

## Addendum V: Rehab Specifications Template – Exterior

Categories <i>(add more as needed)</i>	Replace	Repair	No Repair Planned	Detailed Description of Work Indicate if work is a repair to existing or replacement; include type of materials proposed (vinyl siding, clad windows, etc.) or if materials are contributing to the historic character of the building. Provide as much detail as possible. If buyer proposed to perform certain work to save on costs, explain and give estimate of the work's value.	Total Cost Out of pocket expenses plus owner labor		
Exterior	Check boxes that apply			Out of Pocket Expenses	Owner Labor		
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Roof, downspouts, and gutters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Exterior siding, trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Chimney, flashing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Exterior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Driveway, sidewalks, steps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Landscaping/yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
<b>Total</b>							
<b>Total Out of Pocket and Owner Labor</b>							

## Historic Preservation Office Approved Wood Window List

Below is a list of all-wood (interior/exterior) windows that have been reviewed by the Brewery District, German Village, Historic Resources, Italian Village, and Victorian Village Commissions. These wood windows may be administratively approved by Historic Preservation Office staff. The appropriateness of any particular window model or sash muntin pattern will be determined by H.P.O. staff, based on any photographic or existing evidence of the original windows and/or its compatibility with the style and age of the building. Any wood window that is not on this list requires the submission of a window sample and review by the appropriate commission at a regular monthly hearing. **All window repair or replacement projects require a Certificate of Appropriateness from the Historic Preservation Office and a Permit with the Building and Zoning Services Division (645-6090) before work begins.**

MANUFACTURER	SERIES	MATERIAL
Kolbe	Heritage	Wood Exterior/Interior
Loewen	All Wood	Wood Exterior/Interior
WeatherShield	Primed 610	Wood Exterior/Interior
Marvin	Wood Ultimate	Wood Exterior/Interior
Sierra Pacific (formerly Hurd)	All Wood	Wood Exterior/Interior
Trimline	Liberty L300	Wood Exterior/Interior
JeldWen	Siteline	Wood Exterior/Interior
Pella	Architect Series Reserve	Wood Exterior/Interior
Lincoln		Wood Exterior/Interior

### NOTES:

- All glass is to be clear, with no decorative patterns or texture, unless otherwise approved by the Commissions.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.
- All new windows must be sash kits (aka sash packs) or full frame replacement, in consultation with HPO staff. Insert window (aka pocket window) replacements are not approved.
- All work to be completed in accordance with C.C. 3116.11 Standards for Alteration.

For assistance, or additional information, please go to the Historic Preservation Office website at [www.columbus.gov/planning/historicpreservation](http://www.columbus.gov/planning/historicpreservation), and click on the appropriate Commission for all H. P. O. contact information.

12/3/2019

## Historic Preservation Office Approved Composite, Fiberglass, and Aluminum-Clad Wood Window List

Below is a list of all composite, fiberglass, and aluminum-clad wood windows that have been reviewed by the Brewery District, German Village, Historic Resources, Italian Village, and Victorian Village Commissions. These composite, fiberglass, and aluminum-clad wood windows may be administratively approved by Historic Preservation Office staff. The appropriateness of any particular window model or sash muntin pattern will be determined by H.P.O. staff, based on any photographic or existing evidence of the original windows and/or its compatibility with the style and age of the building. Any composite, fiberglass, or aluminum-clad wood window that is not on this list requires the submission of a window sample and review by the appropriate commission at a regular monthly hearing. **All window replacement projects require a Certificate of Appropriateness from the Historic Preservation Office and a Permit with the Building and Zoning Services Department (614-645-6090) before work begins.**

MANUFACTURER	SERIES	Material
Fiber Frame	2100 Series (Awning)	Fiberglass Exterior & Interior
Pella	Impervia *	Fiberglass Composite Exterior & Interior
Marvin	Elevate (formerly Integrity Wood Ultrex) **	Fiberglass Exterior/Wood Interior
Universal	700 Series	Aluminum Exterior & Interior
JeldWen	Siteline	Aluminum-Clad Wood Exterior/Wood Interior
Marvin	Ultimate-Next Generation 2.0	Aluminum-Clad Wood Exterior/Wood Interior
Kolbe	Ultra Series “Sterling”	Aluminum-Clad Wood Exterior/Wood Interior
Trimline	Eclipse EC300	Aluminum-Clad Wood Exterior/Wood Interior
Lincoln	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Loewen	Standard Double-Hung	Aluminum-Clad Wood Exterior/Wood Interior
Pella	Architect Series Reserve	Aluminum-Clad Wood Exterior/Wood Interior
Quaker	Brighton LS Series	Aluminum-Clad Wood Exterior/Wood Interior
Weathershield	Premium Series 8109	Aluminum-Clad Wood Exterior/Wood Interior

**NOTES:**

- All glass is to be clear, with no decorative patterns or texture, unless otherwise approved by the Commissions.
- All composite, fiberglass, or aluminum surfaces are to be smooth, without faux-wood texture.
- Any sashes with muntins are to be simulated divided lite sash, with muntins permanently applied to the interior/exterior of the glass and with a spacer bar between the two layers of glass.
- Style of exterior brickmould, casings, and subsills to be submitted to HPO staff for review and approval.
- All new windows must be sash kits (aka sash packs) or full frame replacement, in consultation with HPO staff. Insert window (aka pocket window) replacements are not approved.
- All work to be completed in accordance with C.C. 3116.11 Standards for Alteration.
- \* Note: Impervia window unit only approved for casement window replacement.
- \*\*Note: Elevate window unit approved only for new construction in German Village H.D. Not approved for historic buildings or additions to historic buildings in German Village H.D.

