal Davis-Bacon Act rather than the Illinois Prevailing Wage Act referred to above.
C. Project Labor. In addition to compliance with Sections 24.A. and 24.B. as applicable, and per the United States Department of Treasury Final Rule 31 CFR Part 35 which implements the Coronavirus State and Local Fiscal Recovery Funds established under the American Rescue Plan Act, the Contractor shall strive for strong labor standards in construction, including project labor agreements and community benefit agreements that offer wages at or above the prevailing rate and include local hire provisions. Documentation of these efforts shall be provided to CILBA upon request.

25. ASSIGNMENT OF CONTRACT

The Contractor shall not assign this Contract or any part hereof without the written consent of the CILBA's Executive Director. No assignment of this Contract shall be valid unless it shall contain a provision that the funds to be paid to the assignee under the assignment are subject to a prior lien for services rendered or materials supplied for the performance of the work called for in said Contract in favor of all persons, firms, or corporations rendering such services or supplying such materials.

26. PUBLIC ADVERTISING

The Contractor is specifically denied the right of using in any form or medium the name of the Central Illinois Land Bank Authority for public advertising unless express permission is granted by the Executive Director and Board of Directors of CILBA.

27. RECORD AND AUDITS

The Contractor shall maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by CILBA to assure proper accounting for all project funds. These records will be made available for audit purposes to CILBA or any authorized representative and will be retained for three (3) years after the expiration of this Contract unless permission to destroy them is granted by CILBA.

28. USE OF PREMISES

The Contractor shall confine its equipment, storage of materials, and rehabilitation operations to the limits prescribed by local ordinance or relevant permits, or as may be directed by CILBA's Executive Director and shall not unreasonably encumber the premises with its salvaged materials.

29. BID-RIGGING, BID-ROTATING PROHIBITED

The Contractor certifies, in accordance with Section 33E-11 of the Illinois Criminal Code, that the Contractor is not barred from bidding on any contract with the City as the result of a violation of 720 ILCS 5/33E-3, Bid-Rigging, or 720 ILCS 5/33E-4, Bid Rotating, as amended.

30. PREFERENCE TO VETERANS ACT

The Contractor shall comply with the Veterans Preference Act, 330 ILCS 55/1, as amended, in the employment and appointment to fill positions in the construction, addition to, or alteration of any public works.

31. EMPLOYMENT OF ILLINOIS WORKERS OF PUBLIC WORKS ACT

If at the time this contract is executed, or if during the term of this contract, there is a period of excessive unemployment in Illinois, defined in the Employment of Illinois Workers on Public Works Act, 30 ILCS 570/0.01, as "any month immediately following 2 consecutive months of unemployment in the State of Illinois that has exceeded 5%", the Contractor agrees to employ Illinois laborers. An "Illinois laborer" is defined as "any person who has resided in Illinois for at least 30 days and intends to become or remain an Illinois resident." 30 ILCS 570/1(i).

32. TRAFFIC CONTROL

The Contractor shall be responsible for providing adequate safeguards to ensure traffic control and safety at the job site and to meet or exceed minimum standards required by local, State and federal requirements for traffic control. Contractor shall use professional judgement to assess the traffic safety and control measures required by this job and shall describe measures the Contractor will take to ensure traffic safety and control for this job.

33. DELINQUENT TAXES & INDEBTEDNESS

Pursuant to 65 ILCS 5/11-42.1-1, Contractor shall not be or become delinquent in the payment of any tax administered by the Illinois Department of Revenue during the Term of the Contract. Additionally, Contractors and Subcontractors indebted to the City of Decatur, must settle all debts prior to awarding a contract. Before awarding a Contract the Central Illinois Land Bank Authority must obtain, under oath from the individuals or entities that no such taxes or debt are outstanding or delinquent.

34. NON-DESCRIMINATION

Contractor shall not discriminate against any employee or applicant for employment because of race, creed, color, religion, sex, ancestry, and national origin, place of birth, marital status or age.

35. SEXUAL HARASSMENT

Contractor is required to have a sexual harassment policy as part of its company policies. If your policy complies with the elements contained in the sexual harassment guidelines, please submit a copy. If you need to establish a policy, the Contractor have sixty (60) days from the date you submit a bid to establish such policy.

36. SCHEDULES

Contractor shall submit a clear schedule of times for initiation and completion for each segment of the project and shall notify CILBA if deviations occur. Contractor shall submit a schedule of values identifying costs for each segment of the project.

37. PROTECTION/REPAIRS/REPLACEMENT

Contractor shall not damage any building, grounds, pavement or other surfaces or utilities during the construction. All damages shall be repaired in a manner acceptable to CILBA and the local jurisdiction at no cost to CILBA or the City of Decatur. Any and all removing of structures/equipment, relocation of existing equipment or utilities, installation of devices or other temporary measures to aid in the construction shall be repaired and/or replaced by the Contractor in a manner acceptable to CILBA and the City of Decatur at no additional cost to CILBA and the local jurisdiction.

38. SITE COMPLETION

Contractor shall be responsible for returning the site to CILBA in a condition acceptable to the City of Decatur. This includes but is not limited to; removal of all trash and construction debris, resetting any objects moved to aid in construction and repair/replacement of any and all damages.

SCOPE OF WORK
439 S Maffit Street, Decatur, IL
CILBA's Home Rehab Program

All labor, materials, services, and equipment necessary for the completion of this work are shown on the drawings and specifications. Contractor and/or Subcontractor are responsible for all required permits and the Contractor shall provide all necessary drawings / plans as required for permits. All work contained herein shall be performed as per the 2015 IRC or current adopted code.

No asbestos work is included in this proposal. Lead based paint work is potentially included in this proposal.

**House Interior:**

1. TEAR-OUT AND DEMOLITION:

Contractor shall provide all temporary lockable doors, security and board up measures of the building as needed. Contractor shall adhere to all lead safe work protocol as per IDPH. All necessary dumpsters shall be supplied as needed, for the entire project by the City of Decatur. Remove all trash and debris from the interior and exterior of the home prior to proceeding with the demolition and tear-out work. Debris shall be placed in a readily accessible dumpster.

Remove vinyl floor covering down to the subfloor, for inspection. Remove storm doors, jambs and hardware and save for re-use. Remove stairs to basement from landing. Remove the exterior entry doors, jambs and hardware. Remove all wood window sashes and hardware. Remove all foundation windows, jambs and hardware. Remove all plumbing fixtures, galvanized pipes, supplies and drain traps. Remove the existing furnace unit. Remove all accessible damaged or outdated electrical wiring, and devices. Remove interior basement wall framing.

2. CONCRETE / MASONRY:

Grind, tuckpoint and repair all necessary interior and exterior mortar joints.

3. FLOOR FRAMING:

Re-enforce /repair wood floor support beams and add steel support posts and anchors, where needed.

4. ROOF COVERING / FLASHING:

Re-use the existing roof deck. Install new sloped can vents.

5. EXTERIOR TRIM, SOFFIT AND CEILINGS:

Install new pre-finished white 6-inch aluminum or vinyl fascia. Install new aluminum or vinyl beam covers. Install a solid panel soffit ceiling to the porch. Install aluminum brick molding covers to all exterior door trim. Install new white aluminum or vinyl 1 /3 vented soffit and all required trim.

6. PLUMBING:

Install all new properly sized, supply lines to the entire building. Install all new PVC drain, waste and vent lines tied into the existing cast iron pipes. Install a standard double bowl, stainless steel sink basin and trap assembly to the kitchen. Install a new tub with an FRP / or watertight surround to the bathroom. Install a 2-piece American Standard or equivalent water closet. Install new basic single handle Moen faucet fixtures and drain assemblies to the kitchen, bath/shower and vanity. Install a new 40-gallon Bradford White or equivalent, power vent, electric hot water heater. Install 2 exterior frost-proof faucet fixtures.

7. HEATING AND COOLING:

Install a new properly sized, 93% efficient gas furnace in an accessible location.
Re-use the existing AC condenser unit. Supply a new programable thermostat

8. ELECTRICAL / CABLE WIRING:

Install a new mast head per code requirements. Re-use the existing service panel. Re-wire the entire house to adopted electrical code, with all necessary switches, GFI's and receptacles. Install a basic ceiling mounted light fixture to each room. Install 2 basic, single bulb exterior light fixtures. Install a basic vanity light fixture. Install a range exhaust-vent-fan to the kitchen. Install smoke and Co2 detectors per code.

9. INTERIOR WALLS & CEILINGS:

Repair all walls and ceilings as needed, taped and finished smooth, ready for paint. Ceilings may be texturized such as knockdown style.

10. DOORS AND TRIM:

Repair doors and trim to all damaged doors. Exterior doors must be securable and interior doors must have any necessary latching hardware.

11. KITCHEN AND BATHROOM CABINETS:

Install new builder grade upper and lower, pre-finished oak cabinets with standard hardware, to the kitchen. Install a new standard edge Formica counter-top with rolled backsplash, to the kitchen. Install a builder grade, pre-finished vanity to the bathroom. Install a cultured marble vanity top, with a standard bowl. Install a basic, surface mounted, mirrored medicine cabinet.

12. SPECIALTIES:

Install a chrome towel bar, towel ring and soap dish to the bathroom. Install 1 x 12 pre-finished wood shelf materials and brackets, with a single closet pole to each closet. Build new utility stairs with railings and brackets to code in the basement.

13. FLOOR COVERINGS:

Install new vinyl plank flooring or carpet to all rooms as appropriate. Install prefinished shoe molding to all areas.

14. PAINTING:

Caulk all joints and voids and spackle / fill / sand all nail holes, prior to painting. Prep and prime all walls and ceilings with 1 coat of primer. Prep and paint all walls and ceilings with 2 coats of latex finish paint. Paint all primed interior and exterior doors and jambs with 2 coats of finish paint. Paint wrapped opening jambs with 2 coats of paint. Paint all base trim, widow trim, and door trim with 2 coats of semi-gloss latex paint. Sand and paint, or replace with prefinished all supply and return air vent covers.

