

MANDATORY LEAD HAZARD ABATEMENT REQUIREMENTS**• General Requirements:**

1. All work to be done in accordance with city, state and federal rules, regulations and laws.
2. Send appropriate notification letter to Minnesota Department of Health and give copy to CM.
3. Fill out the Lead Renovation Recordkeeping Checklist and return to the CM
4. All lead abatement work must be performed by a Minnesota Department of Health (MDH) Licensed Lead Abatement Firm using a MDH Licensed Lead Supervisor, and MDH Licensed Lead Abatement Workers. Provide documentation to CM prior to start of construction.
5. Once the Lead Abatement work begins only MDH Licensed workers may enter the house until an Interim Clearance inspection has been made by Hennepin County. Provide Copy to CM
6. Contractor is responsible for all required notifications and scheduling inspections. Any questions regarding Lead requirements for this project or to schedule inspections contact Mike Jensen, Hennepin County, (612) 348-2114.

- **Scope of Work:** This project requires Lead Abatement Measures. The Lead-Based Paint Risk Assessment Report and recommendations prepared by Hennepin County will be forwarded to the Contractor. The Contractor is responsible to properly abate all lead hazards as described in the lead report. The projects Scope of Work tries to identify all hazards but ultimately it will be the Contractors responsibility to remove all hazards and obtain both an Interim Lead Clearance and a Final Lead Clearance report.

- **Preparation:** Before lead hazard reduction, all work areas to be prepped with poly sheeting drop cloths and dust containment barriers. The work area shall be cleaned daily to remove paint chips and dust.

- **Dust Removal:** Contractor to use appropriate practices and methods to reduce generation and transmission of lead paint dust. At the conclusion of lead abatement and upon the projects substantial completion and prior to the contractors final draw request, all walls, trim and floors shall be: vacuumed with a high efficiency particle accumulator vacuum (HEPA), washed with a lead-specific detergent and rinsed with clean water, and vacuumed with a high efficiency particle accumulator vacuum (HEPA) to remove remaining dirt and dust.

- **Disposal Manifest:** Properly dispose of all debris and submit receipts and manifests to CM.

- **Clearance Testing:** Upon project substantial completion and prior to the contractors final draw request, Hennepin County shall perform the Lead Clearance Test and provide GMHC with a Lead Clearance for the property.

- **Encapsulation** is not an option for this project. All lead positive paint must be stripped, removed, or enclosed.

- **Required Documents;** Notification to the State of Minnesota Health Dept, Interim Lead Clearance Report, Final Lead Clearance Report, Lead Cohesion Test, Lead Disposal Manifest, Lead Workers License, Lead Renovation Record Keeping Checklist, EPA Certification and Training Certified Renovator Documents from General Contractor, Electrician, HVAC, and Plumbing Sub-Contractors

- **Failure To Comply:** GMHC has received a grant from Hennepin County to participate in the Lead Reduction Program. The Contractor agrees to reimburse via deduct from contract through a change order generated by GMHC, any damages to GMHC up to \$ 4,000.00 due to failure to comply with the Lead abatement specifications and passing lead clearance testing.

Lead Abatement:

- The Contractor is responsible to properly abate all lead hazards as described in the lead report, regardless if the scope of work specifically calls for it or not.

 - **Remove, Package and Dispose of ;**
 - Exterior wood siding on the house and garage.
 - All exterior doors including frames, sills, and trim.
 - All basement window sash, frames, and trim
 - Garage window sash, trim, and frame
 - All window sills in the SE Bedroom and 2nd floor

 - **Enclose Per Option 2 of Lead Report** by wet sand loose paint, stencil "Lead Paint", wrap area with a durable product and caulk as described throughout the Scope of Work.
 - All exterior window trim, door trim, soffits, and fascia on the house and garage.

 - Contractor must provide CM with **Lead Disposal Manifest.**
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Asbestos Abatement; The contractor is responsible for abating all asbestos materials as described in the Asbestos Report by Angstrom Analytical. Closely follow all State and City requirements. Contractor must provide CM with **Asbestos Disposal Manifest.** Includes:

- Kitchen and stair linoleum flooring and adhesive
 - HVAC duct tape
 - Sink Under coating
 - Flue patch
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Site Work:

- Rear Yard; Remove the tree and stump to 12" below grade. Infill with black dirt and grass seed with erosion cover.
- Remove all bushes & outlaw growth on entire site & along fence lines to 8" below grade.
- Remove stone and planting beds from front yard
- Remove planting bed from rear yard near driveway
- Trim all trees to 8' up from grade and 8' away from all structures
- Around the front, south, and rear sides of the house install plastic edging to create a 3' wide planting bed area. Raise grade around the foundation to a minimum of 8" pitch in 3'. Cover area with landscape fabric. Install wood mulch to 4" deep.
- Install metal basement window wells. Maintain 6" below the window sills and fill with 3" deep pea gravel.
- No bare soils anywhere on entire site including blvds., install grass seed with erosion cover over all bare areas.

Address Numbers: Remove existing numbers. Install new 4" reflective address numbers centered over front door and on the right side of the garage overhead door.

Mail Box; Remove existing. Install a new black wall mounted mailbox right side of front door.

Concrete Stoop and Sidewalks;

- North Side Entry Stoop; install a new concrete stoop at the north entry door. Set new stoop on pier frost footings. Landing to be 3'6" x 3'6". Install concrete stairs on both east and west sides leading to front and rear.
- North Side and Rear Yard Sidewalks; Remove all existing sidewalks from rear yard and along the north side of house, around the front up to the front private sidewalk. Install new 30" wide sidewalk from front stoop, around north side of house out to the garage service door and driveway.
- NOTE: along the north side of house, pitch sidewalk away from the house foundation minimum of ¼" per foot and caulk joint between new sidewalk and the foundation with Vulkem.
- Front private and public sidewalks; edge grass so entire walk is exposed and remove weeds from cracks.

Exterior Iron Railings;

- Install a new black iron railings at the new side Stoop. Drill and grout into place.
- Front iron railing clean and paint gloss black.