For assistance, or additional information, please go to the Historic Preservation Office website at [www.columbus.gov/planning/historicpreservation](http://www.columbus.gov/planning/historicpreservation), and click on the appropriate Commission for all H. P. O. contact information.

ASBESTOS SURVEY REPORT

**536 West Walnut Street  
Columbus, Ohio 43207**

NAES Project Number: 21444AI

**Prepared for:**

Eric Voorhees  
COCIC  
845 Parsons Avenue  
Columbus, Ohio 43206  
614 645 7934

**Prepared By:**

North American Environmental Services, LLC  
2842 Banwick Road  
Columbus, Ohio 43232  
614 487 1109

September 17, 2021

# ASBESTOS SURVEY REPORT

**536 West Walnut Street  
Columbus, Ohio 43207**

NAES Project Number 21444AI

## **1.0 PURPOSE AND SCOPE OF SERVICES**

The purpose of this project was to conduct an asbestos survey of the property located at 536 West Walnut Street, Columbus, Ohio, hereinafter referred to as the site. On September 1, 2021, North American Environmental Services, LLC (NAES) provided the services in accordance with the referenced agreement, and as outlined below:

Conduct a representative asbestos survey in the identified building(s), which includes the following:

1. Review existing asbestos reports for the buildings, if available.
2. Survey the site buildings.
3. Identify accessible suspect asbestos-containing materials (ACMs) in the building interiors exteriors, and roofs using Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) protocols.
4. Collect and analyze bulk samples of suspect friable and non-friable materials to eliminate suspect materials as asbestos containing.
5. Quantify ACMs, including material condition and location.

## **2.0 GENERAL SITE CONDITIONS**

536 West Walnut Street, Columbus, Ohio

According to the auditor's website the property is a two-story structure that was built in 1900 with approximately 1,121 square feet. The site is currently vacant on a crawl space. Interior finishes include plaster and drywall walls and ceilings with carpet, vinyl, and wood floor coverings. Exterior finishes included vinyl over asphalt siding with an asphalt shingle roofing system.

### **3.0 REPRESENTATIVE ASBESTOS-CONTAINING MATERIAL SURVEY**

NAES representatives, Mr. Alex Rider and Mr. Patrick Gulla, both Ohio Environmental Protection Agency (OEPA)-licensed asbestos building inspectors, (AHES 36117 and 35246) conducted the asbestos survey of the property on September 1, 2021.

The structure was visually inspected for the presence of building materials that are suspected to contain asbestos. Bulk samples of identified suspect ACMs were collected and placed into individual containers for transport to SanAir Labs, for analysis. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic procedures: **1)** conducting a visual inspection of the structure; **2)** identifying homogeneous areas (HA's) of suspect surfacing, thermal system insulation, and miscellaneous materials; and **3)** sampling accessible, friable and non-friable suspect materials.

#### **3.1 Homogeneous Areas (HA)**

Prior to collecting any samples, HA's were identified and listed to develop a sampling strategy. A homogeneous sampling area can be described as one or more areas of material that are similar in appearance and texture and that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, based on the type of material and the professional judgment of the inspector.

#### **3.2 Hazard Assessment Factors**

From the list of suspect homogeneous materials, a physical assessment was performed for each material on the list. A physical assessment includes evaluating the condition, assessing the potential for disturbance, and determining the friability of each material. Friability is a term used to describe the ease in which a building material inherently lends itself to disturbance. By definition, "friable" materials are those that can be crumbled or reduced to powder by hand pressure when dry. Each material on the list was further classified into one of three categories, which have specific sampling requirements for each category.

Surfacing Materials:	Refers to spray-applied or troweled surfaces such as plaster ceilings and walls, fireproofing, textured paints, textured plasters and spray-applied acoustical surfaces.
Thermal System Insulation:	Refers to insulation used to inhibit heat gain or loss on pipes, boilers, tanks, ducts, and various other building components.
Miscellaneous Materials:	Refers to friable and non-friable products and materials that do not fit in any of the above two categories such as resilient floor covering, baseboards, mastics, adhesives, roofing material, caulking, glazing, and siding. This category also contains wallboard, joint compound and ceiling tile.

All confirmed ACMs were then assessed by their condition as good (intact), fair (damaged) or poor (significantly damaged) per Title 40 Code of Federal Regulations Part 763. Material with localized significant damage was also assessed as poor when observed.

### **3.3 Sampling Strategy**

The asbestos inspection was conducted in general accordance with the AHERA requirements using a minimum number of samples collected from each HA, which also meets the sampling requirement found in 29 CFR 1926.1101.

If the analytical results indicated that all the samples collected per HA did not contain asbestos, then the HA (material) would be considered a non-ACM. However, if the analytical results of one or more of the samples collected per HA indicate that asbestos is present in quantities of greater than 1 percent asbestos by weight (as defined by EPA), all the HA (material) would be treated as an ACM regardless of any other analytical results. Material, which can visually be determined to be non-asbestos (i.e., fibrous glass, foam rubber, etc.) by the accredited inspector are not required to be sampled.

Miscellaneous materials require adequately representative sampling, which is typically done by collecting at least three samples per material. Inspectors typically rely on other survey observations such as the condition, friability, and quantity of material to determine what would be a enough samples to accurately evaluate the presence or absence of asbestos content.

Actual collection of a bulk asbestos sample involves physically removing a small piece of material and placing it in a marked, airtight container. Sample containers are marked with a unique identification number, which is also noted in the field notes.

### 3.4 Suspect Asbestos-Containing Material

Nineteen (19) bulk asbestos samples were collected from the site, thirty (30) samples were analyzed by Polarized Light Microscopy (PLM) and zero (0) samples were analyzed by PLM Point Count based on the number of distinct layers (materials) associated with each bulk sample. For example, floor tile and associated mastic are collected as one bulk sample but are analyzed as two distinct materials by the asbestos laboratory, as required by to the Ohio Environmental Protection Agency (OEPA). A summary of identified accessible suspect and confirmed ACMs follows:

<b>TABLE 1 536 West Walnut Street Columbus, Ohio</b>					
<b>(Homogeneous Area) Material (Sample No.)</b>	<b>Location of Material</b>	<b>Condition</b>	<b>Friable Yes/No</b>	<b>Quantity (NESHAP Category)</b>	<b>Asbestos Content</b>
(HA-1) Asphalt Shingle 01, 02	Exterior	Good	No	N/A	NAD
(HA-2) Caulking 03, 04	Exterior on Windows	Fair	Yes	18 SF Category II	10% Chrysotile
(HA-3) Window Glazing 05, 06	Exterior	Fair	No	N/A	NAD
(HA-4) Asphalt Siding 07, 08	Bathroom	Fair	No	N/A	NAD
(HA-5) Multi-Layered Flooring 09, 10	Side Entry	Fair	No	200 SF Category I	Sheet Flooring - NAD Floor Tile - 3% Chrysotile Mastic - NAD



<b>TABLE 1</b> <b>536 West Walnut Street</b> <b>Columbus, Ohio</b>					
<b>(Homogeneous Area)</b> <b>Material</b> <b>(Sample No.)</b>	<b>Location of</b> <b>Material</b>	<b>Condition</b>	<b>Friable</b> <b>Yes/No</b>	<b>Quantity</b> <b>(NESHAP</b> <b>Category)</b>	<b>Asbestos</b> <b>Content</b>
(HA-6) Floor Tile/Mastic 11, 12	Kitchen	Fair	No	148 SF Category I	Floor Tile – 2% Chrysotile Mastics - NAD
(HA-7) Plaster 13, 14, 15, 16, 17	Side Entry Dining Room Room 1 Room 2	Fair	Yes	3,543 SF N/A	NAD
(HA-8) Drywall/Joint Compound 18, 19	Living Room	Fair	Yes	N/A	NAD
(HA-9) Roofing Tar	Exterior	Good	No	20 SF Category I	Assumed

NAD=no asbestos detected, \*=Point Count

NAD=no asbestos detected, \*=Point Count

### 3.5 Laboratory Analytical Results

Bulk samples were analyzed by SanAir Technologies Laboratory in Powhattan, Virginia, using PLM according to EPA method 600/R-93/116. This laboratory participates in the NVLAP, a quality assurance program for PLM.

Any material that contains greater than 1 percent asbestos is considered an ACM and must be handled according to OSHA, EPA, and applicable state and local regulations.

For friable materials, when the amount of asbestos in the sample material is reported as “None-Detected” by PLM analysis, no further verification of the sample results by Point Counting Methodology is recommended.

For friable materials, when the amount of asbestos in the sample material is reported as "Trace Asbestos Detected" or less than 10 percent asbestos by PLM analysis, the client may either assume the amount to be greater than 1 percent and treat the material as ACM or require further verification of the amount by Point Counting Methods. If the result obtained by Point Counting is different from the result obtained by PLM analysis, the Point Count Method result will be used.

For non-friable materials, when the amount of asbestos in the sample material is reported at greater than 1 percent by PLM analysis, no further verification of the sample results by alternative methods of identification such as TEM is recommended.

For non-friable materials, when the amount of asbestos in the sample material is reported as "Non-Detect" or "Trace Asbestos" by PLM analysis, due to the difficulty in analyzing "small, thin fibers" associated with vinyl/asphaltic or resinous bound materials, NAES recommends that these types of materials, which were reported as non-ACMs by PLM, be analyzed using TEM.

Copies of the laboratory analytical report and corresponding chain-of-custody are included in Appendix A. Results are reported in percent asbestos by volume and indicate the types of asbestos. Other common non-asbestos components may also be noted on the analytical reports.