**House Exterior:**

15. SIDING:

Install a Tyvek vapor barrier with taped joints. (LBP and Asbestos Siding). Install fanfold foam insulation board with taped joints over the existing siding. Install new double 4 vinyl siding and all necessary, J-blocks, vents and trim moldings.

16. EXTERIOR DOORS AND TRIM:

Install new pre-hung Mastercraft, or equivalent, insulated primed steel, 6 panel entry doors. Install new Quickset locksets and deadbolts, keyed alike. Install door stops. Re-install the existing security storm doors and new hardware.

17. WINDOWS AND TRIM:

Install solid vinyl replacement / or new frame windows with screens to all window openings. All new windows shall have Low-E insulated glass, screens and standard hardware. Install new tilt-panel foundation windows with screens, frames and trim.

18. PORCHES, DECKS AND STAIRS:

Repair / complete the existing railing using treated materials and galvanized fasteners. Construct a new stair and graspable handrail system using treated materials and galvanized fasteners.

**Miscellaneous:**

19. CLEAN-UP:

Leave all areas neat and clean disposing of all debris generated during the scope of this work.

20. LEAD BASED PAINT:

Conduct abatement as needed based on 5/21/21 report conducted by Interspace Environmental Assessment, Inc. (IAE) Utilize lead-based paint, safe work practices. See IAE's report at the end of this RFP.

Housing Rehab Project #22-001
439 S Maffit Street, Decatur, IL

TOTAL OF ADDITIONAL (Addendum) ITEMS $ _____

**TOTAL *BASE COST* ESTIMATE** $_____

**TOTAL *ALTERNATIVE BID A* ESTIMATE** $_____

**TOTAL *BASE BID PLUS ALTERNATIVE BID A*** ESTIMATE $_____

**PROPOSED DATE OF COMMENCEMENT** _____ / _____ / _____

**PROPOSED DATE OF COMPLETION** _____ / _____ / _____

**SUBMITTED BY:** _____
Contractor's Signature Company Date

**ACCEPTED BY:** _____
For CILBA Date

***No changes are to be made to this work description by the owner or the contractor without the execution of a written change order issued by the Central Illinois Land Bank Authority.***

Housing Rehab Project #22-001
439 S Maffit Street, Decatur, IL
BID REQUEST FORM

DATE BIDS DUE: Tuesday, June 14th 2022 by 1:00 pm

DATE BIDS RELEASED: Monday, May 23rd 2022

Project: 439 S Maffit Street, Decatur, IL

The following is hereby submitted as per your request. This bid covers all work and/or specified in the bid documents received for this job.

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the Work at the place where the work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to full perform the work within the time stated and in strict accordance with the proposed Contract Document, including furnishing of any construct, and complete said Work in accordance with the Contract Documents, for the sum of money:

> All labor, materials, services, and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications: Contractor and/or Subcontractor is responsible for all required permits.

Total bid: _____ Dollars: $_____

If awarded the Contract, the Bidder agrees to have on file with the Agency all required documents for verification of licensing and insurance. Completion of the project will require _____ calendar days. This proposal is valid for a period of 60 days.

Contractor information:

Name: _____
Address: _____
City, St, Zip: _____
Phone: _____
Fed. Tax ID: _____

Contractor Signature: _____ Date: _____

1. BID ALTERNATES – SHEATHING

    a. Should sheathing replacement be required over the entire structure, the total cost will not exceed $ _____ (This total should not include labor and material)

    b. If small portions of sheathing areas need replaced the cost shall be $ _____/sp.ft. (This cost should include labor and material)

These alternate amounts are not included in your bid total.
These are for office use only if needed for future change orders.

0.0 $ _____

---

[INSERT SCOPE OF WORK WITH SPACE TO FILL IN DOLLAR AMOUNT PER ITEM]

**Total Bid** $ _____

# Lead Based Paint Combination Risk Assessment and Inspection Report

For The Dwelling Located at:

**Vacant House, Property Owner**
**439 South Maffit Street, Decatur, IL 62521**

Prepared For:
Ms. Lacie Elzy
City of Decatur, Economic and Urban Development
# 1 Gary Anderson Plaza
Decatur, IL 62523

**Prepared By:**

Innerspace Environmental Assessment, Inc.

James W. Sundberg
Illinois Department of Public Health Licensed Risk Assessor/Inspector: **# 1743**
**XRF: Heuresis Pb 200i, Serial Number 2187**

**Date Performed: May 14, 2021**
**Report Issued: May 21, 2021**

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# I. SUMMARY

## Identifying Information

A combination lead based paint risk assessment and inspection was conducted at 439 South Maffit Street, Decatur, Illinois 62521 for the City of Decatur located at located at # 1 Gary Anderson Plaza, Decatur, IL 62523. The risk assessment was conducted on May 14, 2021 by James W. Sundberg, an Illinois Department of Public Health (IDPH) licensed Risk Assessor (License Number 1743).

## Results

Specific focus was given to addressing painted surfaces within the scope of work for this building. The building and its paint are not in good condition overall. There were a few areas found that contain lead based paint hazards.

- **Exterior House Older Wood Window Components and Interior Window Wells (All Levels)**
- **Exterior House and Front Porch Wood and Transite Walls**
- **Exterior House and Front Porch Wood Joists, Soffits, and Fascia**
- **Exterior House Foundation Walls**
- **Exterior House Wall A Wood Door Header and Threshold**
- **Exterior House Wall B Wood Door Casings**
- **Exterior Front Porch Wood Ceiling and Support Beams**
- **Exterior Front Porch Stone Column Cap**
- **Interior Bathroom Plaster Walls and Ceiling**
- **Interior Kitchen Plaster Walls and Ceiling**
- **Interior Kitchen Wood Window Components**
- **Interior Stairs to Basement Wood and Plaster Walls and Ceiling**
- **Interior Stairs to Basement Wood Stair Risers**
- **Interior Stairs to Basement Wall D Wood Door Jambs**
- **Elevated Dust Samples were Presumed to be all Interior Horizontal Surfaces. No Samples were taken During Risk Assessment**

Additional sampling was performed to ensure that all components "touched" by future maintenance activities would not disturb LBP. Some of the tested surfaces tested negative for lead content (below 1.0 $mg/cm^2$ using XRF technology). These surfaces are not considered to be lead based paint hazards, using criteria in the Illinois Department of Public Health Lead Poisoning Prevention Code (Title 77 Part 845).

Those surfaces are:
Walls around all Windows, except those listed above and below
Ceilings, except those listed above and below
Interior Door Panels, Jambs, and Casings, except those listed above and below
Baseboards, except those listed above and below

Cabinets, except those listed above and below

Many surfaces tested positive for Lead Based Paint (LBP) but were intact condition during this assessment. Based on appropriate definitions, these areas are not considered LBP Hazards at this time. The Property Owner should ensure that these areas remain in good repair in the future. The areas are:

**INTERIOR**
Bedroom 2 Wood Door Casings and Window Components

Basement Wood Window Sashes, Plaster Walls, and Wood Support Columns and Beams
To IEA's knowledge, there has not been any previous lead based paint testing at this dwelling. If additional surfaces are put into the scope of work for this address, additional testing may be required (or assumed lead). The Lead Inspection was performed in accordance with the Illinois Department of Public Health Lead Poisoning Prevention Code (Title 77 Part 845). Most every surface was tested for the presence or absence of lead. Please refer to the Appendix I and II, Summary and Detailed LBP Inspection Reports for a listing of all components and the lead results. The Summary Report displays all components that tested at or above the current Illinois Department of Public Health (IDPH) regulatory level for Paint, via X-Ray Florescence (XRF), of 1.0 $mg/cm^2$.

Dust sampling was not performed in accordance with the Illinois Department of Public Health Lead Poisoning Prevention Code (Title 77 Part 845). The number of dust wipes was limited to 12. Both parties realize that this number is below the requirements the IDPH Lead Poisoning Prevention Code. Current IDPH regulatory levels for dust are 10 $\mu g/ft^2$ for flooring surfaces and 100 $\mu g/ft^2$ for all other horizontal surfaces. **0 of the 0 dust samples tested above regulatory limits for lead in dust. Elevated dust samples were presumed to be on all interior horizontal surfaces during the Risk Assessment.**

Soil sampling was also performed in accordance with the Illinois Department of Public Health Lead Poisoning Prevention Code (Title 77 Part 845). There was no bare soil observed on the Property during the time and date of the inspection and, therefore, soil samples were not collected. Current IDPH regulatory levels for bare soil in play areas is 400 $\mu g/g$ and 1,000 $\mu g/g$ for other areas. **0 of the 0 soil samples tested above regulatory limits for lead in soil. Elevated soil samples were NOT identified during the Risk Assessment.**

The owner has not decided on any specific hazard control measures as of this date. The owner and the City of Decatur, however, will select hazard control measures, which are all acceptable based on Illinois Department of Public Health Lead Poisoning Prevention Code (Title 77 Part 845). IEA will recommend at least one preferred Mitigation and Abatement Hazard Control Option for each potential hazard identified. The City of Decatur should be aware that there are other approved ways of reducing these potential lead hazards. If IEA's recommendations are not consistent with the City of Decatur's plans for the property (work or budget), other options may available.

After the specific work and cleaning activities have been completed, a compliance investigation with dust samples must be conducted IDPH licensed Lead Inspector or Risk Assessor to ensure that the work areas safe before the family reoccupies the designated work areas.