Masonry Chimney and Flue; Remove the masonry chimney and flue down to below the roof deck. Cap with metal and caulk to seal air tight. Infill roof deck.

Gutters, Downspouts, and Concrete Splash Blocks;

- Existing gutters are to remain. Remove and reinstall as required for new roof and metal wrap work.
- Replace all down spouts with new large style.
- Install all new large style downspouts with 6' extensions and concrete splash blocks.
- All Gutters and Downspouts; Bright White.

New Roofing at House and Garage;

- Complete tear-off and re-roof of all shingles on the house and garage. There may be more than one layer. The Contractor is responsible to verify number of existing layers
- Skylights – 2nd Floor; Replace existing skylight windows with new Velux or approved equal, Energy Star Rated skylights the same size as existing.
- Masonry Chimney and Flue; Remove the masonry chimney and flue down to below the roof deck. Cap with metal and caulk to seal air tight. Infill roof deck.
- No Staples shall be used to fasten shingles.
- Install all new flashings, galvanized frost-proof plumbing vent stacks, and matching roof vents.
- Install new White d-style drip edge at all roof edges including gable rakes and returns.
- Install CertainTeed Winterguard ice and water barrier to 6 foot at all drip edges, wrap up sidewall/roof junctions and at all penetrations.
- Install CertainTeed Landmark Architectural Style Shingles. Color; Weathered Wood.
- Assure no leakage. Clean up and remove all debris and nails.

House Foundation Exterior;

- Tuck point all blocks on house. Fill holes and cracks to match all around house.
- Prep and finish paint with acrylic latex masonry compatible paint. Assure full coverage.
- Exterior Foundation Color; Sherwin Williams, Duration, SW 0032, Needlepoint Navy, Semi Gloss Finish

New Side Entry Roof over Stoop;

- Remove existing metal awning.
- Construct a new Shed Roof to cover the side stoop landing. The new Shed Roof is to be 6/12 pitch and the same size as the landing.
- Roof to be 2x6 rafters, beams, and fascia with 1/2" OSB sheathing.
- To support the roof, fasten to house and install two 4x4 cedar posts, painted white, setting in metal base cups securely bolted to the top of the new side stoop landing.
- Ceiling and fascia is to be matching white metal soffit.
- Roofing to be properly flashed.
- All finishes to match.

New Front Entry Roof over Stoop;

- Remove existing metal awning.
- Construct a new Gable roof to cover the front stoop landing.
- The Gable roof pitch is to align with the existing front gable roof edge and be the same pitch.
- Roof to be 2x6 rafters, beams, and fascia with 1/2" OSB sheathing.
- To support the roof fasten to house and install two large brackets made of 4x4 cedar, painted white. Securely bolt brackets to house wall. Add blocking in wall as required.
- Flat Ceiling and fascia is to be matching white metal soffit.
- Gable front end to be LP Shake Siding.
- Roofing to be counter flashed at stucco
- All finishes to match.

New Siding at House and Garage;

- Per Lead Report; remove, package and dispose of all lead paint positive wood siding on the house and garage.
- Remove all metal awnings.
- Cover wall sheathing including gable ends with house wrap and tape all seams. Overlap flashing.
- NOTE: install new metal wrap at all windows and doors before new siding. See metal wrap specifications below.
- Install LP SmartSide Trim at all 1x1 inside and 1x4 outside corner boards.
- All penetrations through the siding must be set through an LP SmartSide 1x square block.
- Install new metal drip cap above all windows and doors.
- Install LP SmartSide Cedar-Shakes at the House Front Gable End, New Front Entry Gable End, and on the new North Side Entry Gable End.
- Install new primed wood grain, LP SmartSide Lap Siding with 7" exposure. Include butt-joint Trim Pieces, starter strip, and drip caps at all windows and doors. Install siding in strict accordance to the manufactures' installation instructions.
- Caulking; Using VULKEM urethane caulk around windows, doors, and all other areas.
- Finish paint Siding and trim with Sherwin Williams, Duration Paint... ONLY
- Paint Color Schedule:
 - LP SmartSide Cedar-Shakes at House Front Gable End, New Front Entry Gable End, New North Side Entry Gable End, and Garage Gable End Siding; SW 0032, Needlepoint Navy, Semi Gloss Finish
 - LP SmartSide Lap Siding; SW 2822 Downing Sand, Satin Finish
 - Outside Corner Boards, New Front and Side Entry Roof Brackets; Bright White. Semi Gloss Finish.

New Metal Wrap at House and Garage Soffits, Fascia, Window & Door Trim;

- **Enclose Per Option 2 of Lead Report;**

Exterior Trim Option 2 ENCLOSE (Abatement Measure)

Stabilize surface by wet scraping and HEPA vacuuming. Enclose trim with aluminum coil stock. Back caulk all seams with siliconized acrylic caulk to create an airtight installation.

- Install new pre-finished aluminum wrap on all soffits, fascia, window and door trim including sills and blind stops per Option 2 above.
- Caulk all seams and edges with VULKEM urethane caulk.
- All metal soffits and trim to be minimum .019 Gauge. Color; Bright White

Exterior Entry Doors;

- Remove package and dispose of all existing exterior entry doors including; trim, sill, threshold, and frames. Follow all lead practices per report.
- Install new Doors to be insulated steel doors Masonite 9-Panel-1-Lite or approved equal.
- Install new Bronze color Schlage "Accent" Lever Lock Sets, includes locking levers and dead-bolt. Common key all doors at house and garage.
- Raise the door sills as required to clear finish floor by 1" to allow for a rug.
- Notify alarm company to connect alarm system to door
- Finish paint all doors semi gloss finish.
- Interior Color; SW 6140 Moderate White.
- Exterior Color; Sherwin Williams Duration, SW 0032, Needlepoint Navy, Semi Gloss Finish.

Combination Storm Doors; Remove all existing storm doors. Install two new combination storm doors. Install new Larson # 830-82, Screen-Away Storm Doors, Color; White. Install wind chains and closers.