#### 4.0 CONCLUSIONS AND RECOMMENDATIONS

The results of the asbestos survey conducted, indicate that the following building materials were found to contain more than 1 percent asbestos by PLM analysis:

TABLE 2: ASBESTOS MANAGEMENT RECOMMENDATIONS 536 West Walnut Street Columbus, Ohio					
(Homogeneous Area) Material (Classification)	Location of Material	Condition	Friable Yes/No	Quantity (NESHAP Category)	Recommendations
(HA-2) Caulking	Exterior on Windows	Fair	Yes	18 SF Category II	This material must be removed prior to mechanical demolition in accordance with NESAHP
(HA-5) Floor Tile	Side Entry Dining Room	Fair	No	200 SF Category I	This material must be removed prior to mechanical demolition in accordance with NESAHP
(HA-6) Floor Tile	Kitchen	Fair	No	148 SF Category I	This material must be removed prior to mechanical demolition in accordance with NESAHP
(HA-9) Roofing Tar	Exterior	Fair	No	20 SF Category I	Material may remain in place during mechanical demo

The following recommendations should be followed for demolition projects

- For building materials identified in the inspection report to contain one percent or less, OSHA (29 CFR 1926.1101) requires that the workers handling this material during repair, renovation or demolition activities be notified on proper work practices, *i.e.* wet methods, personal air monitoring, prompt clean-up and materials be place in leak tight disposal containers. NAES recommends that all building materials identified during the inspection to contain one percent or less should be removed using properly trained employees (EPA Model Accreditation Plan (MAP) 40 CFR Part 763, Subpart E, Appendix C) and supervised by an accredited asbestos supervisor (competent person).
- When demolition by toppling occurs, adequate wetting shall be employed to suppress the dust and reasonable enclosures for dust emission control (as compatible with the building character) shall be employed.

- The non-friable ACMs shall **not** be subjected to burning, abrasion, grinding, sanding or any other processes during demolition, which will render these non-friable materials friable.
- Non-friable ACM debris dislodged during demolition can be disposed off site in a sanitary landfill that accepts asbestos-containing demolition/construction debris wastes within the framework of local/state regulations. Please verify with the local landfills about their policies on accepting such wastes prior to planning the demolition work.
- Non-friable ACM debris mixed with demolition debris should not be used as fill material on-site nor should it be sold/given away to others for the same use.
- If the substrate (such as concrete) on which these non-friable ACMs are installed is intended for recycling, the non-friable ACMs shall be removed prior to the recycling process by a state-licensed asbestos abatement contractor prior to initiating substrate recycling activities.
- If the demolition contractor changes the means and methods of demolition and the environmental consultant is of the opinion that the Category I non-friable materials are being made friable, or if visible dust emissions are generated, the work should be stopped. In these situations, revised notification for removal of non-friable ACM may become necessary and the removal work will then need to be done by an OEPA licensed abatement contractor.

## 5.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in the report are based only on conditions that were noted during the September 1, 2021, NAES inspection of the property located at 536 West Walnut Street, Columbus, Ohio.

NAES selection of sample locations and frequency of sampling was based on NAES observations and the assumption that like materials in the same area are homogeneous in content.

The report is designed to aid the building owner, architect, construction manager, general contractors, and potential asbestos abatement contractors in locating ACM. **Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work plan.**

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

**This report is certified to COCIC**

The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

Inspector's Signature:



Alex Rider



Patrick Gulla

Report Written By:



Alex Rider

**APPENDIX A**  
**LABORATORY ANALYTICAL RESULTS**



**The Identification Specialists**

Analysis Report  
prepared for  
North American Environmental Services, LLC

**Report Date: 9/16/2021**

**Project Name: 942 Chambers Circle**

**Project #: 21432AI**

**SanAir ID#: 21047712**



NVLAP LAB CODE 200870-0

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SanAir ID Number  
**21047712**  
FINAL REPORT  
9/16/2021 10:03:42 AM

**Name:** North American Environmental Services, LLC  
**Address:** 2842 Banwick Road  
Columbus, OH 43232  
**Phone:** 614-487-1109

**Project Number:** 21432AI  
**P.O. Number:**  
**Project Name:** 942 Chambers Circle  
**Collected Date:** 9/1/2021  
**Received Date:** 9/8/2021 10:25:00 AM

Dear Patrick Gulla,

We at SanAir would like to thank you for the work you recently submitted. The 20 sample(s) were received on Wednesday, September 08, 2021 via FedEx. The final report(s) is enclosed for the following sample(s): 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino".

Sandra Sobrino  
Asbestos & Materials Laboratory Manager  
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 20 samples in Good condition.





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**Collected Date:** 9/1/2021  
**Received Date:** 9/8/2021 10:25:00 AM

Analyst: Vaughan, Nathaniel

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
01 / 21047712-001 Asphalt Shingle Exterior	White Non-Fibrous Homogeneous		100% Other	None Detected
02 / 21047712-002 Asphalt Shingle Exterior	White Non-Fibrous Homogeneous		100% Other	None Detected
03 / 21047712-003 Caulking Exterior	White Non-Fibrous Homogeneous		100% Other	None Detected
04 / 21047712-004 Caulking Exterior	White Non-Fibrous Homogeneous		100% Other	None Detected
05 / 21047712-005 Window Glazing Exterior	White Non-Fibrous Homogeneous		100% Other	None Detected
06 / 21047712-006 Window Glazing Exterior	White Non-Fibrous Homogeneous		100% Other	None Detected
07 / 21047712-007 Duct Insulation Basement	White Fibrous Homogeneous		15% Other	85% Chrysotile
08 / 21047712-008 Duct Insulation Basement				Not Analyzed
09 / 21047712-009 Duct Insulation Basement				Not Analyzed
10 / 21047712-010 Sheet Flooring Bathroom	Beige Non-Fibrous Homogeneous		75% Other	25% Chrysotile