**Information**
According to Federal (24 CFR Part 35 and 40 CFR Part 745) and State of Illinois (845.25), the City of Decatur and Current/Future Homeowners shall share the results of this report and any clearance sampling with the family which occupies and/or owns the residence. The City of Decatur shall also provide the family with the HUD/EPA brochure, "***Renovate Right***."

## II. VISUAL EXAMINATION AND SAMPLE RESULTS

## Form 5.1 Building Condition Form for Lead Hazard Risk Assessment.

Property address 439 E. Maffitt, Decatur, ~~Apt. No.~~

Name of property owner Vacant

Name of risk assessor J. Sundberg Date of assessment: 5/14/21

| Condition | Yes | No | Comments |
|---|---|---|---|
| Roof missing parts of surfaces (tiles, boards, shakes, etc.) | X | | |
| Roof has holes or large cracks | X | | |
| Gutters or downspouts broken | X | | |
| Chimney masonry cracked, bricks loose or missing, obviously out of plumb | X | | |
| Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting | X | | |
| Exterior siding has missing boards or shingles | X | | |
| Water stains on interior walls or ceilings | X | | |
| Walls or ceilings deteriorated | X | | |
| More than "very small" amount of paint in a room deteriorated | X | | |
| Two or more windows or doors broken, missing, or boarded up | X | | |
| Porch or steps have major elements broken, missing, or boarded up | X | | |
| Foundation has major cracks, missing material, structure leans, or visibly unsound | X | | |
| ** Total number | 12 | 0 | |

* The "very small" amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

** If the "Yes" column has any checks, the dwelling is usually considered not to be in good condition for the purposes of a risk assessment, and conducting a lead hazard screen is not advisable. 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. If the "Yes" column has any checks, and a lead hazard screen is to be performed, describe, below, the extenuating circumstances that justify conducting a lead hazard screen.

**Notes (including other conditions of concern):**

**Form 5.2** **Report of Visual Assessment (for Lead Hazard Risk Assessment).**
**Form 6.0** **Report of Visual Assessment (for Ongoing Lead-Safe Maintenance).**

Property address 439 S. Maffit, Decatur, IL Apt. No. _____ Page 1 of 1

Name of property owner Vacant

Name of risk assessor J. Gundberg Date of assessment 5 / 14 / 2021

| Area Description | | Deteriorated Paint | | | Friction or Impact Surface? (F or I) | Visible Teeth Marks? (Y or N) | Paint Testing Results[4] | Notes [e.g., paint testing (e.g., XRF, lab analysis) indicates paint is or is not lead-based paint; cause(s) of hazard control failures] |
|---|---|---|---|---|---|---|---|---|
| Location of Building Component, Dust or Bare Soil | Building Component, Dust, or Bare Soil Play Area/ Non-Play Area | Area (sq. ft.) | Is Area Small?[2] (Y or N) | Probable Cause(s) of Deterioration if Known[3] | | | | |
| X House | OW Windows | + IWW | | Maintenance | F/I | NO | + | |
| | walls/Soffits/fascia/Joist | | | | — | | + | |
| | B Door Casing / A Dr Header/Thresh | | | | F/I | | + | |
| | Foundation Walls | | | | — | | + | |
| X Ft Porch | Supt Column + Cap | | | | — | | + | |
| | Supt Beam | | | | — | | + | |
| | Ceiling/Soffit/ | | | | — | | + | |
| I Kit/Bath | PL walls/ceiling | | | | F/I | | + | |
| I St to Bsmt | PL/wood Walls | | | | F/I | | + | |
| " | St Risers | | | | F/I | | + | |

[1] Include room equivalent or exterior side or wall, as appropriate.

[2] Lead-safe work practices and clearance/cleaning verification are not required if work does not disturb painted surfaces that total more than

- For assisted housing: HUD's *de minimis area* of: 20 ft² or less on exterior surfaces, 2 ft² or less in any one interior room or space, or 10 percent of the total surface area on an interior or exterior type of component with a small surface area (such as trim, window sills, baseboards);
- For unassisted housing, and for child-occupied facilities, EPA's minor repair and maintenance activities threshold of: 6 ft² or less per room; or 20 ft² or less for exterior activities; provided that no prohibited or restricted work practices were used and no window replacement or demolition of painted surface areas is to be done.

[3] Common causes of paint deterioration are: moisture (indicate source if apparent), mildew, friction or abrasion, impact, damaged or deteriorated substrate, and severe heat.

[4] If paint testing results are obtained on site, use this column to record the result. If a paint chip sample is sent to the laboratory, use this column to record the sample number (or other unique identifier) as a reference to another record containing the sampling data and laboratory results.

## Analysis of Previous XRF Testing Report

There is no previous XRF Testing Report; this section is not applicable for this property.

## Testing Performed During Risk Assessment

Form 5.3 defers to Appendix I for complete listing of the surfaces that tested positive (at or above 1.0 mg/cm$^2$) for lead based paint. Surfaces classified as deteriorated as defined by the Illinois Department of Public Health Lead Poisoning Prevention Code (Title 77 Part 845) are considered to be Lead Based Paint Hazards. Appendix II is the Detailed Report that displays all the readings that were taken during this Risk Assessment/Inspection. All testing combinations on the property were inspected because the assessor did not have knowledge of the scope of upcoming rehabilitation activities. None of the none dust samples (Form 5.4) taken had results above the applicable regulatory levels (**All dust presumed to be elevated**). There were no soil samples taken that were above the applicable regulatory level on the property at the time and date of the inspection (Form 5.5). Copies of dust and soil sample results can be found in the Appendix II. Regulatory levels for each media are summarized below each table. Water sampling was not performed during this assessment.

### Form 5.3
### Deteriorated or To Be Disturbed Paint Results Above Regulatory Levels

Name of Risk Assessor: James W. Sundberg
Property Address: 439 South Maffit Street, Decatur, IL

| Sample Number | Room | Building Component | XRF Reading (mg/cm$^2$) |
|---|---|---|---|
| See | Appendix I | For Complete LBP Summary Report | |
| **IDPH Regulatory Level** | | **1.0 mg/cm$^2$** | |

### Form 5.4
### Dust Sample Results

Name of Risk Assessor: James W. Sundberg
Property Address: 439 South Maffit Street, Decatur, IL

| Sample Number | Room | Component | Lab Result ($\mu$g/ft$^2$) |
|---|---|---|---|
| 439-01 | | | |
| 439-02 | | | |
| 439-03 | | | |
| 439-04 | | | |
| 439-05 | All Interior Horizontal | Surfaces Presumed | to be Elevated. |
| 439-06 | | | |
| 439-07 | | | |
| 439-08 | | | |
| **439-09** | | | |
| **439-10** | | | |
| **439-11** | | | |
| **439-12** | | | |
| 439-13 | | | |

**IDPH Regulatory Limits: Floors 40 µg/ft$^2$, Window Sills 200 µg/ft$^2$**

# Form 5.5
# Soil Sample Results

Name of Risk Assessor: James W. Sundberg
Property Address: 439 South Maffit Street, Decatur, IL

| Sample Number | Location | Bare or Covered | Lab Result (mg/Kg) |
|---|---|---|---|
| No | Bare | Soil | Observed |
| | | | |

**IDPH Regulatory Limits: 400 mg/Kg (bare high contact play), 1000 mg/Kg (bare non-play), 5000 mg/Kg (abatement)**

## III. LEAD HAZARD CONTROL OPTIONS

**Site Specific Interim Controls and Abatement Hazard Control Options**

Below can be found each lead hazard with at least 3 hazard control options. The City of Decatur should pick the hazard control option that best fits the needs of the project (approach and budget). If the options do not fit the needs of the City of Decatur and the property owner, other hazard control options may be available.

**Bold numbers** next to each job description refer all parties to the exact location where the HUD Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing describe the process. This document will serve as the specifications when the Illinois Department of Public Health (IDPH) Lead Contractor is completing the work prescribed by the City of Decatur.

Cost estimates are not included in this report. Precise cost estimates should be obtained from an IDPH-Licensed LeadBased Paint Abatement Contractor. The costs should include labor, materials, worker protection, site containment and cleanup. Clearance testing should be performed at the conclusion of any lead task. Acceptable results should be obtained before residents reoccupy that space.

Based on the work and amount of money being spent on the project, abatement options may be the only hazard control options selected. Refer to subpart J of 24 CFR Part 35 for details. Chapter 11 gives detailed guidance on Interim Controls. Chapter 12 describes all Abatement approaches except Encapsulation.