Windows;

- Remove all existing blinds, curtains and hardware, fill holes.
- Existing vinyl double hung windows are to remain. Inspect windows and adjust or repair as required to assure that the window opens, closes, and locks properly. Clean both the frames and the glass.
- Skylights – 2nd Floor; Replace existing skylight windows with new Velux or approved equal, Energy Star Rated skylights the same size as existing.
- Basement Windows; Remove package and dispose of all basement windows. Includes the entire window, wood frame, trim boards, and plywood covering. Install new venting glass block windows set in all masonry openings, at all basement windows.

Existing Garage Restoration;

- Remove and haul all contents including anything stored in rafters.
- Remove all shelves, benches, racks, etc..
- Sweep clean all interior wall, ceiling and rafter cavities.
- Floor Slab; Power wash, sweep and clean existing slab.
- Roofing;
 - Complete tear-off and re-roof of all shingles on the garage.
 - Install new d-style drip edge at all roof edges including gables.
 - Install CertainTeed Landmark Architectural Style Shingles. Color; Match House
 - Assure no leakage. Clean up and remove all debris and nails.
- Window; remove the entire window and infill the wall.
- Siding; Remove. Package and dispose of existing siding. Install new siding and finish paint all per scope of work above.
- Fascia, Soffits, and Door Trim; Install new metal wrap per scope of work above.
- Garage Service Door;
 - Raise the garage service door opening. Install 4" masonry curb at door sill to prevent water intrusion. Reframe the opening as required.
 - Remove, package and dispose of existing door, trim and frame. Install new White 6-panel insulated steel door. Install new Bronze color Schlage Lock Sets, includes locking knob and dead bolt. Common key all doors on house & garage.
 - Finish paint door and frame. Color; SW 0032, Needlepoint Navy, Semi Gloss Finish
- Overhead Garage Door is to remain. Clean inside and out. Adjust as required so the door operates properly;
- Garage Door Opener—Provide and install new ½ HP opener with 2 remotes.
- Driveway; Existing driveway is to remain. Clean and remove all weeds.
- Electrical; Verify that existing underground electrical service to garage is safe and adequate. Install two new interior 1-bulb ceiling fixtures, a new 1-bulb spot light with motion detector at gable peak wall above the overhead door, a new switch and wall light with motion detector to the left of the service door.

Hardwood Floors Repair and Refinishing;

- Professionally and completely sand all floors smooth to remove all old finish & imperfections.
- Varnish with 3 coats of satin finish Low VOC Water Based Floor Varnish.
- Areas with wood floors; Living Room, 1st Floor Hallway, All 1st Floor Bedrooms, 2nd Floor (except west closet).

Vinyl Flooring;

- Remove existing flooring and underlayment to expose sub floor.
- Install new 5 ply birch tech plywood sub-floor. No other underlayment will be accepted.
- Install Mannington Benchmark vinyl flooring. Roberts 2001 adhesive. Color; French Terrace #3731.
- Areas to receive new vinyl flooring; Kitchen, Side Entry, and Basement stair treads and risers.

Carpet and Pad;

- Install new Pad; to be Carpet and Rug Institute Green Label Certified 6# ½" rebond pad.
- Install new Carpet to be; Carpet and Rug Institute Green Label Certified; Mohawk Fashionable Look 34.3 oz. 100% Dupont Smartstrand Sorona Triextra BCF Color; 530 Brown Sugar
- Areas to receive new carpet, and pad; Stairs and Landings leading to the 2nd Floor and the 2nd Floor west closet.

Product Requirements:

- Paints: ONLY Use Low or No VOC Paints. Sherwin-Williams Harmony or approved equal best grade paints and primers meeting the Green Seal G-11 Environmental Standard.
- Varnish, Stain, and Sealers: ONLY Use Low or No VOC water based varnishes meeting Green Seal G-11 Environmental Standard
- Caulks and Sealants: Comply with regulation 8, rule 51, Bay Area Air Quality Management
- Seal any exposed particle board with Low or No VOC water based varnish.

Interior Doors;

- Existing doors are to remain. Trim, plane, and adjust doors as required so that they will open and close properly.
- Prep doors for painting. Fill holes and cracks. Sand out any imperfections. Do not paint over rough wood.
- All Doors; Finish paint semi gloss finish. Color; Sherwin Williams SW 6140 Moderate White, Semi-Gloss Finish.
- PAINTS: ONLY Use Sherwin-Williams or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard.

Hardware;

- At all Interior Doors; Install Bronze color hinges, door stops, and Schlage "Accent" Lever sets. Use Privacy Knobs at all baths
- Install 4" Bronze color pulls on all kitchen cabinets and bathroom vanity doors and drawers.
- All other miscellaneous hardware to be Bronze color.

Closets and Shelving; Remove all shelving and replace with new rod/shelf at all closets. Install 5 shelves at 1st floor hall linen closet.

Walls; Basement, 1st Floor, 2nd Floor

- Kitchen; Remove all wall paper. Skim coat walls smooth.
- Bathroom;
 - wash all signs of mold with a bleach solution.
 - Remove paneling and skim coat walls.
 - Remove existing ceramic floor and walls. Remove all drywall from tub-surround walls.
 - Insulate exterior wall cavities and poly.
 - Install new ½" cement board substrate over tub surround walls up minimum of 5' from the top of tub.
 - Install new ceramic tile on tub surround walls from top of tub up to ceiling.
- 2nd Floor West Closet; Remove cabinet. Remove all mold covered drywall. Insulate and poly wall. Install new drywall taped and finished smooth. Clean and reuse base.
- All Other Walls; Remove abandon hardware. Remove any wall paper. Patch all cracks. Fill all holes.
- Prime and Paint all house walls.
- **IMPORTANT;** Use Semi-Gloss Paint in Bathrooms, Kitchen, Side Entry, and All Stairway Walls.
- All other walls flat paint.
- Wall Color; Sherwin Williams SW 6142 Macadamia

Ceilings;

- Kitchen Ceiling; Remove old ceiling fan. Install new ½" drywall over existing plaster and finish tape.
- Bathroom Ceiling; wash all signs of mold with a bleach solution. Install new ½" drywall over existing plaster and finish tape.
- 2nd Floor Slant Ceiling remove the sky lights. Infill and insulate roof and ceiling.
- All other ceilings remove abandon hardware, fill cracks and holes.
- All ceilings in the house install a new Knock-Down Texture Finish, prime and paint.
- Prime and paint All Ceilings in the house. Color; Sherwin Williams SW 6140 Moderate White
- **IMPORTANT;** Use Semi-Gloss Paint in Bathrooms and Kitchen Ceilings. All other ceilings use flat finish paint.
- **ALL INTERIOR PAINTS;** ONLY Use Sherwin-Williams Harmony or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard.