Analyst: *Nathaniel Vaughan*

Approved Signatory: *[Signature]*

Analysis Date: 9/15/2021

Date: 9/16/2021



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### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
11 / 21047712-011 Sheet Flooring Bathroom					Not Analyzed
12 / 21047712-012 12x12 Floor Tile/Mastic Garage, Floor Tile	Beige Non-Fibrous Homogeneous		98% Other		2% Chrysotile
12 / 21047712-012 12x12 Floor Tile/Mastic Garage, Mastic	Black Non-Fibrous Homogeneous		100% Other		None Detected
13 / 21047712-013 12x12 Floor Tile/Mastic Garage, Floor Tile					Not Analyzed
13 / 21047712-013 12x12 Floor Tile/Mastic Garage, Mastic	Black Non-Fibrous Homogeneous		100% Other		None Detected
14 / 21047712-014 9x9 Floor Tile/Mastic Basement, Floor Tile	Black Non-Fibrous Homogeneous		95% Other		5% Chrysotile
14 / 21047712-014 9x9 Floor Tile/Mastic Basement, Mastic	Black Non-Fibrous Homogeneous		100% Other		None Detected
15 / 21047712-015 9x9 Floor Tile/Mastic Basement, Floor Tile					Not Analyzed
15 / 21047712-015 9x9 Floor Tile/Mastic Basement, Mastic	Black Non-Fibrous Homogeneous		100% Other		None Detected
16 / 21047712-016 Sheetrock Dining Room, Sheetrock	White Non-Fibrous Homogeneous	10% Cellulose	90% Other		None Detected

Analyst: *Nathaniel Vaughan* Approved Signatory: *[Signature]*

Analysis Date: 9/15/2021 Date: 9/16/2021



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Analyst: Vaughan, Nathaniel

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
16 / 21047712-016 Sheetrock Dining Room, Plaster	Brown Non-Fibrous Homogeneous		100% Other		None Detected
16 / 21047712-016 Sheetrock Dining Room, Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
17 / 21047712-017 Sheetrock Room 2, Sheetrock	White Non-Fibrous Homogeneous	10% Cellulose	90% Other		None Detected
17 / 21047712-017 Sheetrock Room 2, Plaster	Brown Non-Fibrous Homogeneous		100% Other		None Detected
17 / 21047712-017 Sheetrock Room 2, Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
18 / 21047712-018 Sheetrock Room 1, Sheetrock	White Non-Fibrous Homogeneous	10% Cellulose	90% Other		None Detected
18 / 21047712-018 Sheetrock Room 1, Plaster	Brown Non-Fibrous Homogeneous		100% Other		None Detected
18 / 21047712-018 Sheetrock Room 1, Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
19 / 21047712-019 Sheetrock Living Room, Sheetrock	White Non-Fibrous Homogeneous	10% Cellulose	90% Other		None Detected
19 / 21047712-019 Sheetrock Living Room, Plaster	Brown Non-Fibrous Homogeneous		100% Other		None Detected

Analyst: *Nathaniel Vaughan*

Approved Signatory: *[Signature]*

Analysis Date: 9/15/2021

Date: 9/16/2021



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**Received Date:** 9/8/2021 10:25:00 AM

Analyst: Vaughan, Nathaniel

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
19 / 21047712-019 Sheetrock Living Room, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
20 / 21047712-020 Sheetrock Garage, Sheetrock	White Non-Fibrous Homogeneous	10% Cellulose	90% Other	None Detected
20 / 21047712-020 Sheetrock Garage, Plaster	Brown Non-Fibrous Homogeneous		100% Other	None Detected
20 / 21047712-020 Sheetrock Garage, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: 

Approved Signatory: 

Analysis Date: 9/15/2021

Date: 9/16/2021

## Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute and shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any other U.S. governmental agencies and may not be certified by every local, state, and federal regulatory agencies.

Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations.

For NY state samples, method EPA 600/M4-82-020 is performed.

### NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

### Asbestos Certifications

NVLAP lab code 200870-0

City of Philadelphia: ALL-460

PA Department of Environmental Protection Number: 68-05397

California License Number: 2915

Colorado License Number: AL-23143

Connecticut License Number: PH-0105

Massachusetts License Number: AA000222

Maine License Number: LB-0075, LA-0084

New York ELAP lab ID: 11983

Rhode Island License Number: PCM00126, PLM00126, TEM00126

Texas Department of State Health Services License Number: 300440

Commonwealth of Virginia 3333000323

Washington State License Number: C989

West Virginia License Number: LT000616

Vermont License: AL166318

Louisiana Department of Environmental Quality: 212253, Cert 05088

Revision Date: 8/14/2020



1551 Oakbridge Dr. STE B  
 Powhatan, VA 23139  
 804.897.1177 / 888.895.1177  
 Fax 804.897.0070  
[sanair.com](http://sanair.com)

**Asbestos  
 Chain of Custody**  
 Form 140, Rev 1, 1/20/2017

SanAir ID Number  
 21047712

Company: North American Environmental Services, LLC	Project #: 21432AI	Collect by: Patrick Gulla
Address: 2840 Banwick Road	Project Name: 942 Chambers Circle	Phone #: 614-487-1109
City, St., Zip: Columbus, OH 43232	Date Collected: 09/01/2021	Fax #: 614-291-8682
State of Collection: Ohio Account#: 1999	P.O. Number:	Email: patrick@northamericanenviro.com