- **Exterior House Older Wood Window Components and Interior Window Wells (All Levels)**
  - Enclosure of selected components with an approved enclosure system (metal or vinyl) with paint stabilization of remaining window sash **(11-25 through 32)**
  - Enclosure of components with an approved enclosure system (metal or vinyl) with replacement of window sash **(12-21 through 32)**
  - Removal of Components **(12-13 through 20)**

- **Exterior House and Front Porch Wood and Transite Walls**
  - Enclosure of components with an approved system **(12-21 through 32)**
  - Removal of Components **(12-13 through 20)**

- **Exterior House and Front Porch Wood Joists, Soffits, and Fascia**
  - Enclosure of components with an approved system **(12-21 through 32)**
  - Removal of Components **(12-13 through 20)**

- **Exterior House Foundation Walls**
  - Paint Film Stabilization of component **(11-13 through 24)**
  - Enclosure of components with an approved system **(12-21 through 32)**
  - Removal of Paint from Component (On-Site) **(12-33 through 45)**

- **Exterior House Wall A Wood Door Header and Threshold**
  - Enclosure of components with an approved system **(12-21 through 32)**
  - Removal of Components **(12-13 through 20)**

- **Exterior House Wall B Wood Door Casings**
  - Enclosure of components with an approved system **(12-21 through 32)**
  - Removal of Components **(12-13 through 20)**

- **Exterior Front Porch Wood Ceiling and Support Beams**
  - Enclosure of components with an approved system **(12-21 through 32)**
  - Removal of Components **(12-13 through 20)**

- **Exterior Front Porch Stone Column Cap**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Paint from Component (On-Site or Off-site) **(12-33 through 45)**

- **Interior Bathroom Plaster Walls and Ceiling**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Components **(12-13 through 20)**

- **Interior Kitchen Plaster Walls and Ceiling**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Components **(12-13 through 20)**

- **Interior Kitchen Wood Window Components**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Components **(12-13 through 20)**

- **Interior Stairs to Basement Wood and Plaster Walls and Ceiling**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Components **(12-13 through 20)**

- **Interior Stairs to Basement Wood Stair Risers**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Components **(12-13 through 20)**

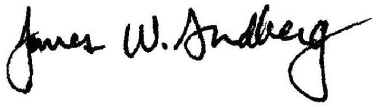
- **Interior Stairs to Basement Wall D Wood Door Jambs**
  Paint Film Stabilization of component **(11-13 through 24)**
  Enclosure of components with an approved system **(12-21 through 32)**
  Removal of Components **(12-13 through 20)**

- **Designated Interior Work Areas including all Interior Horizontal Surfaces**
  Incorporate controls, then clean and clear **(Clean: Chapter 14, Clearance Chapter 15)**

## Method of Resident Notification of Results of Risk Assessment and Lead Hazard Control Program

According to Federal (24 CFR Part 35 and 40 CFR Part 745) and State of Illinois (845.25), the City of Decatur and Current/Future Homeowners shall share the results of this report and any clearance sampling with the family which occupies and/or owns the residence. The City of Decatur shall also provide the family with the HUD/EPA brochure, "***Renovate Right***."

Respectfully Submitted,
**Innerspace Environmental Assessment, Inc.**



James W. Sundberg
IDPH-Licensed Risk Assessor # 1743

# APPENDICES

# SUMMARY LBP INSPECTION REPORT

# Summary Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 69 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -->RoomChoice | Structure | -->Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 17 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 18 | | Off | Calibration | | | | | | | | 1.1 mg/cm² | Action Level |
| 19 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 20 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 21 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 22 | | Off | Calibration | | | | | | | | 0.1 mg/cm² | Action Level |
| 30 | Positive | Off | Exterior | House | Wall | | Wood | D | UR | Deteriorated | 4.3 mg/cm² | Action Level |
| 31 | Positive | Off | Exterior | House | Wall | | Wood | C | UL | Deteriorated | 5.0 mg/cm² | Action Level |
| 32 | Positive | Off | Exterior | House | Wall | | Wood | B | UC | Deteriorated | 4.6 mg/cm² | Action Level |
| 33 | Positive | Off | Exterior | House | Wall | | Wood | A | UR | Deteriorated | 4.8 mg/cm² | Action Level |
| 34 | Positive | Off | Exterior | House | Fascia | | Wood | B | Left | Deteriorated | 4.6 mg/cm² | Action Level |
| 35 | Positive | Off | Exterior | House | Soffit | | Wood | B | Left | Deteriorated | 4.5 mg/cm² | Action Level |
| 43 | Positive | Off | Exterior | House | Door | Casing | Wood | B | Left | Deteriorated | 19.3 mg/cm² | Action Level |
| 46 | Positive | Off | Exterior | House | Basement | Sill | Wood | B | Left | Deteriorated | 21.3 mg/cm² | Action Level |
| 47 | Positive | Off | Exterior | House | Basement | Sash | Wood | B | Left | Deteriorated | 21.2 mg/cm² | Action Level |
| 48 | Positive | Off | Exterior | House | Basement | Casing | Wood | B | Left | Deteriorated | 21.6 mg/cm² | Action Level |
| 49 | Positive | Off | Exterior | House | Window | Sill | Wood | B | Center | Deteriorated | 23.4 mg/cm² | Action Level |
| 50 | Positive | Off | Exterior | House | Window | Sash | Wood | B | Center | Deteriorated | 23.2 mg/cm² | Action Level |

# Summary Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 69 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -->RoomChoice | Structure | -->Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 51 | Positive | Off | Exterior | House | Window | Casing | Wood | B | Center | Deteriorated | 22.9 mg/cm² | Action Level |
| 52 | Positive | Off | Exterior | House | Window | Casing | Wood | D | Center | Deteriorated | 23.9 mg/cm² | Action Level |
| 53 | Positive | Off | Exterior | House | Window | Sash | Wood | D | Center | Deteriorated | 23.4 mg/cm² | Action Level |
| 54 | Positive | Off | Exterior | House | Window | Sill | Wood | D | Center | Deteriorated | 23.2 mg/cm² | Action Level |
| 55 | Positive | Off | Exterior | House | Foundation | | Brick | D | Center | Deteriorated | 1.8 mg/cm² | Action Level |
| 56 | Positive | Off | Exterior | House | Foundation | | Brick | C | Left | Deteriorated | 1.3 mg/cm² | Action Level |
| 57 | Positive | Off | Exterior | House | Foundation | | Brick | A | LR | Deteriorated | 1.6 mg/cm² | Action Level |
| 58 | Positive | Off | Exterior | House | Foundation | | Brick | B | LC | Deteriorated | 1.6 mg/cm² | Action Level |
| 59 | Positive | Off | Exterior | House | Wall | | Transite | B | LC | Deteriorated | 2.1 mg/cm² | Action Level |
| 60 | Positive | Off | Exterior | House | Wall | | Transite | C | LL | Deteriorated | 2.9 mg/cm² | Action Level |
| 61 | Positive | Off | Exterior | House | Wall | | Transite | D | LC | Deteriorated | 2.9 mg/cm² | Action Level |
| 62 | Positive | Off | Exterior | House | Wall | | Transite | A | LR | Deteriorated | 2.9 mg/cm² | Action Level |
| 63 | Positive | Off | Exterior | House | Door | Header | Wood | A | Center | Deteriorated | 16.2 mg/cm² | Action Level |
| 64 | Positive | Off | Exterior | House | Door | Threshold | Wood | A | Center | Deteriorated | 15.6 mg/cm² | Action Level |
| 69 | Positive | Off | Exterior | Front Porch | Support | Column Cap | Stone | A | Left | Deteriorated | 2.6 mg/cm² | Action Level |
| 70 | Positive | Off | Exterior | Front Porch | Support | Beam | Wood | B | Center | Deteriorated | 22.8 mg/cm² | Action Level |
| 71 | Positive | Off | Exterior | Front Porch | Ceiling | | Wood | B | | Deteriorated | 22.9 mg/cm² | Action Level |
| 72 | Positive | Off | Exterior | Front Porch | Soffit | | Wood | B | Center | Deteriorated | 22.9 mg/cm² | Action Level |

# Summary Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 69 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -->RoomChoice | Structure | -->Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 73 | Positive | Off | Exterior | Front Porch | Joist | | Wood | B | Center | Deteriorated | 22.9 mg/cm² | Action Level |
| 110 | Positive | Off | Interior | Bathroom | Wall | | Plaster | B | UL | Deteriorated | 12.3 mg/cm² | Action Level |
| 111 | Positive | Off | Interior | Bathroom | Wall | | Plaster | C | UC | Deteriorated | 11.4 mg/cm² | Action Level |
| 112 | Positive | Off | Interior | Bathroom | Wall | | Plaster | D | UR | Deteriorated | 18.6 mg/cm² | Action Level |
| 113 | Positive | Off | Interior | Bathroom | Wall | | Plaster | A | UC | Deteriorated | 18.9 mg/cm² | Action Level |
| 114 | Positive | Off | Interior | Bathroom | Ceiling | | Plaster | A | | Deteriorated | 12.2 mg/cm² | Action Level |
| 132 | Positive | Off | Interior | Bedroom 2 | Door | Casing | Wood | A | Left | Intact | 1.4 mg/cm² | Action Level |
| 133 | Positive | Off | Interior | Bedroom 2 | Window | Sill | Wood | B | Center | Intact | 1.6 mg/cm² | Action Level |
| 134 | Positive | Off | Interior | Bedroom 2 | Window | Casing | Wood | B | Center | Intact | 1.7 mg/cm² | Action Level |
| 135 | Positive | Off | Interior | Bedroom 2 | Window | Sash | Wood | B | Center | Intact | 1.7 mg/cm² | Action Level |
| 146 | Positive | Off | Interior | Kitchen | Wall | | Plaster | A | UC | Deteriorated | 9.9 mg/cm² | Action Level |
| 147 | Positive | Off | Interior | Kitchen | Wall | | Plaster | B | UL | Deteriorated | 11.0 mg/cm² | Action Level |
| 148 | Positive | Off | Interior | Kitchen | Wall | | Plaster | D | UR | Deteriorated | 8.5 mg/cm² | Action Level |
| 149 | Positive | Off | Interior | Kitchen | Ceiling | | Plaster | D | | Deteriorated | 8.5 mg/cm² | Action Level |
| 150 | Positive | Off | Interior | Kitchen | Wall | | Plaster | C | LC | Deteriorated | 1.7 mg/cm² | Action Level |
| 155 | Positive | Off | Interior | Kitchen | Window | Sill | Wood | D | Left | Deteriorated | 1.5 mg/cm² | Action Level |
| 156 | Positive | Off | Interior | Kitchen | Window | Sash | Wood | D | Left | Deteriorated | 1.5 mg/cm² | Action Level |
| 157 | Positive | Off | Interior | Kitchen | Window | Casing | Wood | D | Left | Deteriorated | 1.5 mg/cm² | Action Level |