2nd Floor Side Attic Areas; Clean out side attic areas removing all debris. Insulate per scope of work below. Secure access doors for air tight fit.

Baseboards, Base Shoe, Window and Door Casings, Stairs, 2nd Floor Built-Ins;

- Lead Abatement: Remove, package and dispose of all painted wood that tested positive in the lead report. Includes;
 - Painted window sills in the SE Bedroom and the 2nd floor.
- Window and Door Casings, Baseboards and Base Shoe;
 - Existing is to remain. Repair damage. Replace missing pieces. Remove any abandon hardware. Patch holes & cracks. Sand rough wood smooth Finish paint all.
- Stairway to 2nd Floor and Basement; Assure that railings meet code, modify or replace as required. Finish paint.
- 2nd Floor Built-In Dressers; Clean inside and out. Adjust to open and close properly. Finish paint.
- Clothes Chute; Install bronze knob and adjust to open cloths properly.
- All Wood Trim entire house; Finish Paint Semi Gloss Finish.
- Paint Color; Sherwin Williams SW 6140 Moderate White.
- Product Requirements:
- PAINTS: ONLY Use Sherwin-Williams Harmony or approved best grade paints and primers meeting the Green Seal G-11 Environmental Standard.
- Caulks and Sealants: Comply with regulation 8, rule 51, Bay Area Air Quality Management

Basement;

- Asbestos abatement required. See scope above.
- Lead Abatement per scope of work above.
- Demolition and Clean Out; completely clear out the entire basement to expose foundation walls, floor slab, ceiling joist, columns and beams. Remove all debris, shelving, cabinets, sink, water heater, furnace, washer, dryer, abandon electrical, plumbing, heating equipment, wires and parts.
- Interior walls paint per wall scope above.
- Stairs to Basement;
 - Treads & Risers; Asbestos abatement remove vinyl. Install new vinyl per scope above
 - Install a new painted 1x6 cap with apron on lower ½ wall.
 - Paint handrail and modify as may be required to meet code.
- Basement Foundation Walls;
 - MOLD CLEAN UP; wash down all foundation walls with a bleach solution to remove all mold. Contact CM to inspect before painting.
 - Tuck point all cracks and holes.
 - Paint all foundation walls with Two Coats of DryLok paint. Assure full coverage
- Masonry Chimney; cap abandon holes with metal. Paint bricks Low VOC paint, Medium Gray.
- Ceiling; Remove all 1x3 strips. Sweep ceiling clean of all dirt & dust. Remove all unused wires, pipes, hardware, etc
- Wood Support Posts and Beams; Remove any abandon hardware. Finish paint with Low VOC paint, Medium Gray.
- Exposed Dust Work seal joints with mastic and paint all with Low VOC paint, Medium Gray.
- Rim Joist Area; caulk or foam all holes and penetrations and insulate to R19
- Floor Slab;
 - Remove all floor tile and adhesives
 - Sweep and scrub clean entire floor.
 - Fill all holes and remove all tripping hazards.
 - Paint entire floor with compatible concrete floor paint. Color; Medium Gray

Kitchen; See 1st Floor Plan

- Existing Cabinets along the North wall are to remain. Protect from damage during construction.
 - Clean all cabinets inside and out.
 - Adjust all doors and drawers as required so that they open and close properly.
 - Install new Bronze loop hardware same size as existing.
 - Completely sand all surfaces to remove dirt, grease, and old finish.
 - Completely varnish all exposed wood with water based semi gloss varnish.
 - Cabinet Interiors; remove all contact paper. Clean and Paint insides of all cabinets, drawers, all shelves, Color; Sherwin Williams SW 6140 Moderate White, semi-gloss.
- Remove all other cabinets and tops.
- Remove all appliances
- Remove all flooring down to sub floor. Install new vinyl flooring per scope above.
- New Cabinets – Provide and install new cabinets along the East wall per plan. New cabinets are to match the existing cabinets on the North wall as close as possible. Provide sample to CM for approval before ordering. Provide and install per Plan. Contractor is responsible to verify all dimensions and include fillers. Notify the CM of any required cabinet changes.
Cabinet sizes; W3024, W1542, W3324, 1" F, B15.
- New Counter Tops and Back Splash; Provide and install new counter tops per plan. Remove and replace laminant back splash on North wall. Counter Top and Back Splash Color; Formica 3446-RD Mineral Sepia.
- Cabinet Hardware; install new 4" Bronze pulls on all existing and new cabinet doors and drawers.
- Provide and install Microwave with Exhaust Fan Vented to Exterior.
- Appliances; Contractor to provide and install new refrigerator with ice maker, microwave, and gas range as listed below;
 - Whirlpool Energy-Star Stainless Steel Finish
 - Refrigerator – 28" Wide, Right-Hinge W8RXEGMWS with Ice-Maker ECKMFEZ1
 - Dishwasher; WDF510PAYS
 - Gas Range; WFG520S0AS
 - Microwave; WMH31017AS
- Electrical and Plumbing; see scope below.