Bulk		Air		Soil	
ABB	PLM EPA 600/R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600/R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input checked="" type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	<b>Vermiculite &amp; Soil</b>	
ABEPA	PLM EPA 400 Point Count <input checked="" type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%) <input type="checkbox"/>
ABBIK	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%) <input type="checkbox"/>
ABBEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%) <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	<b>Dust</b>	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	<b>New York ELAP</b>		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	PLM NY	PLM EPA 600/M4-82-020 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
** Available on 24-hr. to 5-day TAT		ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	Matrix	Other <input type="checkbox"/>
<b>Water</b>		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>		
ABHE	EPA 100.2 <input type="checkbox"/>	ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	24 HR <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input checked="" type="checkbox"/> 5 Days

**Special Instructions** Composite Analyze Drywall/Joint Compound. Point Count <10% Asbestos

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
	See Attached Sample Log				

Relinquished by	Date	Time	Received by	Date	Time
Patrick Gulla	09/02/2021	3:15pm	<i>ML</i>	9/2/21	10:05am 10:25am

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or holiday work must be scheduled ahead of time and is charged for rush turnaround time. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

# North American Environmental Services LLC.

2842 Banwick Road  
 Columbus, Ohio 43232  
 (614) 487-1109 Office  
 (614) 291-8682 Fax

21047712

## Bulk Sample Log and Chain of Custody Form

Project Name: 942 Chambers Circle NAES Project Number: 21432AI

Project Address: \_\_\_\_\_ Sample Collection Date: 09/01/2021

Notes: \_\_\_\_\_

HA#	Sample Number	Material Description	Sample Location	Quantity LF/SF/CF	Condition	F/NF	D/ND	Asbestos
01	01	Asphalt Shingle	Exterior					
01	02	Asphalt Shingle	Exterior					
02	03	Caulking	Exterior					
02	04	Caulking	Exterior					
03	05	Window Glazing	Exterior					
03	06	Window Glazing	Exterior					
04	07	Duct Insulation	Basement					
04	08	Duct Insulation	Basement					
04	09	Duct Insulation	Basement					
05	10	Sheet Flooring	Bathroom					
05	11	Sheet Flooring	Bathroom					
06	12	12x12 Floor Tile/Mastic	Garage					
06	13	12x12 Floor Tile/Mastic	Garage					
07	14	9x9 Floor Tile/Mastic	Basement					
07	15	9x9 Floor Tile/Mastic	Basement					
08	16	Sheetrock	Dining Room					
08	17	Sheetrock	Room 2					
08	18	Sheetrock	Room 1					
08	19	Sheetrock	Living Room					
08	20	Sheetrock	Garage					

Inspectors Signature: MM Date: 09/01/21  
 Analyst Signature: \_\_\_\_\_ Date: 10:25 am

**APPENDIX B**  
**CERTIFICATIONS**





**TRAINING SERVICES INTERNATIONAL**

## Asbestos Building Inspector Refresher

### Certificate

This is to certify


# Alexander Rider

## XXX-XX-0421

100



has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Building Inspector Refresher and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act and State of Indiana requirements under 326 IAC 18-2 and Chapter 3745-22 Ohio Administrative Code, and the Illinois Department of Public Health (IDPH) under section 855.120 of Title 77. IDPH recognition based on student request.

	1/6/22	1/6/21	1/6/21	Columbus, OH
Training Manager	Expiration Date	Date(s) of Course	Examination Date	Course Location



**TRAINING SERVICES INTERNATIONAL**

# Asbestos Management Planner Refresher

## Certificate

This is to certify


# Alexander Rider

## XXX-XX-0421

96



has attended and successfully completed the Asbestos Hazard Emergency Response Act mandatory course for the Asbestos Management Planner Refresher and has passed an examination in that course with a minimum score of 70% or better. Training was in accordance with 40 CFR Part 763 (AHERA). The above student received the requisite training for asbestos accreditation under Title II of the Toxic Substances Control Act and State of Indiana requirements under 326 IAC 18-2 and Chapter 3745-22 Ohio Administrative Code, and the Illinois Department of Public Health (IDPH) under section 855.120 of Title 77. IDPH recognition based on student request.

	1/6/22	1/6/21	1/6/21	Columbus, OH
Training Manager	Expiration Date	Date(s) of Course	Examination Date	Course Location



Mike DeWine, Governor  
Jon Husted, Lt. Governor  
Laurie A. Stevenson, Director

3/23/2021

Alex Rider  
North American Environmental Services LLC  
2842 Banwick Road  
Columbus, OH 43232

RE: Evaluation Specialist  
Certification Number: ES36117  
Expiration Date: 3/18/2022

Dear Alex Rider:

This letter and enclosed certification card approves your request to be certified as an asbestos Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

This certification may be revoked by the Director of the Ohio Environmental Protection Agency (EPA) for violation of any of the requirements of 3745-22 or 3745-20 of the Ohio Administrative Code.

If you have any questions, please contact the Asbestos Program at 614-644-0226 or by email at [asbestoslicensing@epa.ohio.gov](mailto:asbestoslicensing@epa.ohio.gov).