# Summary Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 69 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 158 | Positive | Off | Interior | Stairs to Bsmt | Door | Jamb | Wood | D | Left | Deteriorated | 5.2 mg/cm² | Action Level |
| 159 | Positive | Off | Interior | Stairs to Bsmt | Stair | Riser | Wood | D | Left | Deteriorated | 14.1 mg/cm² | Action Level |
| 160 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Wood | A | LL | Deteriorated | 10.1 mg/cm² | Action Level |
| 161 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Wood | C | LL | Deteriorated | 10.6 mg/cm² | Action Level |
| 162 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Wood | B | LL | Deteriorated | 11.6 mg/cm² | Action Level |
| 163 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | B | UC | Deteriorated | 9.4 mg/cm² | Action Level |
| 164 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | C | UC | Deteriorated | 6.3 mg/cm² | Action Level |
| 165 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | D | UC | Deteriorated | 6.7 mg/cm² | Action Level |
| 166 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | A | UL | Deteriorated | 7.1 mg/cm² | Action Level |
| 179 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 180 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 181 | | Off | Calibration | | | | | | | | -0.1 mg/cm² | Action Level |
| 182 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 183 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 184 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |

**------ END OF READINGS ------**

# DETAILED LBP INSPECTION REPORT

# Detailed Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 168 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -->RoomChoice | Structure | -->Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 17 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 18 | | Off | Calibration | | | | | | | | 1.1 mg/cm² | Action Level |
| 19 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 20 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 21 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 22 | | Off | Calibration | | | | | | | | 0.1 mg/cm² | Action Level |
| 23 | Negative | Off | Exterior | Garage | Overhead | Door | Metal | A | Right | Deteriorated | 0.1 mg/cm² | Action Level |
| 24 | Negative | Off | Exterior | Garage | Door | Jamb | Wood | A | Right | Deteriorated | -0.1 mg/cm² | Action Level |
| 25 | Negative | Off | Exterior | Garage | Wall | | Wood | A | Left | Deteriorated | -0.2 mg/cm² | Action Level |
| 26 | Negative | Off | Exterior | Garage | Wall | | Wood | A | LC | Deteriorated | 0.2 mg/cm² | Action Level |
| 27 | Negative | Off | Exterior | Garage | Wall | | Wood | B | LC | Deteriorated | 0.2 mg/cm² | Action Level |
| 28 | Negative | Off | Exterior | Garag | Wall | | Wood | C | LC | Deteriorated | -0.1 mg/cm² | Action Level |
| 29 | Negative | Off | Exterior | Garage | Wall | | Wood | D | LC | Deteriorated | 0.1 mg/cm² | Action Level |
| 30 | Positive | Off | Exterior | House | Wall | | Wood | D | UR | Deteriorated | 4.3 mg/cm² | Action Level |
| 31 | Positive | Off | Exterior | House | Wall | | Wood | C | UL | Deteriorated | 5.0 mg/cm² | Action Level |
| 32 | Positive | Off | Exterior | House | Wall | | Wood | B | UC | Deteriorated | 4.6 mg/cm² | Action Level |
| 33 | Positive | Off | Exterior | House | Wall | | Wood | A | UR | Deteriorated | 4.8 mg/cm² | Action Level |
| 34 | Positive | Off | Exterior | House | Fascia | | Wood | B | Left | Deteriorated | 4.6 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 168 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 35 | Positive | Off | Exterior | House | Soffit | | Wood | B | Left | Deteriorated | 4.5 mg/cm² | Action Level |
| 36 | Negative | Off | Exterior | House | Wall | | Conc Block | C | LL | Deteriorated | 0.5 mg/cm² | Action Level |
| 37 | Negative | Off | Exterior | House | Wall | | Conc Block | B | LR | Deteriorated | 0.5 mg/cm² | Action Level |
| 38 | Negative | Off | Exterior | House | Wall | | Conc Block | D | LR | Deteriorated | 0.4 mg/cm² | Action Level |
| 39 | Negative | Off | Exterior | House | Basement | Cover | Wood | C | Right | Deteriorated | 0.1 mg/cm² | Action Level |
| 40 | Negative | Off | Exterior | House | Gutter | | Metal | C | Right | Deteriorated | 0.0 mg/cm² | Action Level |
| 41 | Negative | Off | Exterior | House | Downspout | | Metal | C | Right | Deteriorated | 0.0 mg/cm² | Action Level |
| 42 | Negative | Off | Exterior | House | Door | Panel | Metal | B | Left | Deteriorated | 0.3 mg/cm² | Action Level |
| 43 | Positive | Off | Exterior | House | Door | Casing | Wood | B | Left | Deteriorated | 19.3 mg/cm² | Action Level |
| 44 | Negative | Off | Exterior | House | Door | Threshold | Wood | B | Left | Deteriorated | -0.3 mg/cm² | Action Level |
| 45 | Negative | Off | Exterior | House | Door | Jamb | Wood | B | Left | Deteriorated | 0.3 mg/cm² | Action Level |
| 46 | Positive | Off | Exterior | House | Basement | Sill | Wood | B | Left | Deteriorated | 21.3 mg/cm² | Action Level |
| 47 | Positive | Off | Exterior | House | Basement | Sash | Wood | B | Left | Deteriorated | 21.2 mg/cm² | Action Level |
| 48 | Positive | Off | Exterior | House | Basement | Casing | Wood | B | Left | Deteriorated | 21.6 mg/cm² | Action Level |
| 49 | Positive | Off | Exterior | House | Window | Sill | Wood | B | Center | Deteriorated | 23.4 mg/cm² | Action Level |
| 50 | Positive | Off | Exterior | House | Window | Sash | Wood | B | Center | Deteriorated | 23.2 mg/cm² | Action Level |
| 51 | Positive | Off | Exterior | House | Window | Casing | Wood | B | Center | Deteriorated | 22.9 mg/cm² | Action Level |
| 52 | Positive | Off | Exterior | House | Window | Casing | Wood | D | Center | Deteriorated | 23.9 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

Inspection Date: 5/14/2021 - 5/14/2021
Action Level: 1.0 mg/cm²
Total Readings: 168
Unit Started: 05/14/2021 15:56:06
Unit Ended: 05/14/2021 18:05:10

Inspection Site: 439 South Maffit Street
Decatur, IL 62521

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 53 | Positive | Off | Exterior | House | Window | Sash | Wood | D | Center | Deteriorated | 23.4 mg/cm² | Action Level |
| 54 | Positive | Off | Exterior | House | Window | Sill | Wood | D | Center | Deteriorated | 23.2 mg/cm² | Action Level |
| 55 | Positive | Off | Exterior | House | Foundation | | Brick | D | Center | Deteriorated | 1.8 mg/cm² | Action Level |
| 56 | Positive | Off | Exterior | House | Foundation | | Brick | C | Left | Deteriorated | 1.3 mg/cm² | Action Level |
| 57 | Positive | Off | Exterior | House | Foundation | | Brick | A | LR | Deteriorated | 1.6 mg/cm² | Action Level |
| 58 | Positive | Off | Exterior | House | Foundation | | Brick | B | LC | Deteriorated | 1.6 mg/cm² | Action Level |
| 59 | Positive | Off | Exterior | House | Wall | | Transite | B | LC | Deteriorated | 2.1 mg/cm² | Action Level |
| 60 | Positive | Off | Exterior | House | Wall | | Transite | C | LL | Deteriorated | 2.9 mg/cm² | Action Level |
| 61 | Positive | Off | Exterior | House | Wall | | Transite | D | LC | Deteriorated | 2.9 mg/cm² | Action Level |
| 62 | Positive | Off | Exterior | House | Wall | | Transite | A | LR | Deteriorated | 2.9 mg/cm² | Action Level |
| 63 | Positive | Off | Exterior | House | Door | Header | Wood | A | Center | Deteriorated | 16.2 mg/cm² | Action Level |
| 64 | Positive | Off | Exterior | House | Door | Threshold | Wood | A | Center | Deteriorated | 15.6 mg/cm² | Action Level |
| 65 | Negative | Off | Exterior | House | Door | Jamb | Wood | A | Center | Deteriorated | -0.1 mg/cm² | Action Level |
| 66 | Negative | Off | Exterior | House | Door | Panel | Metal | A | Center | Deteriorated | 0.0 mg/cm² | Action Level |
| 67 | Negative | Off | Exterior | House | Door | Casing | Wood | A | Center | Deteriorated | -0.1 mg/cm² | Action Level |
| 68 | Negative | Off | Exterior | Front Porch | Support | Column | Brick | A | Left | Deteriorated | 0.9 mg/cm² | Action Level |
| 69 | Positive | Off | Exterior | Front Porch | Support | Column Cap | Stone | A | Left | Deteriorated | 2.6 mg/cm² | Action Level |
| 70 | Positive | Off | Exterior | Front Porch | Support | Beam | Wood | B | Center | Deteriorated | 22.8 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 168 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -->RoomChoice | Structure | -->Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 71 | Positive | Off | Exterior | Front Porch | Ceiling | | Wood | B | | Deteriorated | 22.9 mg/cm² | Action Level |
| 72 | Positive | Off | Exterior | Front Porch | Soffit | | Wood | B | Center | Deteriorated | 22.9 mg/cm² | Action Level |
| 73 | Positive | Off | Exterior | Front Porch | Joist | | Wood | B | Center | Deteriorated | 22.9 mg/cm² | Action Level |
| 74 | Negative | Off | Exterior | Front Porch | Stoop | | Concrete | D | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 75 | Negative | Off | Interior | Living Room | Door | Panel | Metal | A | Right | Deteriorated | 0.2 mg/cm² | Action Level |
| 76 | Negative | Off | Interior | Living Room | Door | Casing | Wood | A | Right | Deteriorated | -0.1 mg/cm² | Action Level |
| 77 | Negative | Off | Interior | Living Room | Baseboard | | Wood | D | Left | Deteriorated | 0.0 mg/cm² | Action Level |
| 78 | Negative | Off | Interior | Living Room | Window | Sill | Wood | D | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 79 | Negative | Off | Interior | Living Room | Window | Sash | Wood | D | Left | Deteriorated | 0.2 mg/cm² | Action Level |
| 80 | Negative | Off | Interior | Living Room | Window | Casing | Wood | D | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 81 | Negative | Off | Interior | Living Room | Window | Jamb | Wood | D | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 82 | Negative | Off | Interior | Living Room | Floor | | Wood | D | | Deteriorated | 0.0 mg/cm² | Action Level |
| 83 | Negative | Off | Interior | Living Room | Wall | | Plaster | C | UL | Deteriorated | 0.2 mg/cm² | Action Level |
| 84 | Negative | Off | Interior | Living Room | Wall | | Plaster | D | UC | Deteriorated | 0.2 mg/cm² | Action Level |
| 85 | Negative | Off | Interior | Living Room | Wall | | Plaster | A | UC | Deteriorated | 0.1 mg/cm² | Action Level |
| 86 | Negative | Off | Interior | Living Room | Wall | | Plaster | B | UC | Deteriorated | 0.2 mg/cm² | Action Level |
| 87 | Negative | Off | Interior | Living Room | Ceiling | | Plaster | B | | Deteriorated | 0.0 mg/cm² | Action Level |
| 88 | Negative | Off | Interior | Bedroom 1 | Ceiling | | Plaster | A | | Deteriorated | 0.2 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

Inspection Date: 5/14/2021 - 5/14/2021
Action Level: 1.0 mg/cm²
Total Readings: 168
Unit Started: 05/14/2021 15:56:06
Unit Ended: 05/14/2021 18:05:10

Inspection Site: 439 South Maffit Street
Decatur, IL 62521

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 89 | Negative | Off | Interior | Bedroom 1 | Wall | | Plaster | A | UL | Deteriorated | 0.2 mg/cm² | Action Level |
| 90 | Negative | Off | Interior | Bedroom 1 | Wall | | Plaster | A | UC | Deteriorated | 0.0 mg/cm² | Action Level |
| 91 | Negative | Off | Interior | Bedroom 1 | Wall | | Plaster | D | UC | Deteriorated | 0.1 mg/cm² | Action Level |
| 92 | Negative | Off | Interior | Bedroom 1 | Wall | | Plaster | C | UR | Deteriorated | 0.0 mg/cm² | Action Level |
| 93 | Negative | Off | Interior | Bedroom 1 | Closet | Wall | Plaster | C | Right | Deteriorated | 0.2 mg/cm² | Action Level |
| 94 | Negative | Off | Interior | Bedroom 1 | Closet | Ceiling | Plaster | C | Right | Deteriorated | 0.0 mg/cm² | Action Level |
| 95 | Negative | Off | Interior | Bedroom 1 | Closet | Shelf Support | Wood | C | Right | Deteriorated | -0.1 mg/cm² | Action Level |
| 96 | Negative | Off | Interior | Bedroom 1 | Door | Jamb | Wood | C | Right | Deteriorated | 0.0 mg/cm² | Action Level |
| 97 | Negative | Off | Interior | Bedroom 1 | Door | Panel | Wood | C | Right | Deteriorated | 0.0 mg/cm² | Action Level |
| 98 | Negative | Off | Interior | Bedroom 1 | Baseboard | | Wood | B | Center | Deteriorated | 0.0 mg/cm² | Action Level |
| 99 | Negative | Off | Interior | Bedroom 1 | Window | Sill | Wood | B | Center | Deteriorated | 0.2 mg/cm² | Action Level |
| 100 | Negative | Off | Interior | Bedroom 1 | Window | Sash | Wood | B | Center | Deteriorated | 0.2 mg/cm² | Action Level |
| 101 | Negative | Off | Interior | Bedroom 1 | Window | Casing | Wood | B | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 102 | Negative | Off | Interior | Bedroom 1 | Window | Jamb | Wood | B | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 103 | Negative | Off | Interior | Bedroom 1 | Floor | | Wood | B | | Deteriorated | 0.2 mg/cm² | Action Level |
| 104 | Negative | Off | Interior | Bathroom | Cabinet | | Wood | C | Left | Deteriorated | -0.2 mg/cm² | Action Level |
| 105 | Negative | Off | Interior | Bathroom | Door | Panel | Wood | C | Center | Deteriorated | 0.2 mg/cm² | Action Level |
| 106 | Negative | Off | Interior | Bathroom | Door | Jamb | Wood | C | Center | Deteriorated | 0.0 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

Inspection Date: 5/14/2021 - 5/14/2021
Action Level: 1.0 mg/cm²
Total Readings: 168
Unit Started: 05/14/2021 15:56:06
Unit Ended: 05/14/2021 18:05:10

Inspection Site: 439 South Maffit Street
Decatur, IL 62521

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 107 | Negative | Off | Interior | Bathroom | Window | Sill | Wood | C | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 108 | Negative | Off | Interior | Bathroom | Window | Sash | Wood | C | Center | Deteriorated | 0.2 mg/cm² | Action Level |
| 109 | Negative | Off | Interior | Bathroom | Window | Casing | Wood | B | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 110 | Positive | Off | Interior | Bathroom | Wall | | Plaster | B | UL | Deteriorated | 12.3 mg/cm² | Action Level |
| 111 | Positive | Off | Interior | Bathroom | Wall | | Plaster | C | UC | Deteriorated | 11.4 mg/cm² | Action Level |
| 112 | Positive | Off | Interior | Bathroom | Wall | | Plaster | D | UR | Deteriorated | 18.6 mg/cm² | Action Level |
| 113 | Positive | Off | Interior | Bathroom | Wall | | Plaster | A | UC | Deteriorated | 18.9 mg/cm² | Action Level |
| 114 | Positive | Off | Interior | Bathroom | Ceiling | | Plaster | A | | Deteriorated | 12.2 mg/cm² | Action Level |
| 115 | Negative | Off | Interior | Office | Ceiling | | Plaster | A | | Deteriorated | 0.2 mg/cm² | Action Level |
| 116 | Negative | Off | Interior | Office | Wall | | Plaster | A | UR | Deteriorated | 0.3 mg/cm² | Action Level |
| 117 | Negative | Off | Interior | Office | Wall | | Plaster | B | UC | Deteriorated | 0.1 mg/cm² | Action Level |
| 118 | Negative | Off | Interior | Office | Wall | | Plaster | C | UL | Deteriorated | 0.1 mg/cm² | Action Level |
| 119 | Negative | Off | Interior | Office | Wall | | Plaster | D | UC | Deteriorated | 0.1 mg/cm² | Action Level |
| 120 | Negative | Off | Interior | Office | Closet | Ceiling | Plaster | A | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 121 | Negative | Off | Interior | Office | Closet | Wall | Plaster | A | Left | Deteriorated | -0.1 mg/cm² | Action Level |
| 122 | Negative | Off | Interior | Office | Closet | Shelf Support | Wood | A | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 123 | Negative | Off | Interior | Office | Door | Panel | Wood | A | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 124 | Negative | Off | Interior | Office | Door | Jamb | Wood | A | Left | Deteriorated | 0.0 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

Inspection Date: 5/14/2021 - 5/14/2021
Action Level: 1.0 mg/cm²
Total Readings: 168
Unit Started: 05/14/2021 15:56:06
Unit Ended: 05/14/2021 18:05:10

Inspection Site: 439 South Maffit Street
Decatur, IL 62521

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 125 | Negative | Off | Interior | Office | Baseboard | | Wood | B | Center | Deteriorated | 0.0 mg/cm² | Action Level |
| 126 | Negative | Off | Interior | Office | Window | Sill | Wood | B | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 127 | Negative | Off | Interior | Office | Window | Sash | Wood | B | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 128 | Negative | Off | Interior | Office | Window | Casing | Wood | B | Center | Deteriorated | 0.2 mg/cm² | Action Level |
| 129 | Negative | Off | Interior | Office | Window | Jamb | Wood | B | Center | Deteriorated | 0.0 mg/cm² | Action Level |
| 130 | Negative | Off | Interior | Office | Cabinet | | Wood | C | Left | Deteriorated | 0.0 mg/cm² | Action Level |
| 131 | Negative | Off | Interior | Bedroom 2 | Door | Panel | Wood | A | Left | Intact | 0.0 mg/cm² | Action Level |
| 132 | Positive | Off | Interior | Bedroom 2 | Door | Casing | Wood | A | Left | Intact | 1.4 mg/cm² | Action Level |
| 133 | Positive | Off | Interior | Bedroom 2 | Window | Sill | Wood | B | Center | Intact | 1.6 mg/cm² | Action Level |
| 134 | Positive | Off | Interior | Bedroom 2 | Window | Casing | Wood | B | Center | Intact | 1.7 mg/cm² | Action Level |
| 135 | Positive | Off | Interior | Bedroom 2 | Window | Sash | Wood | B | Center | Intact | 1.7 mg/cm² | Action Level |
| 136 | Negative | Off | Interior | Bedroom 2 | Closet | Shelf Support | Wood | D | Right | Intact | -0.2 mg/cm² | Action Level |
| 137 | Negative | Off | Interior | Bedroom 2 | Baseboard | | Wood | D | Left | Intact | -0.2 mg/cm² | Action Level |
| 138 | Negative | Off | Interior | Bedroom 2 | Wall | | Plaster | D | LL | Intact | 0.3 mg/cm² | Action Level |
| 139 | Negative | Off | Interior | Bedroom 2 | Wall | | Wood | C | LC | Intact | 0.2 mg/cm² | Action Level |
| 140 | Negative | Off | Interior | Bedroom 2 | Wall | | Wood | B | LC | Intact | 0.4 mg/cm² | Action Level |
| 141 | Negative | Off | Interior | Bedroom 2 | Wall | | Wood | A | LR | Intact | 0.5 mg/cm² | Action Level |
| 142 | Negative | Off | Interior | Bedroom 2 | Ceiling | | Wood | A | | Intact | 0.1 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 168 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 143 | Negative | Off | Interior | Bedroom 2 | Closet | Wall | Wood | D | Right | Intact | 0.2 mg/cm² | Action Level |
| 144 | Negative | Off | Interior | Bedroom 2 | Closet | Ceiling | Wood | D | Right | Intact | 0.2 mg/cm² | Action Level |
| 145 | Negative | Off | Interior | Bedroom 2 | Wall | | Plaster | A | UC | Intact | 0.2 mg/cm² | Action Level |
| 146 | Positive | Off | Interior | Kitchen | Wall | | Plaster | A | UC | Deteriorated | 9.9 mg/cm² | Action Level |
| 147 | Positive | Off | Interior | Kitchen | Wall | | Plaster | B | UL | Deteriorated | 11.0 mg/cm² | Action Level |
| 148 | Positive | Off | Interior | Kitchen | Wall | | Plaster | D | UR | Deteriorated | 8.5 mg/cm² | Action Level |
| 149 | Positive | Off | Interior | Kitchen | Ceiling | | Plaster | D | | Deteriorated | 8.5 mg/cm² | Action Level |
| 150 | Positive | Off | Interior | Kitchen | Wall | | Plaster | C | LC | Deteriorated | 1.7 mg/cm² | Action Level |
| 151 | Negative | Off | Interior | Kitchen | Cabinet | | Wood | D | Right | Deteriorated | 0.7 mg/cm² | Action Level |
| 152 | Negative | Off | Interior | Kitchen | Baseboard | | Wood | A | Left | Deteriorated | 0.6 mg/cm² | Action Level |
| 153 | Negative | Off | Interior | Kitchen | Door | Jamb | Wood | A | Left | Deteriorated | 0.6 mg/cm² | Action Level |
| 154 | Negative | Off | Interior | Kitchen | Cabinet | | Wood | B | Left | Deteriorated | 0.1 mg/cm² | Action Level |
| 155 | Positive | Off | Interior | Kitchen | Window | Sill | Wood | D | Left | Deteriorated | 1.5 mg/cm² | Action Level |
| 156 | Positive | Off | Interior | Kitchen | Window | Sash | Wood | D | Left | Deteriorated | 1.5 mg/cm² | Action Level |
| 157 | Positive | Off | Interior | Kitchen | Window | Casing | Wood | D | Left | Deteriorated | 1.5 mg/cm² | Action Level |
| 158 | Positive | Off | Interior | Stairs to Bsmt | Door | Jamb | Wood | D | Left | Deteriorated | 5.2 mg/cm² | Action Level |
| 159 | Positive | Off | Interior | Stairs to Bsmt | Stair | Riser | Wood | D | Left | Deteriorated | 14.1 mg/cm² | Action Level |
| 160 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Wood | A | LL | Deteriorated | 10.1 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

Inspection Date: 5/14/2021 - 5/14/2021
Action Level: 1.0 mg/cm²
Total Readings: 168
Unit Started: 05/14/2021 15:56:06
Unit Ended: 05/14/2021 18:05:10

Inspection Site: 439 South Maffit Street
Decatur, IL 62521

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 161 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Wood | C | LL | Deteriorated | 10.6 mg/cm² | Action Level |
| 162 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Wood | B | LL | Deteriorated | 11.6 mg/cm² | Action Level |
| 163 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | B | UC | Deteriorated | 9.4 mg/cm² | Action Level |
| 164 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | C | UC | Deteriorated | 6.3 mg/cm² | Action Level |
| 165 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | D | UC | Deteriorated | 6.7 mg/cm² | Action Level |
| 166 | Positive | Off | Interior | Stairs to Bsmt | Wall | | Plaster | A | UL | Deteriorated | 7.1 mg/cm² | Action Level |
| 167 | Negative | Off | Interior | Stairs to Bsmt | Ceiling | | Plaster | A | | Deteriorated | 0.2 mg/cm² | Action Level |
| 168 | Negative | Off | Interior | Stairs to Bsmt | Door | Panel | Metal | B | Right | Deteriorated | 0.3 mg/cm² | Action Level |
| 169 | Negative | Off | Interior | Basement | Sewer | Pipe | Metal | B | Center | Deteriorated | 0.1 mg/cm² | Action Level |
| 170 | Negative | Off | Interior | Basement | Duct | | Metal | B | Center | Deteriorated | 0.2 mg/cm² | Action Level |
| 171 | Negative | Off | Interior | Basement | Wall | | Brick | A | LR | Deteriorated | 0.2 mg/cm² | Action Level |
| 172 | Negative | Off | Interior | Basement | Wall | | Brick | B | UL | Deteriorated | 0.1 mg/cm² | Action Level |
| 173 | Negative | Off | Interior | Basement | Wall | | Brick | C | UL | Deteriorated | 0.3 mg/cm² | Action Level |
| 174 | Negative | Off | Interior | Basement | Wall | | Brick | D | UC | Deteriorated | 0.4 mg/cm² | Action Level |
| 175 | Negative | Off | Interior | Basement | Floor | | Concrete | B | | Deteriorated | 0.3 mg/cm² | Action Level |
| 176 | Negative | Off | Interior | Basement | Window | Sash | Wood | B | Right | Deteriorated | 0.9 mg/cm² | Action Level |
| 177 | Negative | Off | Interior | Basement | Joist | | Wood | B | Right | Deteriorated | -0.2 mg/cm² | Action Level |
| 178 | Negative | Off | Interior | Basement | Ceiling | | Wood | B | | Deteriorated | -0.3 mg/cm² | Action Level |

# Detailed Lead Paint Inspection Report

| | | | |
|---|---|---|---|
| Inspection Date: | 5/14/2021 - 5/14/2021 | Inspection Site: | 439 South Maffit Street<br>Decatur, IL 62521 |
| Action Level: | 1.0 mg/cm² | | |
| Total Readings: | 168 | | |
| Unit Started: | 05/14/2021 15:56:06 | | |
| Unit Ended: | 05/14/2021 18:05:10 | | |

| Read # | Result | RTA Present | Room | -- >RoomChoice | Structure | -- >Member | Substrate | Wall | Location | Condition | Lead (mg/cm²) | Mode |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 179 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 180 | | Off | Calibration | | | | | | | | 0.0 mg/cm² | Action Level |
| 181 | | Off | Calibration | | | | | | | | -0.1 mg/cm² | Action Level |
| 182 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 183 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |
| 184 | | Off | Calibration | | | | | | | | 1.0 mg/cm² | Action Level |

**------ END OF READINGS ------**

# LEAD DUST AND SOIL LABORATORY RESULTS
# (no samples collected, presume dust is elevated)

# RISK ASSESSOR LICENSE
# LABORATORY ACCREDITATION

IDPH

# LEAD RISK ASSESSOR LICENSE

| LEAD ID | ISSUED | EXPIRES |
|---|---|---|
| 001743 | 12/23/2020 | 1/31/2022 |

**James W Sundberg**
**21W310 Audubon Rd.**
**Lombard, IL 60148**

ILLINOIS LEAD PROGRAM
Environmental Health

Alteration of this license shall result in legal action
RISK ASSESSOR CERTIFICATE EXPIRES
4/24/2022

This license issued under authority of the State of Illinois -Department of Public Health

This license is valid only when accompanied by a valid training course certificate

If found return to 525 W.Jefferson St Springfield, IL 62761

# AIHA Laboratory Accreditation Programs, LLC

*acknowledges that*

## EMSL Analytical, Inc.

**4140 Litt Dr Hillside, IL 60162-1120**

**Laboratory ID: LAP-102992**

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs (AIHA-LAP), LLC accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

### LABORATORY ACCREDITATION PROGRAMS

| | | |
|---|---|---|
| ☑ | **INDUSTRIAL HYGIENE** | Accreditation Expires: December 01, 2022 |
| ☑ | **ENVIRONMENTAL LEAD** | Accreditation Expires: December 01, 2022 |
| ☑ | **ENVIRONMENTAL MICROBIOLOGY** | Accreditation Expires: December 01, 2022 |
| ☐ | **FOOD** | Accreditation Expires: |
| ☐ | **UNIQUE SCOPES** | Accreditation Expires: |

Specific Field(s) of Testing (FoT)/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA-LAP, LLC requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA-LAP, LLC website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O. Morton

*Cheryl O Morton*
*Managing Director, AIHA Laboratory Accreditation Programs, LLC*

Revision19: 09/01/2020

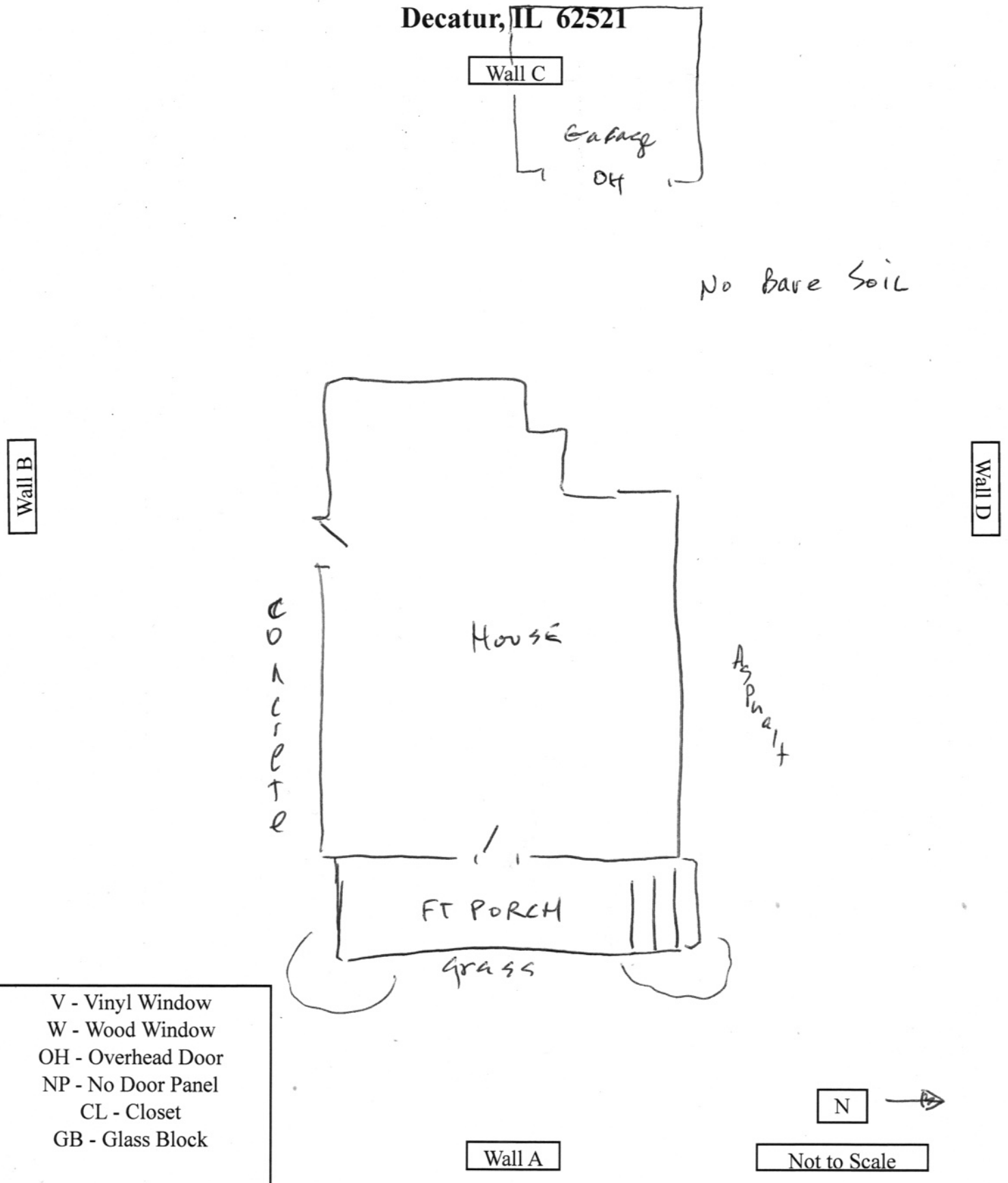
Date Issued: 11/30/2020

# LEAD HAZARD PAMPHLET

http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf

# PROPERTY AND HOME LAYOUT

**439 South Maffit Street**
**Decatur, IL 62521**

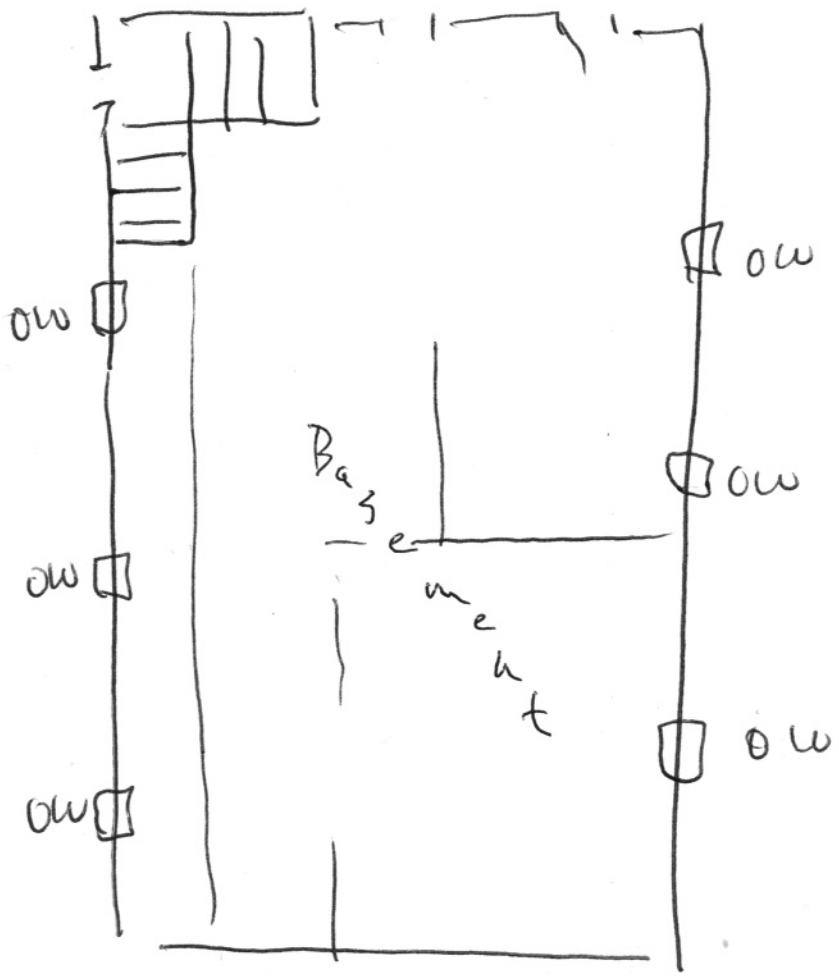


# 439 South Maffit Street
# Decatur, IL 62521

Wall C

Basement

Wall B




Wall D

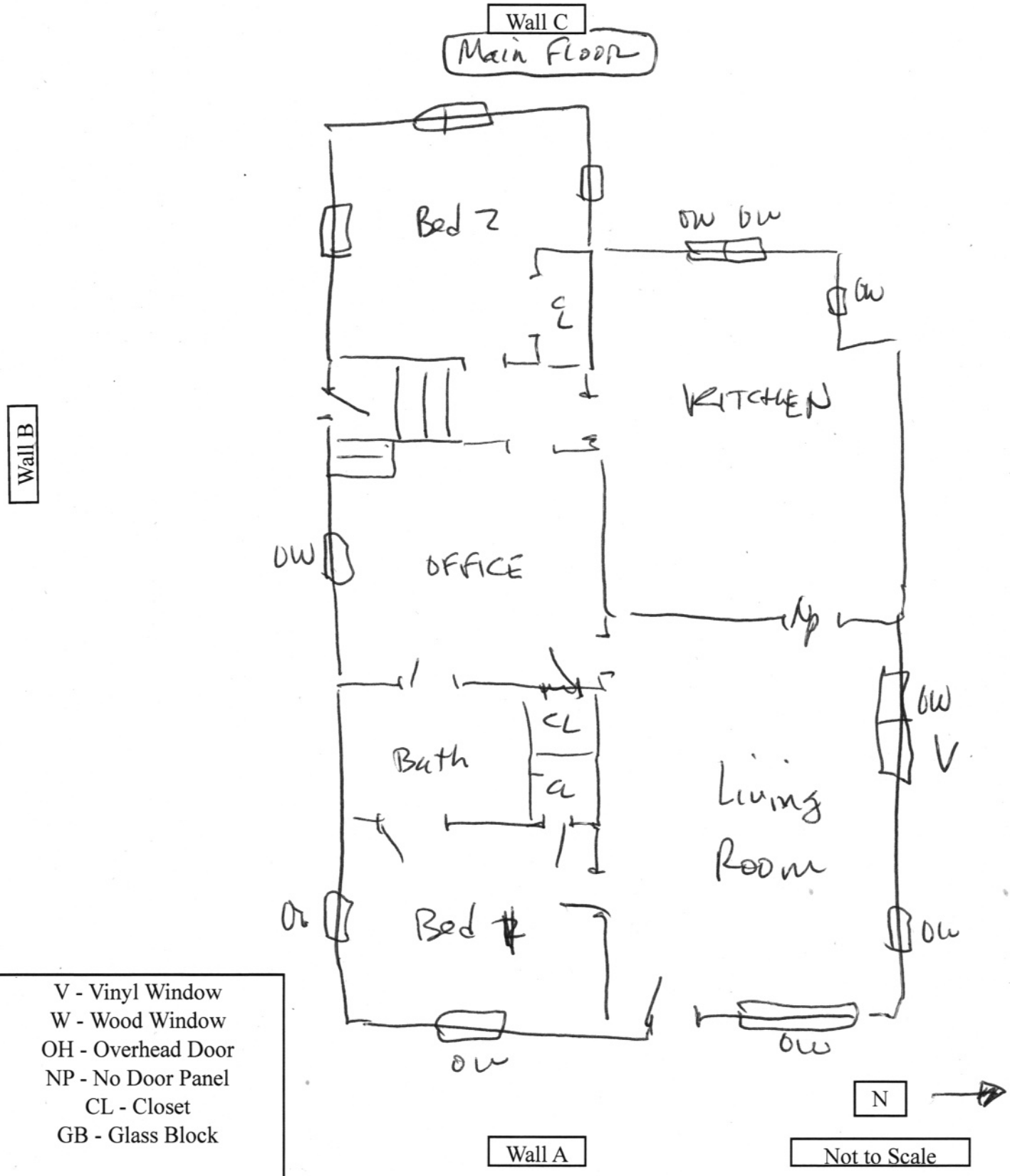
V - Vinyl Window
W - Wood Window
OH - Overhead Door
NP - No Door Panel
CL - Closet
GB - Glass Block

Wall A

N

Not to Scale

# 439 South Maffit Street
# Decatur, IL 62521




V - Vinyl Window
W - Wood Window
OH - Overhead Door
NP - No Door Panel
CL - Closet
GB - Glass Block