Insulation and Air Sealing:

Testing; GMHC will contract and pay for IR and Blower Door insulation testing and inspection to verify that the work complies with Scope. Contractor shall make any necessary corrections to the insulation and bypass sealing work as determined by the testing and inspection and also pay \$ 200.00 for any required 2nd testing.

Infiltration Reduction Scope of Work

Location	Scope of Work
Attic bypasses	Seal all attic bypasses (air leaks) airtight including all knee wall joist cavities using rigid board foam insulation sealed airtight using expanding urethane foam, bathroom "wet wall" top plate, sewer stacks, chimneys, conduit holes, and any open interior wall tops. Also seal all built in clothes drawers, all gaps and cracks airtight prior to insulation.
House	Seal airtight all gaps, cracks, seams of interior millwork including all windows, doors and baseboards.
Basement/ Foundation	Seal airtight all foundation air leaks including all 4 sides of basement windows, rim joist air leaks, and all penetrations that include, gas and electric service lines, exterior water faucet, furnace /water heater vents, dryer vent, combustion air duct, and air conditioner refrigerant line if applicable.
Attic Doors	Weatherstrip airtight both side attic doors using aluminum framed tubular silicone or quality Q-Ion type weatherstripping custom fit to insure seal. Install a latch on 2 side attic doors to insure a tight fit.

Insulation	Existing Conditions	Scope of Work
Side Attics	Low density cellulose below floor-some void areas	Re-insulate below all floored side attics using dense pack cellulose, slip tube method and insulate above floor board for an even total R50.
Peak-open	R10 fiberglass batts possibly some cellulose	Add cellulose over existing peak attic insulation for an even total R50 cellulose. Gain access through roof vents, gable vents or best way.
Slants	3" fiberglass batts; some void areas	Insulate to capacity all slant walls using a dense pack cellulose slip tube method gaining access from side attics. Dense pack will compress existing fiberglass batts.
Knee Wall	R11 fiberglass batts between studs	Add an R11 fiberglass batt horizontally across kneewall studs. Staple through only 1/3 of fiberglass batts to knee wall studs to avoid compression. Install a continuous House Wrap air barrier to cover with staples-top, bottom, and sides.
Exterior Sidewalls	1/2" newspaper 3" blown cellulose	No work necessary Note: if house is resided install House Wrap sealed per manufacture's specifications.
Attic Ducts	Side attic duct work	Seal airtight all side attic duct work seams, junctures, gaps using silicone caulk, foil tape and expanding foam. Also insulate above these ducts with 12" blown cellulose.

Bathroom;

- Remove all existing plumbing fixtures, electrical fixtures, flooring, ceramic tile, paneling, and wall plaster around the tub surround walls.
- Ventilation; Install new Panasonic 80 cfm Whispergreen series Panasonic FV-08VKSL3 w/ Light exhaust fan properly vented to the exterior per the manufacture's recommendations. Set for continuous ½ speed with switch for full speed boost.
- Walls, Ceilings, Window, Millwork, Plumbing and Electrical – Per Scope
- Ceramic Tile Floor, Base, and Tub/Shower Surround;
 - Remove existing ceramic floor and walls. Remove all drywall from tub-surround walls.
 - Insulate exterior wall cavities and poly.
 - Install new ½" cement board substrate over tub surround walls up minimum of 5' from the top of tub.
 - Install new ceramic tile on tub surround walls from top of tub up to ceiling.
 - Install new ceramic tile on bathroom floor and base.
 - Floor Tile: KateLo, Crossville 12x12 Cotto or Crossville 12x12 Vista with Matching Base, Grout – Laticrete
 - Wall Tile; Kate Lo, IC Puebla 3x6, Grout – Laticrete (Unsanded)
 - Decorative Listello (3" or 4" Strip), Crossville Ebb & Flow Mosaics
 - ½"x ½" Mosaic, ½" x 3" Stacked Mosaics or, ½" x 3" Linear Mosaics
 - Color to be decided by contractor, Grout – Laticrete (Unsanded)
- Provide and install a Wall cabinet above toilet; Rosebud Maple TW2430 with 4" Bronze pulls
- Provide and install a Rosebud Maple 30" vanity with a cultured marble sink top. Color; white-on-white.
- Install a 24" mirrored recessed medicine cabinet above sink.
- Accessories Provide and Install; One Bronze color towel bar, a Bronze color toilet paper holder a shower curtain rod.
- Caulk – Caulk with silicone to seal around all edges of, toilet, tub and tile, including at floor.

Plumbing;

Warranty — The entire plumbing system shall meet the requirements of the MN State Building Code, the Mpls. Housing Maintenance Code and the Mpls. Building Inspections Department.

Remove; All plumbing fixtures and all abandoned pipes and associated hardware.

Water Meter and Service; Check existing valves to assure proper working order. Arrange for water service to be turned on.

Sewer Cleanout Service — Sewer line to be cleaned-out (augured) from house to street main. Provide documentation of work to CM.

Floor Drain; The existing floor drain must be in proper working order. Remove cover, Clean out drain, install clean out plug if missing, reinstall cover.

Water Supply Pipes – Remove all existing water pipes. Install all new PEX water pipes from meter to all fixtures.

DWV — Main stack may remain if in good condition. Inspect and repair any leaks.

Water Heater – Replace with new gas fired, powered-direct-vent through sidewall, 50 gallon A.O. Smith, or approved equal. Include installation and all utility hook-ups

Hose Bib — Remove all existing. Install two new anti siphon frost-proof type one near front and rear of house.

Gas Lines;

- Verify integrity of all existing gas pipe lines. Carefully check all existing connections and joints for leaks.
- Reuse existing and/or install new piping, connections and shut-offs for new furnace, water heater, kitchen gas range, and future clothes dryer in basement. Cap dryer line also.

Gas Line Testing; Air test at 50 PSI for 24 hours all new and existing gas piping.

Fixtures; Remove existing. Provide and install all new fixtures.

Kitchen;

- Install sink, dish washer, refrigerator ice maker line, and gas range per plan.
- Install Stainless steel, two compartments, 22x33 inch Moen sink.
- Install Moen faucet. Series-Chateau, Model # 7430 w/ aerator set to 2.0 GPM max flow.
- Install, hook-up and level dishwasher.
- Run new water line and hook up ice-maker.
- Install and hook-up gas range.

Bathroom;

- Provide and install new fixtures
- Toilet; Install new White Kohler, ProFlow, or approved equal, 1.28 GPF Toilet. Rear of tank to be maximum 1 inch from wall behind. Include seat.
- Install 30" vanity with a cultured marble sink top. Color; white-on-white.
- Install new Moen Lav faucet—Series-Chateau, Model # 4621. set to 1.5 GPM max flow.
- Install new Moen Tub/Shower faucet Series-Chateau set to 2.0 GPM max flow.
- Install new Tub/Shower. Cast iron or Americast 30x60 inch, ceramic tile surround.

New Basement Laundry; Remove existing. Install new single bin sink with anti-siphon faucet set to 2.0 GPM max flow. Securely fasten to floor or wall. Install new washer supply connection valves.

Electrical;

Warranty - The entire electrical system shall meet the requirements of: the MN State Building Code and the Mpls. Building Inspections Dept.

Demo & Disconnects;

- Remove all hazardous, illegal and abandoned wiring, electrical hardware and equipment
- Remove all surface mounted wiring and devices in finished rooms and on exterior.
- Disconnect and relocate wiring as necessary for construction of kitchen and bathroom.

Existing Main Panel – Properly ground system at water piping. Inspect for any hazards in the existing 100 AMP panel and repair as required. Rewire circuits as necessary to code. Clearly identify all circuits on inside of panel cover.

System - Existing wiring system may be reused if to code and in good condition. Install new wiring and circuits to code as necessary.

Existing Devices;

- Remove and Replace all existing switches, outlets, and cover plates.
- Install all new ivory color devices and cover plates.

Smoke and CO Detectors; Remove all existing. Install all new on all 3 levels per code.

Telephone – Assure proper working phone jack in the kitchen, living room and all bedrooms.

Cable TV-- Assure proper working cable TV jack in the living room and all bedrooms with home-runs to a single location in the basement. Remove any existing exterior surface run cable.

Door Chimes; Repair existing or Install new door chimes to both front and rear entry doors.

Side Entry; Install new ceiling fixture with new switch

Kitchen ;

- Install new 2 new GFI outlets, 1 on north wall, 1 on east wall above counter top.
- Install new GFI outlets as required per code above counter tops.
- Install new outlet in cabinet for microwave
- Install new outlet for refrigerator
- Install new outlet and connect dishwasher
- Install new outlet for gas range.

Bathroom;

- Remove whirlpool wiring.
- Remove fan.
- Install new GFI outlet near vanity
- Install new wall fixture over sink above medicine cabinet
- Bathroom Venting-- Install ceiling new Panasonic FV-08VKSL1 w/ Light exhaust fan properly vented to the exterior per the manufacture's recommendations. Set for continuous ½ speed with switch for full speed boost.

Basement;

- Remove all abandoned or hazardous wires and devices
- Install new outlet for direct-vent water heater
- Install new outlet for future gas dryer and washer
- Install new outlet for alarm system located in alarm box
- Reuse existing or install new fixtures. Assure minimum of 6 ceiling PC lights all switched together
- Wire as required for new Furnace and Air-Conditioning unit.

Electrical Continued.....

Electrical Continued.....

Exterior Outlets; install two new GFI exterior outlets, one near the front of house and one on the rear of house.

Garage;

- Verify that existing underground electrical service to garage is safe and adequate.
- Install two new interior 1-bulb ceiling fixtures
- Install a new 1-bulb spot light with motion detector at gable peak wall above the overhead door
- Install a new switch and wall light with motion detector to the left of the service door.

Light Fixtures;

- **Living Room Wall Sconces and 2nd Floor West Closet Light Fixtures are to remain.** Clean inside and out and install new CF Bulbs.

Provide and install the following new Energy Star Light Fixtures;

1. All Fixtures are available at...**MaximLighting.Com**
2. All fixtures are Oil Rubbed Bronze Color.
 - Front Entry; M85841WSOI, 2 Bulb
 - 1st Floor Hallway; M85841WSOI, 2 Bulb
 - 1st Floor NE Bedroom; M85841WSOI, 2 Bulb
 - 1st Floor SE Bedroom; M85841WSOI, 2 Bulb
 - Kitchen Ceiling; M85842WSOI, 3 Bulb
 - Kitchen above Sink; M85840WSOI, 1 Bulb
 - Bathroom above vanity; M85809WSOI, 3 Bulb
 - Bathroom Ceiling Fan/Light; Panasonic FV08VKSL3 with light
 - Side Entry; M85841WSOI, 2 Bulb
 - 2nd Floor Bedroom; (Two) M85841WSOI, 2 Bulb
 - Exterior Front Entry; M85924RP, 1 Bulb w/ Light Detector
 - Exterior Side Entry; M85924RP, 1 Bulb w/ Light and Motion Detector
 - Garage Service Door; M85924RP, 1 Bulb w/ Light and Motion Detector
 - Garage above OH Door; 1 Bulb Spot w/ Light and Motion Detector

HVAC;

- **Warrant** that the entire heating and venting system shall meet the requirements of the MN State Building Code and the Mpls. Building Inspections Dept.
- **Asbestos Abatement;** The contractor is responsible for abating all asbestos materials as described in the Asbestos Report by Angstrom Analytical. Closely follow all State and City requirements. Contractor must provide CM with Asbestos Disposal Manifest. Includes:
 - Kitchen and stair linoleum flooring and adhesive
 - HVAC duct tape
 - Sink Under coating
 - Flue patch
- **Demolition;** Remove the existing furnace and AC unit.
- **Masonry Chimney and Flue;** Remove the masonry chimney and flue down to below the roof deck. Cap the top and lower openings with metal and caulk to seal air tight. Infill roof deck.
- **Heating System;** Size per Manuel-J and S method. Design, supply and install entire new forced air heating system including a Goodman Furnace, Two Stage, ECM Motor, GMVC95 Variable-Speed, sealed combustion, direct vent through the sidewall. Include AC hook up. Run pipe and hook-up gas. Set unit on 2" pad. Install vibration control. System to be operable and ready to use at project completion.
- **New Duct Supply Run;** Install a new supply duct to 2nd Floor West Closet
- **Duct Sealing;** Tape or mastic all seams and joints in all accessible ducts to assure sealed system.
- **Duct Insulating;** at all duct work located in the side attics seal joints and wrap with R19 fiberglass. Cover all with 6" blown cellulose.
- **Duct Cleaning;** After all work has been completed, have the entire duct system professionally cleaned. Provide documentation of cleaning to the CM.
- **Testing** – Test fire, check and balance entire system and controls. Assure proper air flow to all rooms.
- **Thermostat;** Install new Honeywell programmable setback thermostat including all wiring, connections.
- **Registers;** Install all new supply and return air registers.
- **Air-Conditioning;** Provide and install a Goodman (or approved equal) 13 SEER air conditioning system. NOTE: Do not install AC Compressor until directed to do so by GMHC. This will occur after the home is sold to the buyer.
- **Kitchen Ventilation;** Install insulated metal microwave exhaust vented to exterior
- **Basement Laundry Ventilation;** remove all existing dampers and duct. Install new damper and insulated, rigid metal ductwork down to the floor for future gas dryer.
- **Bathroom Venting;** install new Panasonic FV-08VKSL3 w/ Light exhaust fan properly vented to the exterior per the manufacture's recommendations. Set for continuous ½ speed with switch for full speed boost.

Gas Lines;

- Verify integrity of all existing gas pipe lines. Carefully check all existing connections for leaks.
- Reuse existing and/or install new piping, connections and shut-offs for new furnace, water heater, kitchen gas range, and future clothes dryer in basement. Cap dryer line also.
- **Gas Line Testing;** Air test at 50 PSI for 24 hours all new and existing gas piping.

Final Clean-up;

- The complete project shall be maid-cleaned.
- All debris removed from the site at the completion of the contract.
- Windows; remove all labels, clean all glass (outside and inside)
- Clean, dust and vacuum all finish flooring
- Clean all light fixtures
- Clean plumbing fixtures, appliances, counter tops, and all cabinets (outside and inside).
- Open up all floor registers and remove debris and vacuum out ducts.
- In basement sweep to remove cob webs and dust from the ceiling, walls and floor
- Clean off furnace, water heater and any other equipment.
- Install new furnace filter after construction.
- Install small area rug inside all entry ways.

Permits;

Include all required project permits and close out all permits prior to final draw.

Utilities;

GMHC will pay for natural gas, water, and electric use during construction.

Contractor is responsible to order service, coordinate connections and maintain utilities.

Keys and Garage Remotes;

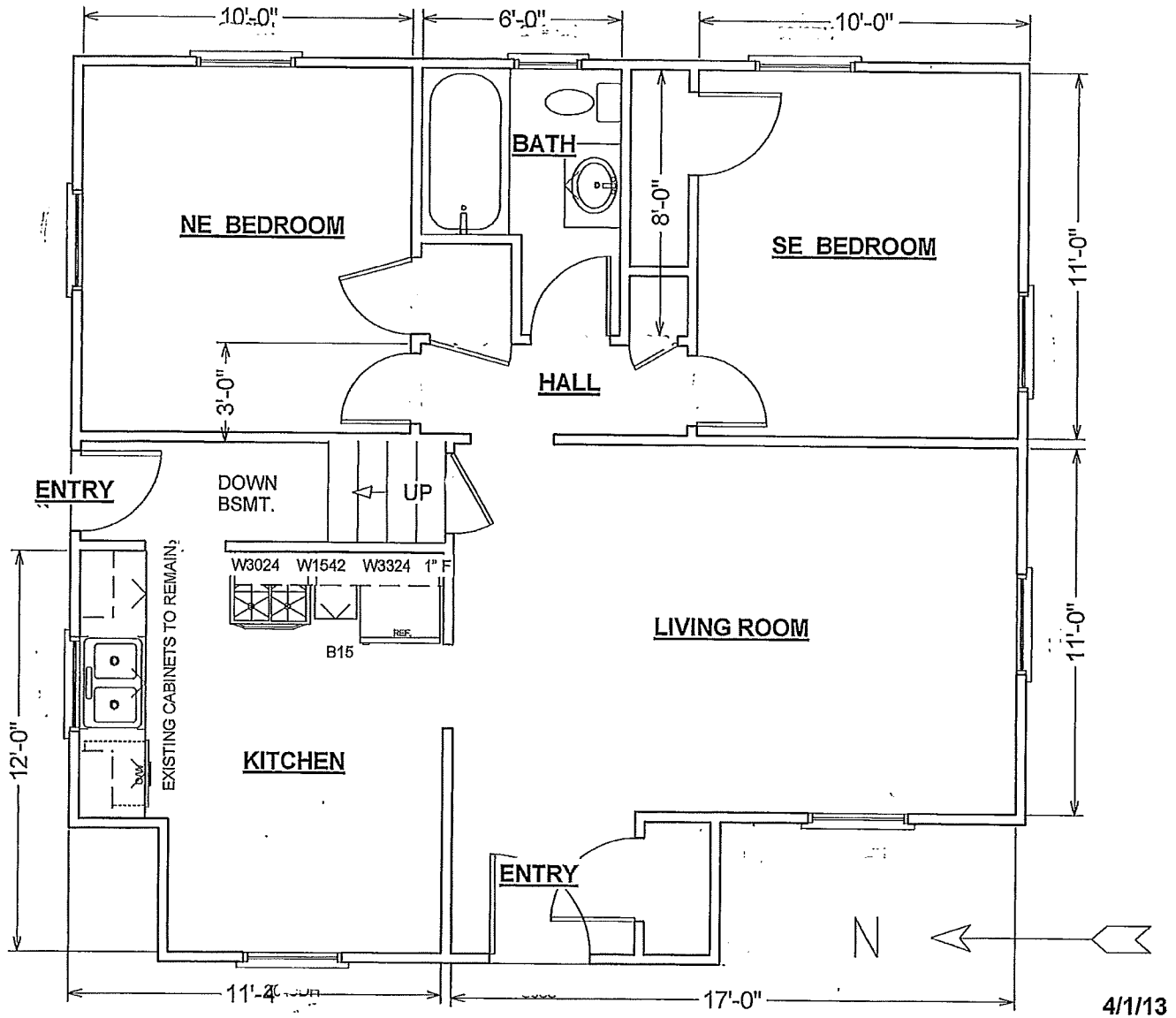
Provide CM with minimum of 4 house keys and 2 garage remotes.

Required Project Documents and Close-Out Checklist:

- GMHC Punch List Items Complete
- CPED Punch List Items Complete
- All Permits Closed
- Civil Rights Notice of Compliance
- MDH Notification to the State of Minnesota Health Dept Form
- MDH Lead Record Keeping Checklist
- EPA Lead Renovation Record Keeping Checklist
- Interim Lead Clearance Report
- Final Lead Clearance Report
- Lead Disposal Manifest
- Asbestos Disposal Manifest
- Documentation of Sewer Clean Out
- Documentation of Duct Work Clean Out
- 2-Year Exterior Paint Warranty
- MDH Lead Firm License
- MDH Lead Firm Supervisor License
- MDH Lead Workers License
- EPA Firm Certification and Certified Renovator Training from General Contractor
- EPA Firm Certification and Certified Renovator Training from Electrician, HVAC, and Plumbing Sub-Contractors

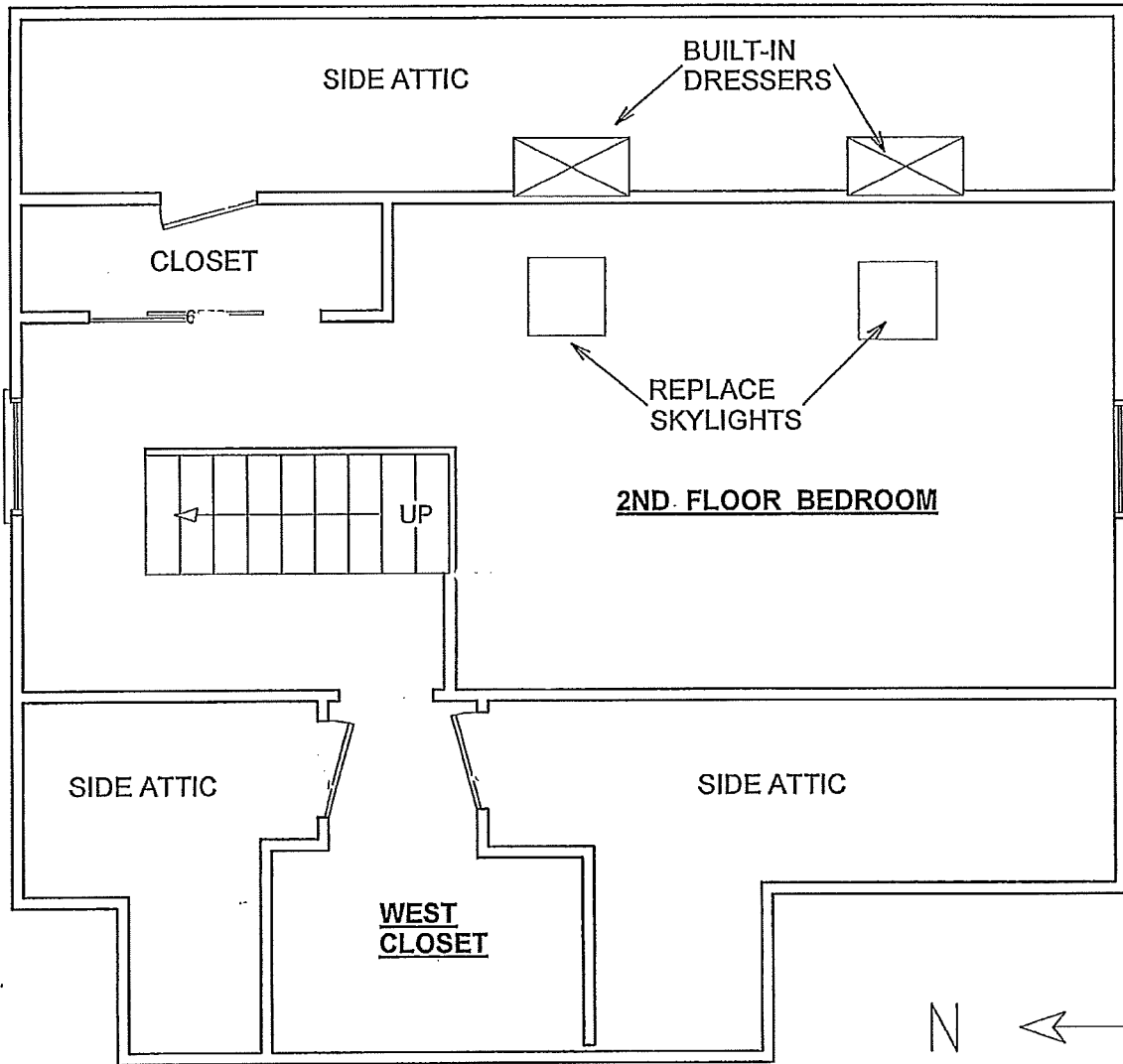
End Scope Of Work.....

NOTE: THESE DRAWINGS ARE INTENDED AS A GUIDE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS



4330 LOGAN AVE N MPLS MN 1ST FLOOR PLAN

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4/1/13

4330 LOGAN AVE N MPLS MN 2ND FLOOR PLAN