Sincerely,

Joshua S. Koch  
Manager, Business Operations Support Section  
Ohio EPA - Division of Air Pollution Control



**APPENDIX C**

**DRAWING**

# The InService Training Network

## Asbestos Building Inspector and Management Planner Refresher Courses



### Patrick Gulla

has successfully completed the Asbestos Building Inspector and Management Planner Refresher Courses and passed by at least 70% the course examinations for accreditation under Section 206 of the Toxic Substance Control Act, Title II, and Indiana 326 IAC 18-2  
Provided by: The InService Training Network, Inc., 705D Lakeview Plaza Blvd, Worthington, OH 43085 (614) 436-0980

**Course Dates:** March 24, 2021

**Course Director:** \_\_\_\_\_

Kurt Varga

**Expiration Date:** March 24, 2022

**Examination Date:** March 24, 2021

**Course Location:** Worthington, OH

**Certificate Numbers:** ITNIR7059 & ITNMPR7059

ITN

ITN



**Mike DeWine**, Governor  
**Jon Husted**, Lt. Governor  
**Laurie A. Stevenson**, Director

9/15/2020

Patrick Gulla  
North American Environmental Services LLC  
2842 Banwick Road  
Columbus, OH 43232

RE: Evaluation Specialist  
Certification Number: ES35246  
Expiration Date: 9/14/2021

Dear Patrick Gulla:

This letter and enclosed certification card approves your request to be certified as an asbestos Evaluation Specialist. You must present your card upon request at any project site while performing duties. Copies of cards are not acceptable as proof of certification.

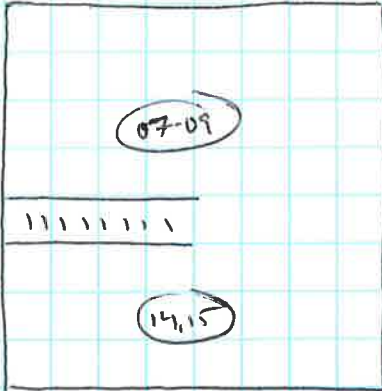
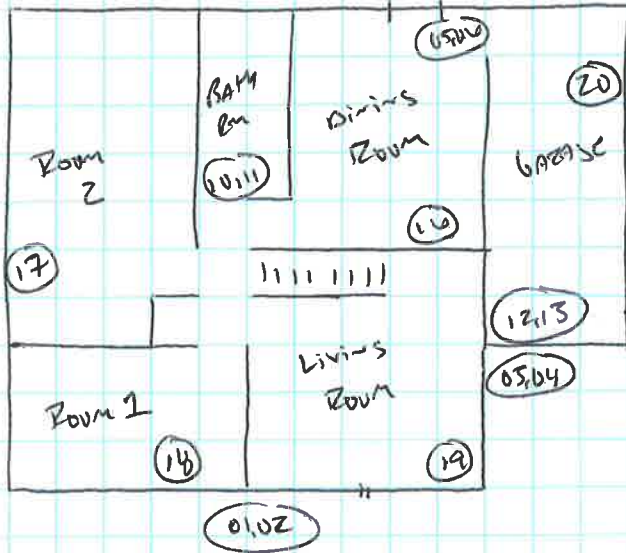
This certification may be revoked by the Director of the Ohio Environmental Protection Agency (EPA) for violation of any of the requirements of 3745-22 or 3745-20 of the Ohio Administrative Code.

If you have any questions, please contact the Asbestos Program at 614-644-0226 or by email at [asbestoslicensing@epa.ohio.gov](mailto:asbestoslicensing@epa.ohio.gov).

Sincerely,

Joshua S. Koch  
Manager, Business Operations Support Section  
Ohio EPA - Division of Air Pollution Control







4/28/21

Columbus Landmarks Foundation  
Attn: Becky West  
61 Jefferson Ave  
Columbus, OH 43215

Our Job Number: 021-229.001  
Re: 536 W Walnut Facility Analysis

Ms. West:

SMBH was on site April 16, 2021 to assess the existing conditions at the location referenced above. The purpose of this site visit was to observe the existing building for any visible or obvious structural deficiencies to aid Columbus Landmarks in your decision to acquire and renovate the property. The house was built in the early 1900s and consists of 2 floors, a basement/crawl space and an inaccessible attic. The bathroom located on the first floor appears to be an addition based on a change in foundation material. The building construction consisted of wood floor and roof framing with wood exterior walls on a stacked stone foundation. Access to the structural system was limited, but we were able to measure floor and roof framing while on site. All joists and rafters span roughly 15' east-west throughout the house.

The roof framing consists of 2x4 rafters at 2'-0" on center, and the second floor ceiling consists of 2x6 joists spaced at 16" on center. Both the roof rafters and ceiling framing appeared in good condition. The hole in the roof decking will need to be repaired during renovations, but there did not appear to be any damage to the framing.

The second floor framing consists of 2x8 joists spaced at 18" on center. Typically, the floor joists and decking appeared to be in good condition. However, the joists on the second floor directly below the hole in the roof had localized damage due to water infiltration. One or more joists may need repaired or replaced in this area.

The first-floor framing consists of 2x8 joists spaced at 18" on center. In the middle room on the first floor, there was a notable swelling in the middle of the floor with respect to the edges of the room. However, this swelling of the floor is likely due to exposure to the elements and seems to be limited to the floor decking, as there are no signs of distress on the floor joists. In addition, the floor in the kitchen slopes down toward the northern exterior wall. This is likely due to the condition of the foundation walls as discussed below.

The exterior walls of the house appeared to be in good condition throughout. Some plaster and finishes may need repaired, but we did not see any damage to the wall studs.

From the basement, we observed several gaps between the top of the foundation wall and the first floor framing. In addition, there are small holes in the foundation wall under the porch and near the middle of the west wall. The foundation walls would need repaired in these locations. Where the original foundation wall was opened up to connect to the basement under the addition, the support for two joists was removed. The missing support for the



two joists and the gaps along the northern exterior wall are likely causing the sloping of the kitchen floor, these deficiencies will need to be remediated.

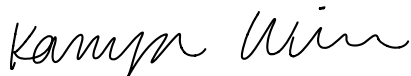
The foundation walls of the house appeared to be in good condition, however there was mortar deterioration on the exterior that should be repaired. The porch was in fair to poor condition and would need significant remediation in order to be considered fit for occupancy. We would recommend that the existing porch be removed and replaced if you should decide to renovate this property.

The building code that is currently applicable in Ohio, the 2017 Ohio Building Code, requires commercial space to be designed for 100 pounds per square foot (psf), and residential space to be 40 psf. From our analysis, we determined that the total allowable occupancy load that the existing joists on both floor levels are capable of supporting is 70 psf. Therefore, the existing floor framing is adequate to be used for residential purposes, but would need to be reinforced for commercial use. Our analysis also determined the existing roof framing is adequate to support the code required roof load.

Based on the visible structure and the state of exterior walls, it is our opinion that renovations on this building will likely not require major structural remediations.

If you have any questions or we can be of further assistance do not hesitate to call.

Sincerely,



**Kami Wiesner,**

[kwiesner@smbhinc.com](mailto:kwiesner@smbhinc.com)

and



**Kara Hendren, PE**

Senior Project Engineer

[khendren@smbhinc.com](mailto:khendren@smbhinc.com)



## Rehab Specifications Template – Interior

Categories <i>(add more as needed)</i>	Replace	Repair	No Repair Planned	Detailed Description of Work Indicate if work is a repair to existing or replacement; include type of materials proposed (ceramic tile floors, granite counters, types of cabinets, etc.) or if materials are contributing to the historic character of the building. Provide as much detail as possible. If buyer proposed to perform certain work to save on costs, explain and give estimate of the work's value.	Total Cost Out of pocket expenses plus owner labor	
Mechanical	Check boxes that apply			Indicate if a total replacement of mechanical systems, new or reuse furnace, a/c, hot water heater, electric box (and type), etc. Some information may be captured in room, such a plumbing fixtures, electric outlets, etc.	Out of Pocket Expenses	Owner Labor
HVAC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Electric, include electric panel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Plumbing, including hot water tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Additional categories	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Kitchen	Check boxes that apply			Indicate if a total gut renovation; reusing or replacing cabinets, counters, flooring, appliances, sinks, faucets, and similar items.	Out of Pocket Expenses	Owner Labor
Cabinets and Countertops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sink/fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Additional categories	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>Total</b>						

# Rehab Specifications Template – Interior

Categories <i>(add more as needed)</i>	Replace	Repair	No Repair Planned	Detailed Description of Work Indicate if work is a repair to existing or replacement; include type of materials proposed (ceramic tile floors, granite counters, types of cabinets, etc.) or if materials are contributing to the historic character of the building. Provide as much detail as possible. If buyer proposed to perform certain work to save on costs, explain and give estimate of the work's value.	Total Cost Out of pocket expenses plus owner labor	
Bath	Check all that apply			Indicate if a total gut renovation or repair, install new or reuse bath fixtures	Out of Pocket Expenses	Owner Labor
Vanity/sink/toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Shower/tub enclosure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Bath 2	Check boxes that apply				Out of Pocket Expenses	Owner Labor
Vanity/sink/toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Shower/tub enclosure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Basement						
Basement:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>Total</b>						

## Rehab Specifications Template – Interior

Categories <i>(add more as needed)</i>	Replace	Repair	No Repair Planned	Detailed Description of Work Indicate if work is a repair to existing or replacement; include type of materials proposed (ceramic tile floors, granite counters, types of cabinets, etc.) or if materials are contributing to the historic character of the building. Provide as much detail as possible. If buyer proposed to perform certain work to save on costs, explain and give estimate of the work's value.	Total Cost Out of pocket expenses plus owner labor	
Entire House	Check boxes that apply			Note which rooms if not the entire house.	Out of Pocket Expenses	Owner Labor
Painting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Drywall/Plaster Repair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Interior Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Trim Carpentry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Additional categories:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Additional categories:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Additional categories:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<b>Total</b>						
<b>Total Out of Pocket and Owner Labor</b>						

*Please do not glue, spiral bind, or staple application or attachments*

**Renovation Specifications:**

- Provided within this application is a rehab specifications template that can be used to provide a detailed breakdown of work. Be as specific as possible — the City will give more weight to an application with more detail.

**Project Costs:**

- Itemize costs for each part of the renovation. Explain in the specifications or project narrative areas where cost savings are earned by the buyer performing work or using materials already in their possession (to help compare different proposals). If you intend to complete a portion of the work yourself, please list your labor “costs” in the Owner Labor column and any materials/contractor costs in the Out of Pocket Expenses column of the rehab specifications template. Owner’s labor does not need to be covered in the proof of funds.

<b>Costs</b>				
<b>Acquisition Price</b>		<b>Interior Renovation</b>	Out of pocket	Owner labor
<b>Contingency</b>		<b>Exterior Renovation</b>	Out of pocket	Owner labor
<b>Total Out of Pocket Project Costs, not including owner labor:</b>				
<b>Total Project Costs, including owner labor:</b>				