



COMPREHENSIVE LEAD PAINT INSPECTION

PERFORMED AT:

**303 Nahanton St.
Newton, Massachusetts**

PREPARED FOR:

**Clayton Groups Services
245 Turnpike Rd.,
Southborough, Massachusetts 02459-2900**

PREPARED BY:

**LeadSafe Environmental Services, Inc.
2925 Elm Street
Dighton, Massachusetts**

October 1, 2004

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1.0 EXECUTIVE SUMMARY

A comprehensive lead paint inspection was conducted at 303 Nahanton St. located in Newton, Massachusetts on July 21, 2004. The inspection was performed by Neil M. LaFrance of LeadSafe Environmental Services, Inc. on behalf of Clayton Groups Services.

The survey concluded that lead paint hazards, and violations of the Massachusetts Lead Regulations, are present in most of the rooms, primarily on older wooden window sashes and on some of the woodwork around door systems and window units. Plaster walls in five of the rooms also were positive for lead-based paint. The building exterior has loose lead paint on door and window trim, cellar window units, on some of the garage doors and on old window sashes on the rear shed.

Based upon the extent of lead-based paint found, extensive deleading work will be required in order to comply with the Massachusetts Lead Law in the event that a child under age six were to reside in the building.

2.0 INTRODUCTION

LeadSafe Environmental Services was retained by Clayton Groups Services to conduct a comprehensive lead paint inspection at 303 Nahanton St. in Newton, Massachusetts. The inspection took place on July 21, 2004.

The scope of work for this project was to conduct a comprehensive lead paint inspection of the house interior and the building exterior utilizing an X-ray Fluorescence Analyzer (XRF). The purpose of the survey was to determine the presence or absence of lead-based paint (LBP), and to determine if existing lead-based paint is in violation of the Massachusetts Lead Regulations (105 CMR 460.000 Lead Poisoning Prevention and Control). The lead paint inspection was conducted by Neil M. LaFrance.

Massachusetts Master Lead
Inspector License Number: M1100

5.0 LEAD PAINT INSPECTION SUMMARY

Description: The house at 303 Nahanton St in Newton is a large single family home constructed of standard wood frame on two floors over an unfinished basement. The first floor consists of four rooms, kitchen, bath and a pantry with laundry hook-ups. A front and rear stair provide access to the second floor where there are five bedrooms and one bath. Age of the building was not provided to the inspector but appears to be well over 75 years old. No significant renovations to the building, other than aluminum siding, appear to have been completed in the recent past. The building was vacant at the time of the inspection.

A large garage is situated on the right side of the property, while a deteriorated shed is located at the rear of the property to the left. The exteriors of these buildings were inspected as part of the comprehensive lead paint survey. The interiors were not accessed and would not be regulated by the Massachusetts Lead Regulations.

Lead Paint Hazards: The primary and most consistent LBP hazard were the older window sashes. The window sashes were positive for LBP in each of the rooms where they were present, with the exception of Room 8 on the second floor which had a new vinyl insert. Window sashes, and the associated window wells and window track areas, were in poor condition.

LBP was also detected on some of the interior woodwork, including baseboards, door systems, window trim, closet trim and staircase components in about half of the room areas on both floors. The first floor rooms with significant LBP on woodwork included Room 2, Bathroom 1, Hall 1, and Hall 2. Rooms 5 and 6 on the second floor had a considerable number of components with LBP. The condition of the paint in these rooms varied but many components had some damage to the coatings. The front staircase had LBP on the balusters, stair risers and stair stringer while the rear staircase had LBP primarily on the stair risers and some miscellaneous trim.

Very few walls were detected with LBP, but it was identified on walls in the pantry, the first floor bathroom, the front hall and staircase, and in Room 5 on the second floor. The ceiling in Room 5 was also positive. Condition of paint on these walls and ceilings was generally intact.

Exterior: The exterior lead paint hazards consist of loose lead paint on trim associated with the windows and doors. Trim around the basement windows was generally positive for lead paint, too. On the garage, LBP was found on three of the large doors on the left side which were in very poor condition. LBP was also detected on the eight window sashes present on the rear shed. The complete testing results can be found in the report that is attached in Appendix C of this report.

Facility Contract Services, Inc.

PO Box 940
Westwood, MA 02090

Estimate

Date	Estimate #
3/7/2006	122

Name / Address
City of Newton 52 Elliot Street Newton, Ma 02461

Project
303 Nahanton St.

Item	Description	Qty	Rate	Total
Construction	<p>Provide labor, materials, equipment, permits and insurance for deleading at 303 Nahatan St, Newton according to the following scope of work. Remove window sashes and dispose; abate areas in order to receive new windows; dip casings (belly) and reinstall; scrape window sills to bare wood; scrape window aprons 4" back from edge; scrape door jambs to nearest header; dip interior doors and reinstall; replace or scrape door and window casing (flat casing)- replacement stock shall be no.2 pine flat stock;scrape front stair case balusters, stringers and risers; dispose of window stops; scrape all miscellaneous woodwork that lead inspector has determined to be in violation; flake porch ceiling in order to make intact; scrape basement windows, sills and casings and cover with plywood; scrape lead violations to 5' level; dispose of garage doors and shed windows; clean interior of farmhouse using TSP and HEPA vac floors and walls in order to pass reinspection and receive letter of Abatement Compliance.</p> <p>Work does not include covering windows with plywood-rear porch, garage and shed. Painting is excluded. Owner shall pay reinspection fees.</p>	1	47,040.00	47,040.00
			Total	\$47,040.00

Phone #	Fax #
781-461-0838	781-461-8006

Carolyn

A quick note to give you some window options and budget figures.

Labor and material to replace 35 windows, 5 basement sashes, and 5 exterior doors. Let me know if you want me to formally write up one of the options.

5 - wood basement sashes = \$840

All Wood:

1 - 2'4"x 6'0" exterior door = \$1000

1 - 3'0"x 6'8" exterior door = \$1950

2 - 2'8"x 6'8" exterior doors = \$2050

1 - 2'8"x 6'0" exterior door = \$1350

Windows 35 total, same grille design:

Option 1 - Harvey Majesty replacement units; wood interior, vinyl clad exterior \$23,065

Option 2 - Andersen woodwright sash pacs wood interior , vinyl clad exterior \$24,815

Option 3 - Brosco sash pacs all wood interior and exterior. \$15645

Grille options may not be able to match existing.

These grilles are snap in style.

Option 4 - Norco primed sash pacs, wood interior; primed wood exterior \$17,748

These grilles are also snap in.

This may be the best option.

Another option is a Brosco all wood authentic divided light window but it is a single pane glass that would probably not pass energy requirements. Let me know if you want me to research this.

Demo by abatement company. Painting to be priced separately.

We can get you samples of any of these windows.

Thanks,

Jerry McManus



NEW ENGLAND SCHOOL SERVICES, INC.

98 Hicks Avenue, Medford, MA 02155 • 617-776-4700 • FAX 781-396-8088

April 4, 2006

Ms. Carolyn Sarno
Newton Public Buildings Department
52 Elliot Street
Newton, Massachusetts 02461

Dear Carolyn:

Pursuant to your recent request, I am pleased to provide you with this proposal.

Please check our specifications for any omissions as this proposal covers only the items specifically listed.

Angino Farm - Windows

Furnish and install to openings prepared by de-leading company.

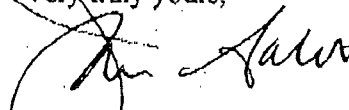
- 31 - Harvey Majesty-Line double-hung sash windows
- 8 - Harvey Majesty-Line basement and attic windows (non-operable)

Material and Labor: \$29,835.00.

For specifications on Majesty-Line windows, please visit Harvey Industries' webpage at HarveyInd.com.

Thank you for your continued interest in New England School Services, Inc.

Very truly yours,



John R. Salvo

pd



Door, Door Hardware and Restroom Partition Specialists
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Member





NEW ENGLAND SCHOOL SERVICES, INC.

98 Hicks Avenue, Medford, MA 02155 • 617-776-4700 • FAX 781-396-8088

March 23, 2006

Ms. Carolyn Sarno
Newton Public Buildings Department
52 Elliot Street
Newton, Massachusetts 02461

Dear Carolyn:

Pursuant to your recent request, I am pleased to provide you with this proposal.

Please check our specifications for any omissions as this proposal covers only the items specifically listed.

Argino Farm - Barn Doors

Remove and dispose of existing doors, frames and hardware. Furnish and install:

- 4 Pr - Custom grade doors with visions of 1/4" clear tempered glass
(see attached) - finish painted
- 4 - Wood frames - finish painted
- 24 - Strap hinges x 36"
- 4 - Spring chain bolts
- 4 - Cane Bolts
- 4 - Latches

Material and Labor: \$37,276.00.

Notes:

- 1 - These doors will be from the same manufacturer that made the front doors we installed at the Health Department.
2. "Chain and cane bolts" to be used to "fix" one of the doors of each pair



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Ms. Carolyn Sarno

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March 23, 2006

3. "Latch" will latch other door to "fixed" door.
4. Quote for windows to follow.

Please advise if I should proceed with this project.

Thank you for your continued interest in New England School Services, Inc.

Very truly yours,

NEW ENGLAND SCHOOL
SERVICES, INC.

John R. Salvo

pd



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Match 16, 2006 Drawing 2
 QUOTE #: K0313-1000
 CUST P.O.#: PENDING ORDER # PENDING

QUANTITY
2 (1 PAIRS)

THICKNESS
1 3/4"

STILES/RAILS
AFR. MAHOGANY, PLAIN SLICE, ENGINEERED CONSTRUCTION

GLASS
1 1/2" THICK V-GROOVED, AFR. MAHOGANY, PLAIN SLICE, SOLID CONSTRUCTION

PREFINISH
1/4" CLEAR TEMPERED

WARRANTY
FACTORY PRIME EXT

NOT AVAILABLE
MACHINING SPECIFICATIONS

DESC.
ACTIVE LEAF:

MANUF
TEMP#

PRODFUNCT
SWING

DOOR NUMBERS:

APPROVED BY:
DATE:

