FRANKLIN COUNTY LAND BANK
BUILDING STRONGER COMMUNITIES

REQUEST FOR PROPOSALS (RFP)

Total House Renovation

Date Issued: November 4, 2025
Submission Deadline: November 25, 2025 at 4:00 PM
Project Location: 13 Williamson Street, Malone, NY 12953
Issued By: Franklin County Land Bank Corporation (FCLB)

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1. Introduction

The Franklin County Land Bank Corporation (FCLB) is soliciting proposals from qualified general contractors for the renovation of the single-family residential structure located at 13 Williamson Street, Malone, NY 12953. The project consists of a pre-construction phase and a construction phase on an open book guaranteed maximum price (GMP) basis.

This project is funded through the NY Land Bank Initiative (LBI) and is subject to all applicable funding requirements, including MWBE participation goals, local permitting, and compliance with all New York State and municipal regulations.

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2. Project Description

The project consists of the renovation of a vacant, existing two-story (plus basement), wood-frame, single family detached residence and connected garage to create a workforce house. Construction scoping documents are attached and will be the basis for collaborative discussions with the selected general contractor to finalize the full project requirements in the pre-construction phase. This will include providing pricing guidance, constructability input, systems selection, and project schedule.

When the full project requirements have been finalized, the selected contractor will solicit proposals from all required subcontractors on an open book basis. The selected general contractor will recommend the subcontractors and establish a guaranteed maximum price (GMP), to be reviewed and approved by FCLB.

The GMP will include all labor, materials, equipment, supplies, and incidentals as necessary and required to complete the work. The Contractor shall obtain, at its sole cost and expense, all permits, authorizations, approvals, and licenses necessary for the planning, performance, and completion of the Work in accordance with the requirements of the respective municipal agencies and other authorities having jurisdiction.

When the GMP, schedule, and related requirements have been established, the general contractor will proceed with the renovation of the building in the construction phase. The general contractor will provide progress photos and a report of the progress of the project to the FCLB on a weekly basis and will identify any field conditions that require collaborative resolution.

Applications for payment for completed construction work will be submitted by the general contractor to FCLB on a monthly basis and will be processed following a site inspection and approval by FCLB.

3. Scope of Work

The attached construction scoping documents include drawings, photos, and a detailed list of the work that is included in this renovation project. The full project requirements and the GMP will be established in the pre-construction phase based on a collaborative agreement between the general contractor (and required subcontractors) and FCLB.

Structural Repairs – North Woods Engineering design will be provided.

Hazardous Materials – FCLB hired Flatley Read, Inc to conduct the attached Lead Based Paint Risk Assessment Report and Asbestos Survey/Inspection Report. Based on the Asbestos Survey/Inspection Report, FCLB hired JEDA Environmental Services to complete the abatement of the ACM that were identified. Lead based paint exists in the building, based on the Flatley Read report and the materials with LBP will be removed by the general contractor or

qualified subcontractor as part of this scope of work. All demolition material containing LBP will be removed from the site and disposed of as “hot waste” at the County of Franklin Solid Waste Management Authority landfill in Constable NY. Tipping fees for the disposal of the contaminated materials will be paid directly by FCLB and will not be included in the GMP.

General Requirements

a) The Contractor will provide the Land Bank with at least twenty-four (24) hours’ notice prior to commencing the Work.
b) The Contractor shall comply with all federal, state, county, town, village and other applicable laws, ordinances, rules, and regulations and all orders and rules of any duly constituted authorities affecting the Property or bearing on the performance of the Work. This includes, but is not limited to, 12 NYCRR Part 56-11.5 and all applicable stormwater regulations.

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4. Insurance Requirements

The Contractor shall provide and maintain at its own expense the following forms of insurance until completion of the work:

1) Commercial General Liability (CGL): $1,000,000 per occurrence, $2,000,000 annual aggregate.
2) Commercial Liability Umbrella: $2,000,000.
3) Automobile Liability: $1,000,000 per accident.
4) Workers’ Compensation & Employers’ Liability: As required by law.

The Franklin County Land Bank shall be named as an additional insured on CGL and Umbrella policies. Certificates of insurance and policy endorsements must be provided prior to starting work. All insurance must be primary and noncontributory. **Subcontractors must carry equivalent coverage.**

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5. Proposal Requirements

a) Company Profile
    i) Business name, contact person, and years in business
    ii) Relevant experience on similar projects in the past five years
    iii) Three references from previous construction clients. Please include contact person, phone, and email address
b) Project Team and Work Plan

i) Key personnel and project team for Pre-Construction and Construction Phases. Include each person's role on the project and their number of years of experience on relevant similar projects
ii) Proposed Overall Project Schedule
iii) Approach to Pre-Construction and Construction Phases

c) Fee Proposal including the following:
i) Pre-Construction Services – fixed price basis
ii) Construction Management Services during Construction Phase
(a) General Conditions – percentage basis
(b) Construction Management Fee – percentage basis
(c) Construction Management markups not included above
(d) Basis of cost for self-performed work

d) Licensing and Insurance - Proof of general liability, workers' compensation, and applicable licenses

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6. Pre-Bid Site Visit

A site walk-through will be held on Monday November 17 at 11:00 AM at 13 Williamson Street, Malone, NY. Attendance is strongly encouraged.

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7. Evaluation Criteria

Proposals will be evaluated based on:

a) Relevant experience and qualifications.
b) Approach to the Pre-construction and Construction phases
c) Reasonableness and completeness of fee proposal.
d) Proposed overall project schedule.
e) References and past project performance.
f) MWBE participation and workforce compliance.
g) Responsiveness to LBI and municipal funding requirements.

FCLB will review all submissions and contact the most promising firms to discuss their specific approach to this project.

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8. Submission Instructions

Proposals must be received no later than November 25, 2025 at 4:00 PM. Submit either by:

- **Email:** (PDF format preferred) to executivedirector@franklincountylandbankny.org
- **Mail/Delivery:** Sealed envelope clearly labeled:

RFP – Total House Renovation – 13 Williamson Street
Franklin County Land Bank Corporation
355 West Main Street – 4th Floor
Malone, NY 12953

Late proposals will not be accepted.

This project is not a prevailing wage contract.

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9. Questions

All questions must be submitted in writing to Shiela Conners at executivedirector@franklincountylandbankny.org no later than November 17, 2025 Responses will be shared with all interested bidders via addendum.

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10. Attachments

a) Renovation Construction Documents
b) Lead Based Paint Risk Assessment Report
c) Asbestos Survey/Inspection Report

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11. Equal Opportunity Clause

All construction contracts entered into pursuant to this Agreement shall be subject to HUD Equal Employment Opportunity regulations at 24 CFR Part 130.

During the performance of this contract, the Contractor agrees as follows:

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, gender or gender identity, sexual orientation, or disability.
2. The Contractor will state in all solicitations that all qualified applicants will receive consideration without discrimination.
3. The Contractor will notify labor unions of its commitments under this clause.
4. The Contractor will comply with Executive Order 11246 and all related rules and regulations.

5. The Contractor will furnish all required reports and permit access to records for compliance review.
6. Non-compliance may result in contract termination and ineligibility for future contracts.
7. The Contractor will include this Equal Opportunity Clause in every subcontract or purchase order.

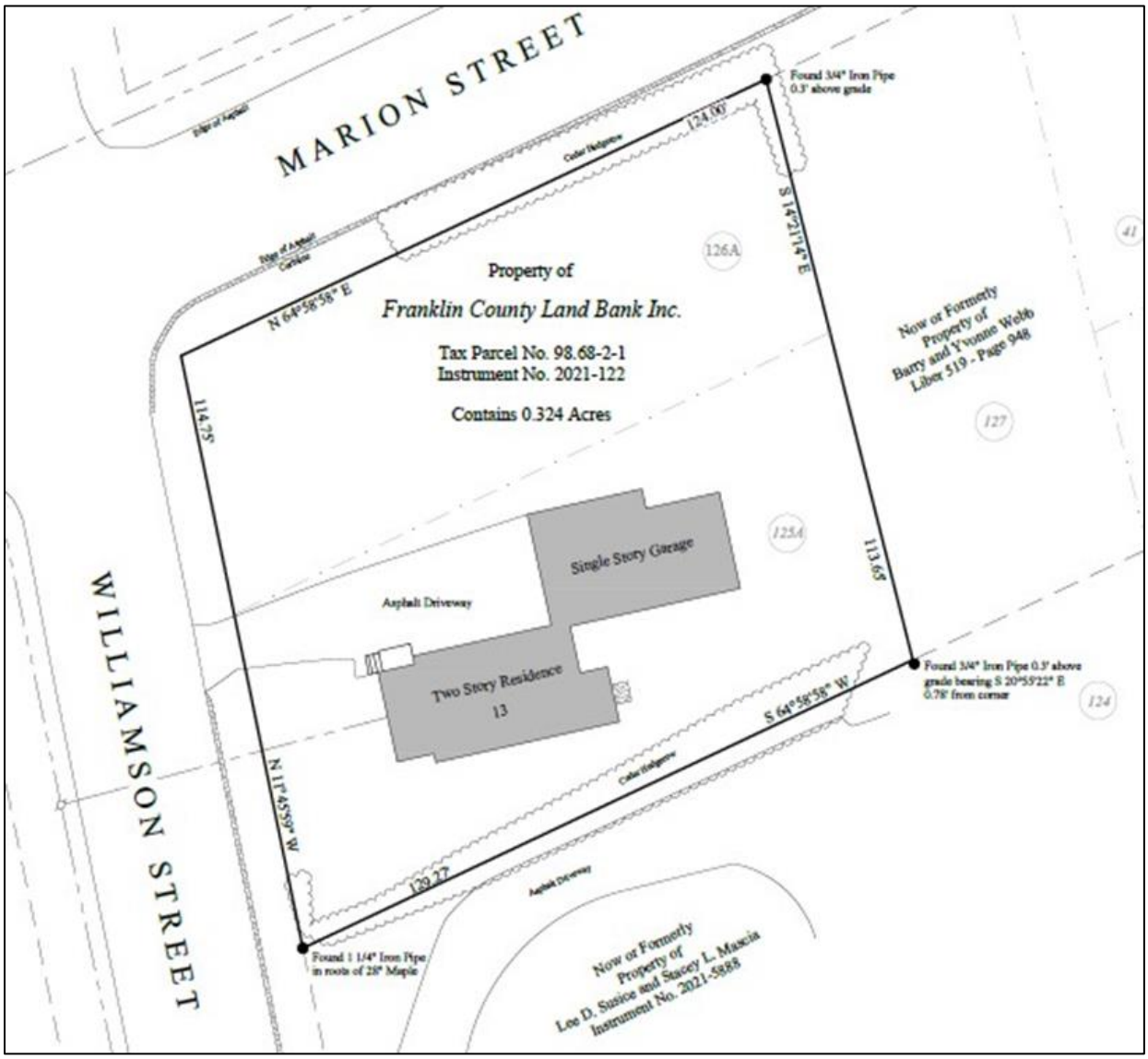
Issued by:
Shiela Conners, Executive Director
Franklin County Land Bank Corporation
📧 executivedirector@franklincountylandbankny.org
📞 518-481-0556

FRANKLIN COUNTY LAND BANK
BUILDING STRONGER COMMUNITIES

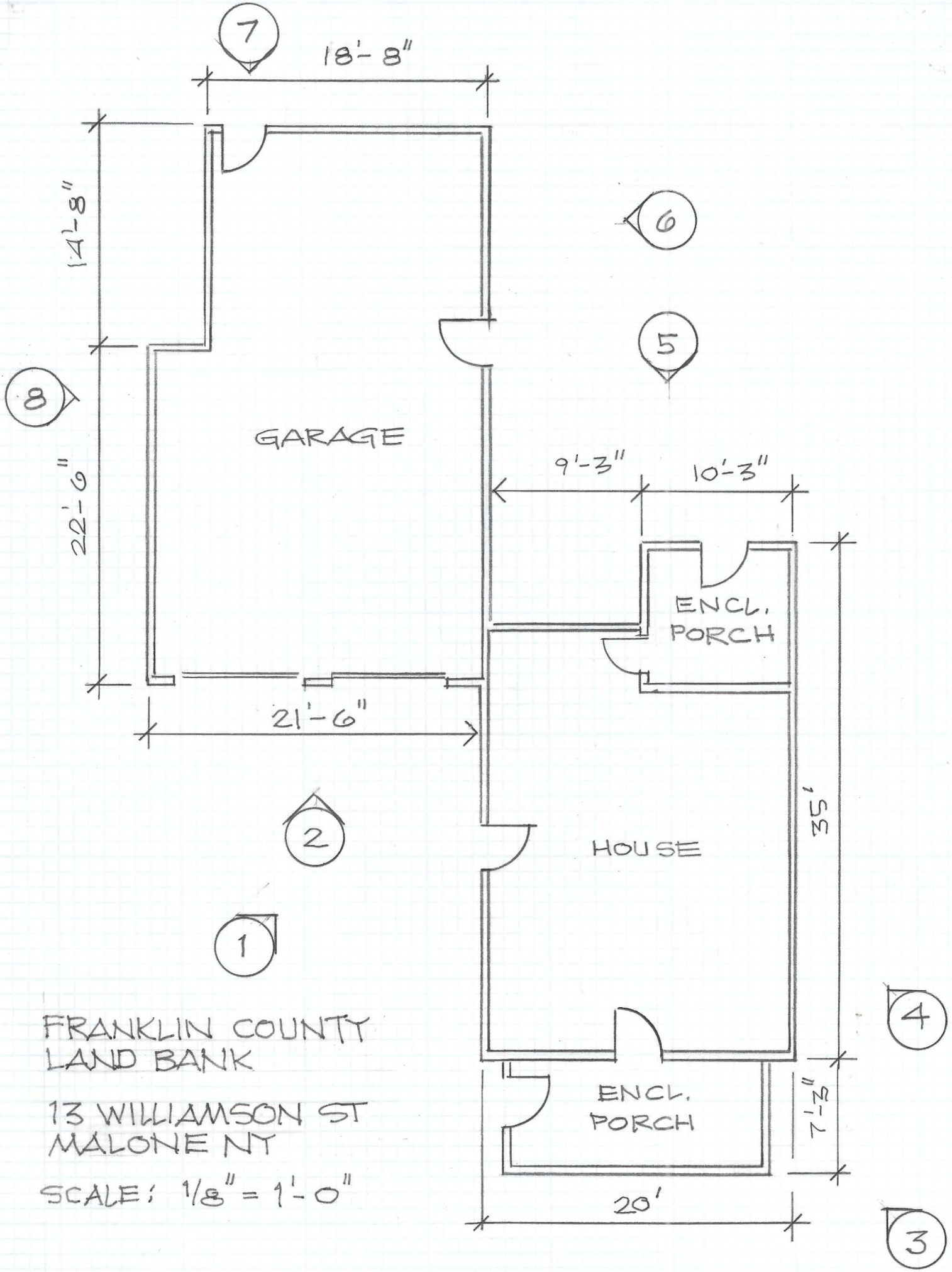
Renovation of Existing Residence

13 Williamson Street, Malone, NY

26 October 2025



Drawings and photographs showing existing building and renovation scope of work.



FRANKLIN COUNTY
LAND BANK

13 WILLIAMSON ST
MALONE NY

SCALE: 1/8" = 1'-0"

13 Williamson Street Malone, NY - Franklin County Land Bank

1

2

3

4

13 Williamson Street Malone, NY - Franklin County Land Bank

5

6

7

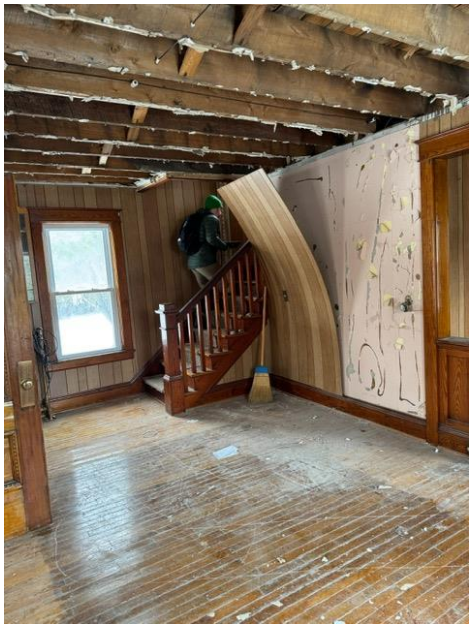
8

13 Williamson Street Malone, NY - Interior Photos and Room Numbers

101

101 A

102



102 A

13 Williamson Street Malone, NY - Interior Photos

103

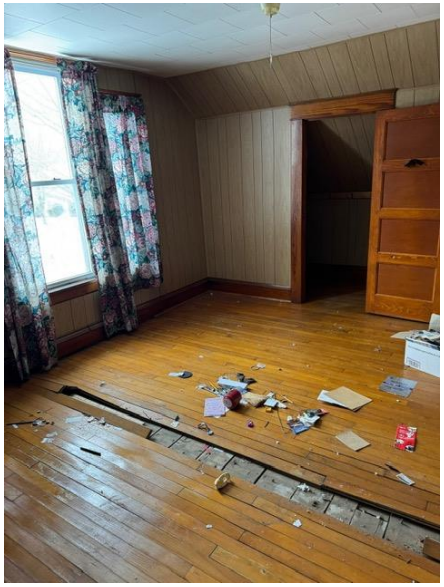
104

105

201

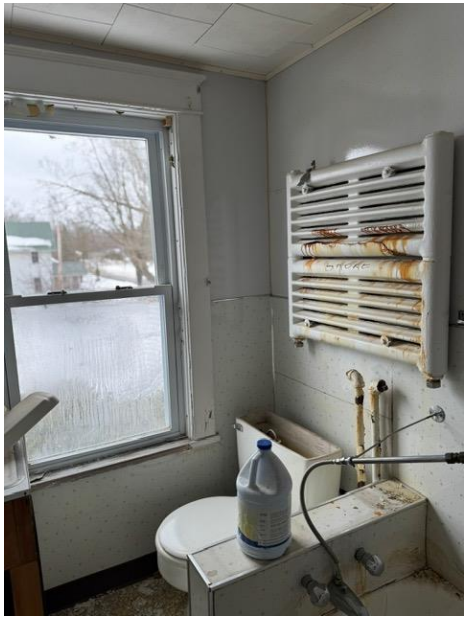
13 Williamson Street Malone, NY - Interior Photos

201 A



203

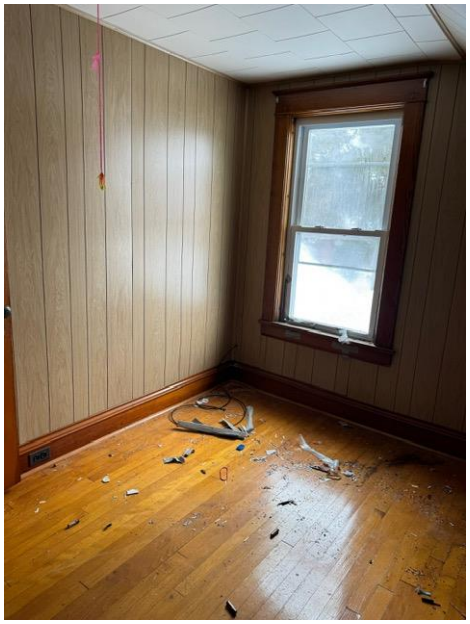
203 A



204

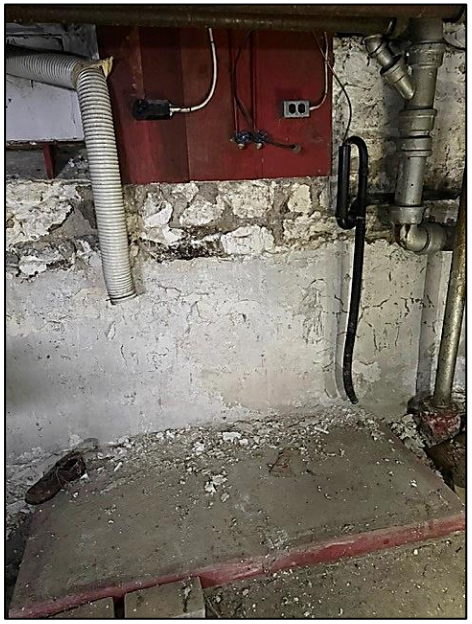
13 Williamson Street Malone, NY - Interior Photos

205



Stair Up

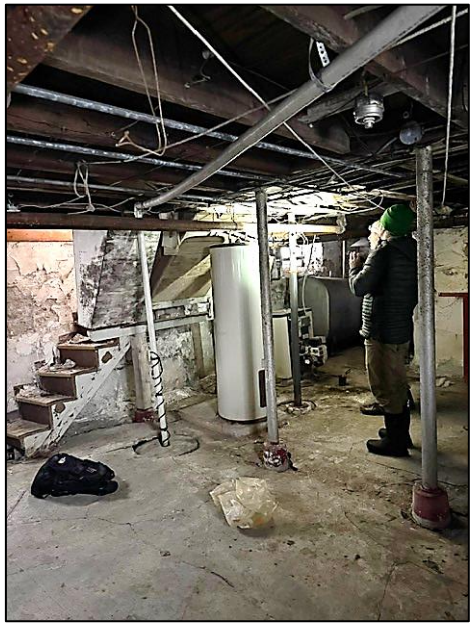
Stair Down

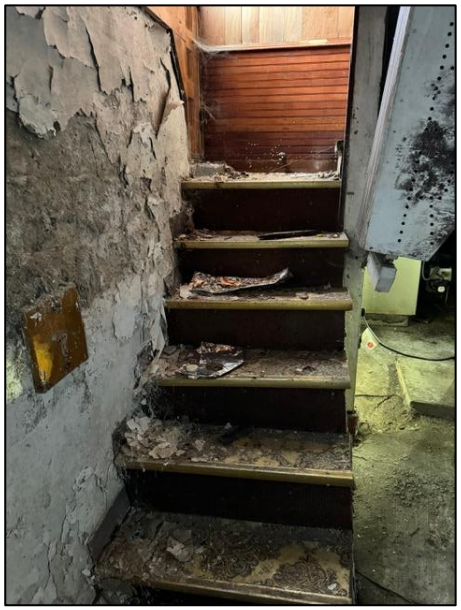


Basement

13 Williamson Street Malone, NY - Interior Photos

Basement B





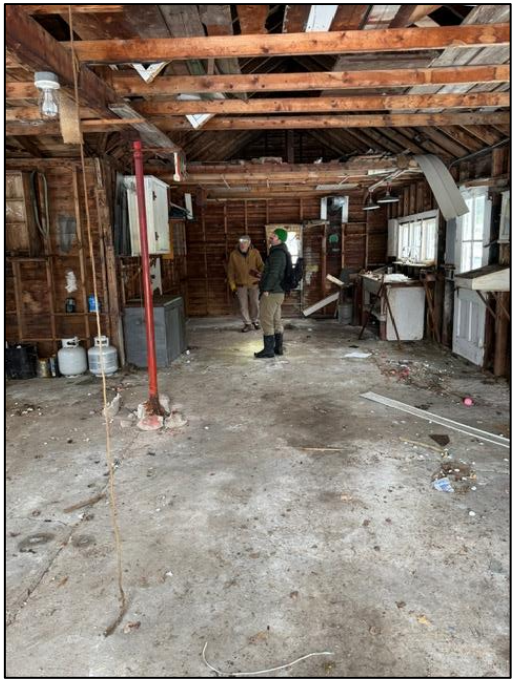
Basement Stair

Basement A

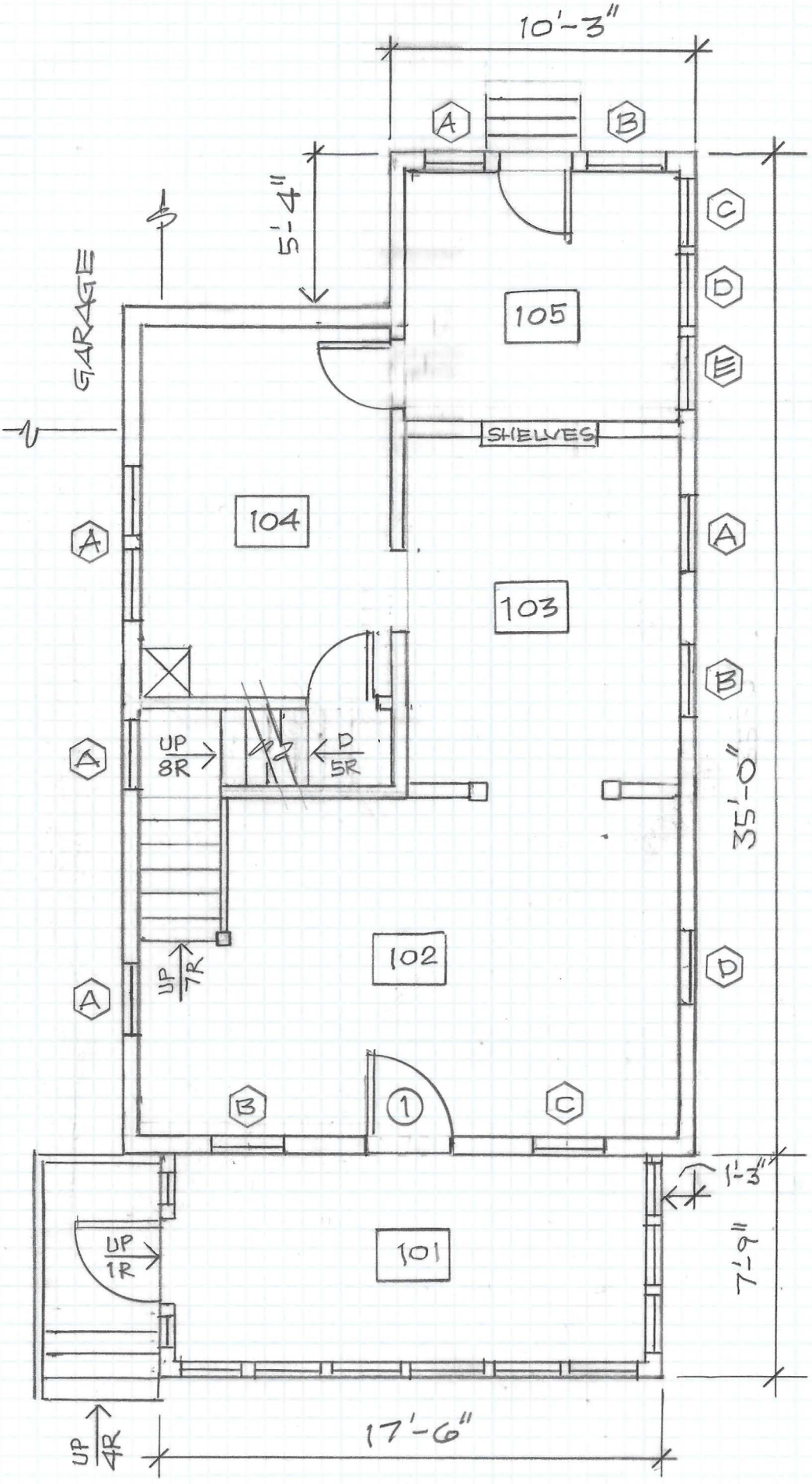
Electric Panel

13 Williamson Street Malone, NY - Interior Photos

Garage

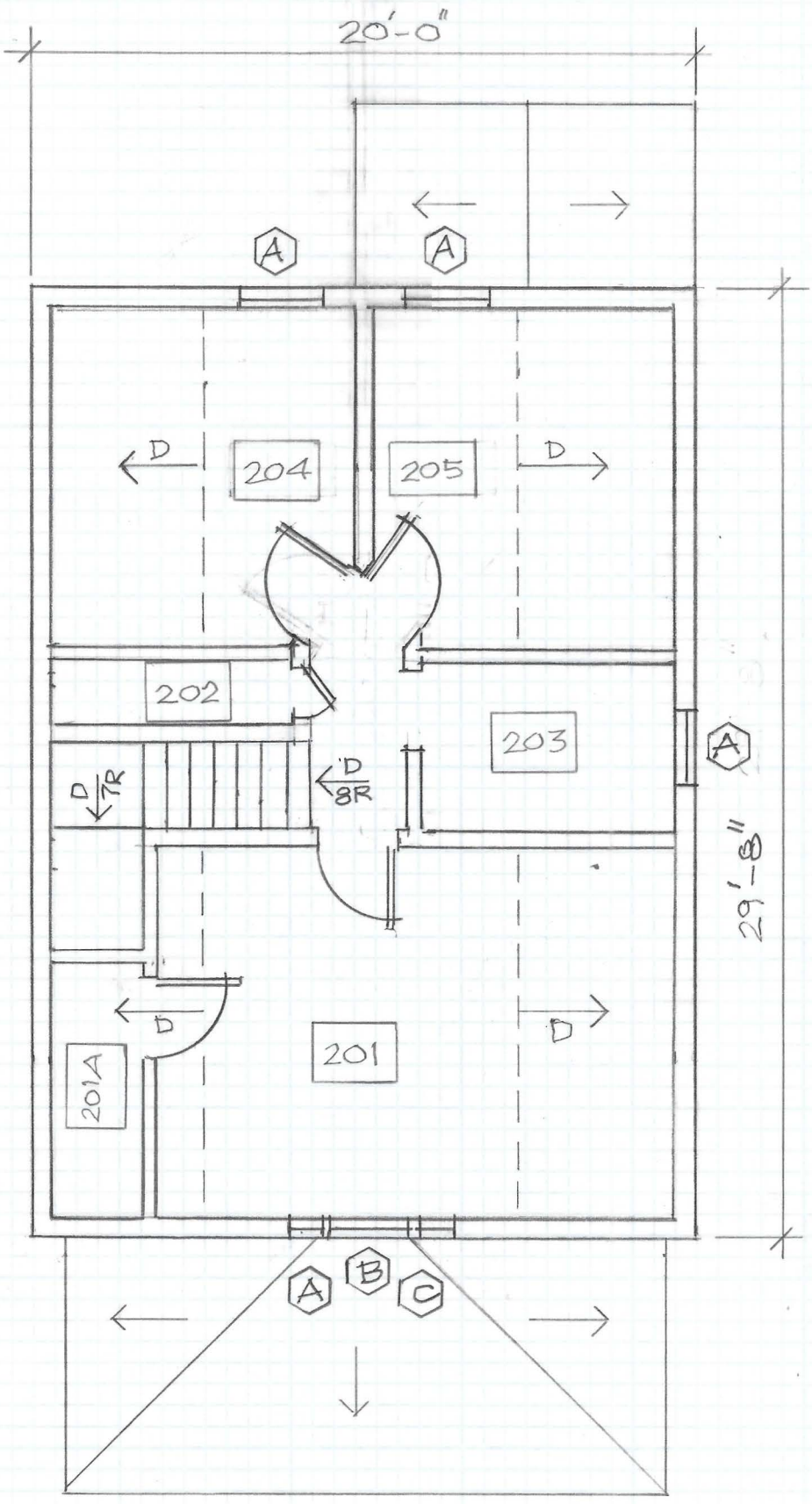


Garage A



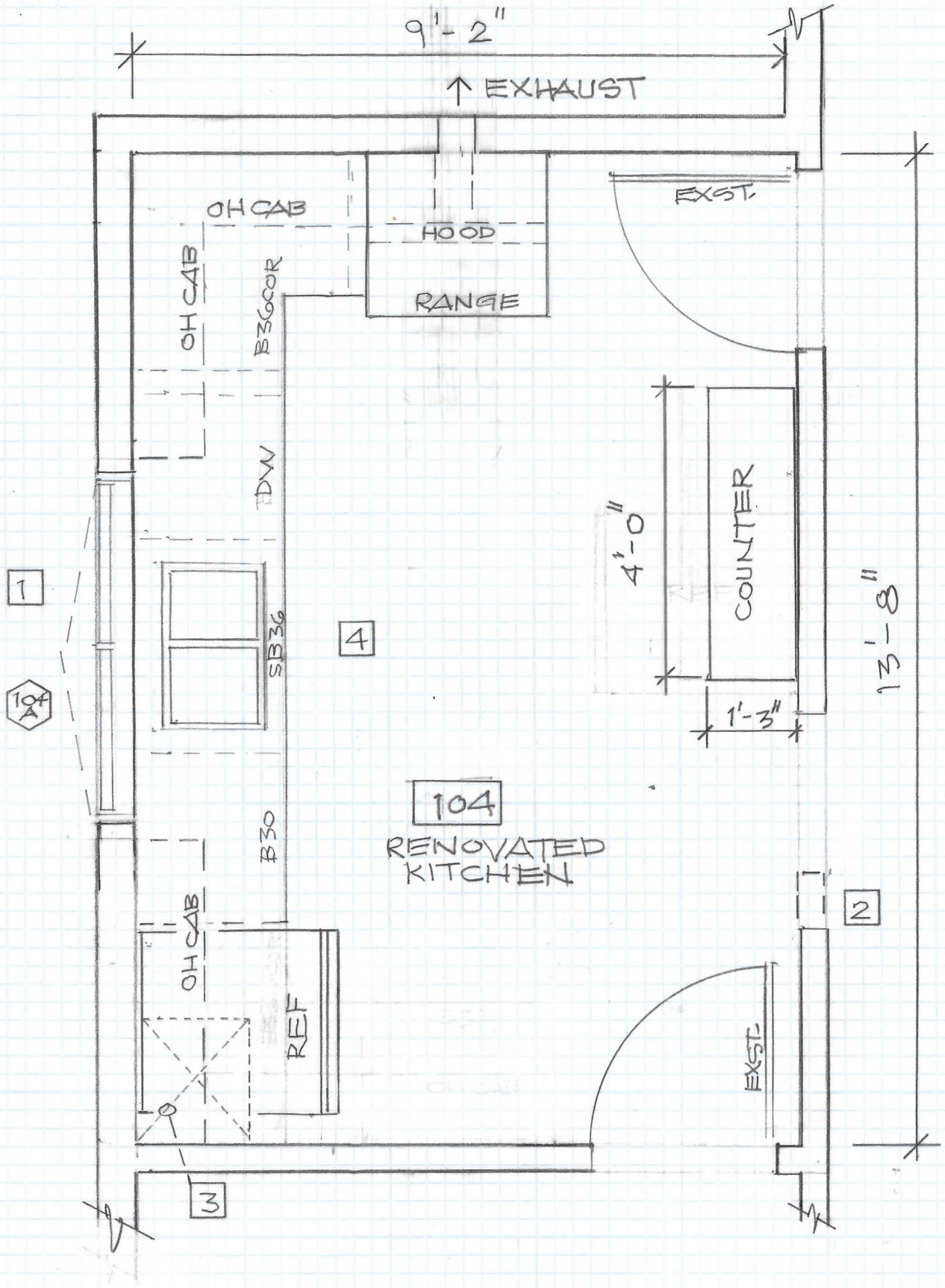
FIRST FLOOR - 13 WILLIAMSON ST. MALONE NY

SCALE: 3/16" = 1'-0"



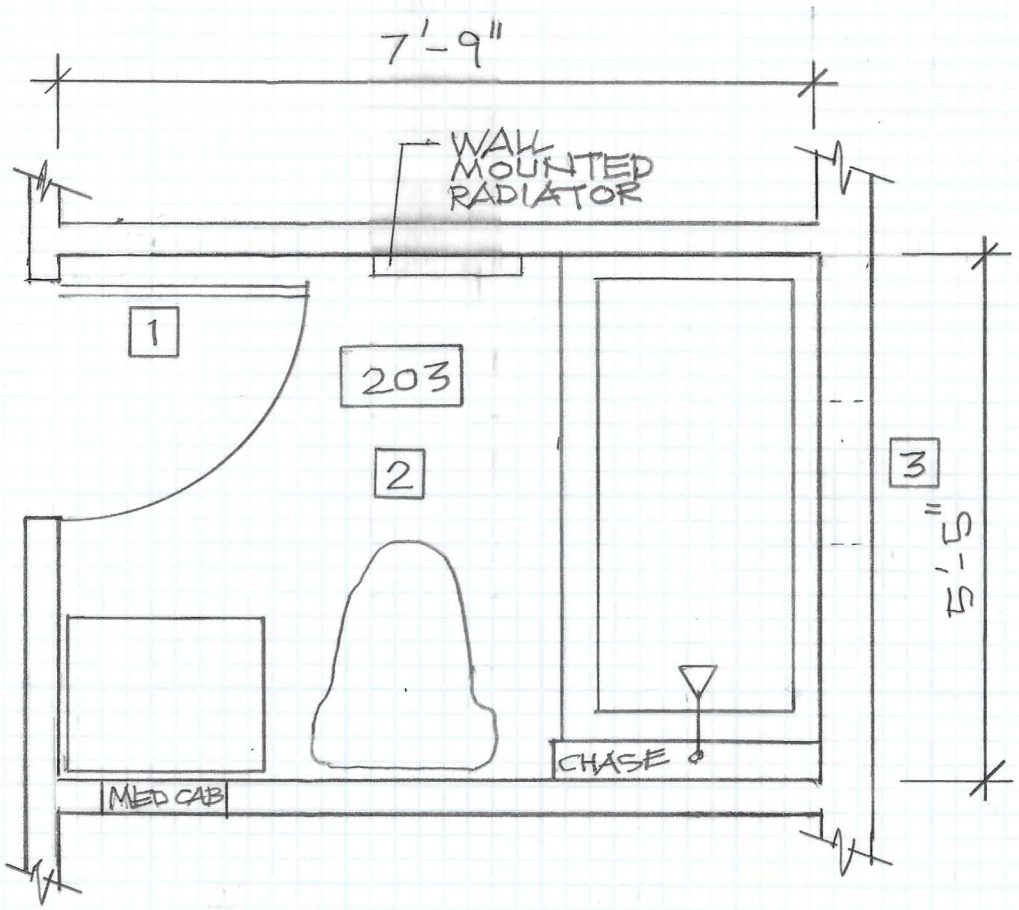
SECOND FLOOR - 13 WILLIAMSON ST. MALONE NY

SCALE: 3/16" = 1'-0"



13 WILLIAMSON ST. - RENOVATED KITCHEN

SCALE: 1/2" = 1'-0" FCLB 26 OCT 2025



13 WILLIAMSON ST - RENOVATED BATHROOM

SCALE: 1/2" = 1'-0" FCLB 26 OCT 2025

FRANKLIN COUNTY LAND BANK
BUILDING STRONGER COMMUNITIES

Scope of Work for Renovation of 13 Williamson Street, Malone, NY

Room Renovation Schedule

26 October 2025 / Draft

Room #	Room Name	Item	Description of Work
101	Porch	1	Remove wall paneling and carpet. Refinish walls and floor
		2	Retain and paint existing windows
		3	Refinish existing beadboard ceiling
		4	Replace exterior storm door hardware
		5	Repair or replace door sill to entry steps / porch
		6	Remove interior storm door / patch and paint hardware holes
		7	Replace entry door # 1 – match size / new hardware
		8	Patch existing floor / install new floating plank floor
		9	Install new exterior light and switch
		10	Replace four duplex outlets
		11	Power wash exterior stairs and railing / repair as needed
102	Living	1	Remove existing radiator, refurbish and reinstall
		2	Remove paneling and plaster to studs
		3	Install foam insulation in exterior walls
		4	Replace existing windows – see Window Schedule
		5	Replace existing electrical wiring, receptacles, and switches
		6	Install, finish, and paint new gypsum board walls & ceiling – fir down ceiling to level
		7	Patch and refinish existing wood floor
		8	Repair and refinish stairs and handrail to second floor
103	Dining	1	Remove existing radiator, refurbish and reinstall
		2	Remove paneling and plaster to studs
		3	Install foam insulation in exterior walls
		4	Replace existing windows – see Window Schedule
		5	Replace existing electrical wiring, receptacles, and switches
		6	Install, finish, and paint new gypsum board walls & ceiling – fir down ceiling to level
		7	Patch and refinish existing wood floor
104	Kitchen	1	Remove all existing cabinets, counters, sink & appliances
		2	Replace existing window ‘A’ and trim – see Window Schedule
		3	Remove existing radiator and piping / remove chimney
		4	Remove paneling and plaster to studs
		5	Install foam insulation in exterior walls
		6	Replace existing electrical wiring, receptacles, and switches
		7	Install, finish, and paint new gypsum board walls & ceiling – fir down ceiling to level
		8	Install new cabinets, counters, sink, piping & appliances – see Renovated Kitchen drawing

		9	Install new vinyl sheet flooring and trim
		10	Install new wall mounted radiator
105	Rear Porch	1	Remove wall paneling and carpet. Refinish walls and floor
		2	Repair existing windows – see Window Schedule
		3	Remove cabinets. Patch wall, floor, and ceiling as needed
		4	Refinish existing ceiling
		5	Replace exterior storm and interior doors in kind
201	Bedroom	1	Remove existing radiator, refurbish and reinstall
		2	Remove paneling and plaster to studs
		3	Install foam insulation in exterior walls
		4	Replace existing windows – see Window Schedule
		5	Replace existing electrical wiring, receptacles, and switches
		6	Install, finish, and paint new gypsum board walls & ceiling
		7	Patch and refinish existing wood floor
		8	Remove, refinish, & reinstall trim and doors
		9	Reconfigure closet to increase headroom on stairs
202	Hall closet	1	Remove existing chimney. Infill ceiling and floor
		2	Refinish existing cedar paneling. Install new at chimney
		3	Refinish floor
203	Bathroom	1	Remove all existing plumbing fixtures and fittings
		2	Remove existing radiator and piping
		3	Remove paneling and plaster to studs
		4	Remove existing window, infill opening, install exterior finish to match existing
		5	Install foam insulation in exterior walls
		6	Install, finish, and paint new gypsum board walls & ceiling
		7	Replace existing electrical wiring, receptacles, and switches
		8	Install new vinyl sheet flooring
		9	Install new door and trim – see Renovated Bathroom drawing
		10	Install new fixtures, fittings, and accessories – see Renovated Bathroom drawing
		11	Install new wall mounted radiator
204	Bedroom	1	Remove existing radiator, refurbish and reinstall
		2	Remove paneling and plaster to studs
		3	Install foam insulation in exterior walls
		4	Replace existing window – see Window Schedule
		5	Replace existing electrical wiring, receptacles, and switches
		6	Install, finish, and paint new gypsum board walls & ceiling
		7	Patch and refinish existing wood floor
		8	Remove, refinish, & reinstall trim and doors
205	Bedroom	1	Remove existing radiator, refurbish and reinstall
		2	Remove paneling and plaster to studs
		3	Install foam insulation in exterior walls
		4	Replace existing window – see Window Schedule
		5	Replace existing electrical wiring, receptacles, and switches

		6	Install, finish, and paint new gypsum board walls & ceiling
		7	Patch and refinish existing wood floor
		8	Remove, refinish, & reinstall trim and doors
Bsmt	Basement	1	Remove existing boiler, water heater, oil tank, and electrical connections, etc.
		2	Remove existing cabinets, appliances, etc.
		3	Remove and replace concrete floor
		4	Remove and replace stairs
		5	Remove and replace electrical panel and all wiring
		6	Remove and replace all plumbing piping and fittings
		7	Provide and install new propane condensing boiler and connect to existing hydronic heating system
		8	Provide and install new domestic water heater
		9	Remove and replace existing basement windows
Gar	Garage	1	Repair or replace existing concrete floor
		2	Remove damaged cabinets and counters

Window Replacement / Repair Schedule

Window #	**Exst width / height (ft-in)**	**Window type**	**Replacement**
Stair A	2-6 x 4-8	Double Hung	Replace existing window with same size and type
102 A	2-6 x 5-0	Double Hung	Replace existing window with same size and type
102 B	2-6 x 5-0	Double Hung	Replace existing window with same size and type
102 C	2-6 x 5-0	Double Hung	Replace existing window with same size and type
102 D	3-8 x 5-0	Double Hung	Replace existing window with same size and type
103 A	2-6 x 5-0	Double Hung	Replace existing window with same size and type
103 B	2-6 x 5-0	Double Hung	Replace existing window with same size and type
104 A	Remove exst DH	New Casements	Pair of casement windows each 2-4 x 3-0. Mount above new kitchen sink and counter. Trim window to match exst interior and exterior
105 A	2-8 x 5-0	Double Hung	Repair existing window as required
105 B	2-8 x 5-0	Double Hung	Repair existing window as required
105 C	2-8 x 5-0	Double Hung	Repair existing window as required
105 D	2-8 x 5-0	Double Hung	Repair existing window as required
105 E	2-8 x 5-0	Double Hung	Repair existing window as required
201 A	1-4 x 4-4	Double Hung	Replace existing window with same size and type
201 B	2-8 x 5-4	Double Hung	Replace existing window with same size and type
201 C	1-4 x 4-4	Double Hung	Replace existing window with same size and type
203 A	Remove exst DH	No replacement	Remove existing window. Infill window opening and spray insulation. New finish on exterior to match exst
204 A	2-6 x 4-8	Double Hung	Replace existing window with same size and type
205 A	2-6 x 4-8	Double Hung	Replace existing window with same size and type

Exterior Renovation Schedule

1. Power wash existing vinyl siding. Repair or replace where necessary
2. Construct new exterior stairs from Room 105
3. Repair or replace existing driveway and sidewalk on site
4. Provide propane fuel storage tanks per regulations and building code

Drawing Key Notes

Drawing Name	Note #	Description
Renovated Kitchen	1	RepReplace existing window per window schedule. Finish interior and exterior walls and trim to match existing
	2	Increase existing door opening width to 3’-0”. Replace trim to match
	3	Remove existing chimney from basement through roof. Patch walls, floors, and ceilings to match existing
	4	Remove all existing and replace per Room Renovation Schedule
Renovated Bathroom	1	Install new 2’-6” x 6’-8” door and trim
	2	Install new plumbing fixtures, fittings, medicine cab/mirror, 2 towel rods, shower curtain rod, toilet paper holder
	3	Install new wall mounted radiator
	3	Remove existing window – see Room Renovation Schedule

Lead Based Paint Risk Assessment Report

For the Dwelling Located at:

13 Williamson St Malone, NY 12953

Flatley Read, Inc.
4 Washington Square
Greenwich, NY 12834
(518) 577-5681
EPA License Number: LBP-F-157741-1

Date of Site Visit: 09/24/2024

This report is valid for the date and time here within. We are not responsible for lead based paint contamination to the home or occupants that could occur if painted surfaces become damaged or deteriorated. In addition we cannot control the introduction of lead contamination from outside sources nor do we assume any liability therefore.

Owner / Client Information	Franklin County Land Bank
Property Location	13 Williamson St Malone, NY 12953
Date of Construction	1900
Prepared By	Flatley Read 4 Washington Square Greenwich, NY 12834
Risk Assessor	Matthew Genier / Michelle DeGarmo
Firm License	LBP-F-157741-2
Risk Assessor License	Michelle DeGarmo: LBP-R-120311-2
NYS Radioactive Materials License	C5744
XRF Analyzer	Viken Serial No. 1342 Radioactive Source: Co57
Testing Laboratory (if applicable)	Accurate Analytical Testing 30105 Beverly Road Romulus MI 48174
Calibration Action Level*	1.0 mg/cm2

*Factory calibrated with HUD approved reference standards. Calibration accuracy field checked by trained personnel per manufacturer's recommendations.

Executive Summary

The object of the following lead-based paint risk assessment is to determine and report the existence, nature, severity, and location of lead-based paint hazards in housing through an onsite investigation and the possible means of correcting any hazards identified.

This site visit was conducted in accordance with the US Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 35 and the US Environmental Protection Agency (USEPA) regulations at 40 CFR Part 745.

Ultimately, the owner bears responsibility for the condition of the property. The presence or absence of lead-based paint hazards applies only to the date and time of the field visit (conditions may change). Ongoing maintenance and monitoring by the owner is necessary for continued lead hazard control.

The scope of the evaluation included testing of the following surfaces with X-ray Fluorescence Analyzer (XRF):

- Components scheduled for disturbance during renovation;
- Components with deteriorated painted surfaces;
- Components with impact surfaces, and;
- Components with friction surfaces;
- Other accessible components throughout the interior and exterior, as applicable.

Specific lead hazards found during the risk assessment are detailed in Table 1 (attached). Please note that the scope of testing was limited to the accessible areas of the property. Not all areas were tested.

Interim control measures designed to mitigate the lead hazards should be incorporated into the overall scope of work. Control measures recommended for this property are detailed in accordance with HUD and EPA guidelines for Federally Owned and Assisted Housing.

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

All work performed should follow the lead safe work practices procedures described in 40 CFR Part 745, CFR 24 Part 35, and the Guidelines for the Evaluation & Control of Lead-based Paint in Housing (2012). In addition, all work should comply with the OSHA Lead in Construction Standard 1926.62.

Summary of Results

The following components were identified by XRF analysis to contain lead in concentrations at or above 1.0 mg/cm² or 0.5% lead by weight, and are therefore potential Lead Based Paint Hazards. A complete list of XRF Analysis is attached.

Table 1- Summary of Identified Potential Lead Hazards

The following components were determined via XRF analysis to contain lead-based paint above the federal threshold. Components observed in deteriorated condition, and/or friction and impact surfaces, should be treated as an immediate Lead Based Paint Hazard and addressed appropriately with interim controls and/or paint stabilization. Some painted surfaces which tested positive were intact at the time of this site visit. However, the presence of lead in the following components may indicate a potential future hazard should the paint or substrates become deteriorated.

Not all areas were accessible or analyzed. Tested components are representative of homogeneous areas throughout the unit. Positive results are applicable to all untested components of same type, configuration, vintage, and paint history.

XRF Sampling and Analytical Procedures

Testing was performed using X-Ray Fluorescence (XRF) analysis of painted building components using the Pb 200i unit manufactured by Viken (formerly Heuresis) Corporation.

HUD Performance Characteristic Sheet is attached to this report and available here:
https://www.heuresistech.com/sites/default/files/Heuresis_PCS_Dec_2015.pdf

Rdg#	Room	Wall	Component Description	Substrate	Rdg	Result	Condition
164	Front Porch	C	Window Case	Wood	11	Positive	Deteriorated
165	Front Porch	C	Window Sill	Wood	12.3	Positive	Deteriorated
166	Front Porch	C	Window Apron	Wood	11.6	Positive	Deteriorated
167	Front Porch	C	Door Case	Wood	2.9	Positive	Deteriorated
168	Front Porch	C	Door Jamb	Wood	18.1	Positive	Deteriorated
169	Front Porch	C	Door Stop	Wood	4.2	Positive	Deteriorated
170	Front Porch	C	Door	Wood	1.2	Positive	Deteriorated
176	Living Room	C	Wall	Wallboard	1	Positive	Deteriorated
193	Kitchen	D	Door Jamb	Wood	20.2	Positive	Deteriorated
194	Kitchen	D	Door Stop	Wood	18.4	Positive	Deteriorated
197	Back Porch	D	Window Case	Wood	1.3	Positive	Deteriorated
198	Back Porch	D	Window Jamb	Wood	1.4	Positive	Deteriorated
199	Back Porch	D	Window Sill	Wood	1.7	Positive	Deteriorated
200	Back Porch	D	Window Apron	Wood	1.7	Positive	Deteriorated
201	Back Porch		Floor	Wood	1.5	Positive	Deteriorated
202	Back Porch	B	Door Case	Wood	16.8	Positive	Deteriorated
203	Back Porch	B	Door	Wood	14.4	Positive	Deteriorated
266	Exterior	C	Garage Door	Wood	1.4	Positive	Intact
267	Exterior	C	Door	Wood	4	Positive	Intact

Visual Assessment

A visual assessment was performed for the interior and exterior of the property. Accessible components are categorized as Intact or Deteriorated.

Dust Wipe Samples

Laboratory results indicate lead dust in excess of the federal threshold in the following areas:

- Dining Room Floor
- Kitchen Floor
- Bedroom 1 Window Sill
- Bedroom 2 Floor
- Bedroom 3 Window Sill
- Hall Floor
- Bathroom Floor

These areas represent other, similar areas throughout the dwelling. A comprehensive lead hazard reduction cleaning is recommended for this home.

AND

Some areas tested contained lead dust below the federal thresholds, which may indicate a potential future hazard. The areas from which samples were collected are representative of other similar and adjacent areas throughout the property.

Soil Samples

No bare soil areas were observed at the time of the site visit.

Interim Control and Maintenance - Recommended Control Methods

<u>Exterior Surfaces</u>

A visual inspection should be conducted annually to check for the following conditions:

- Chipping, flaking or peeling paint.
- Paint deterioration, such as cracks or dust on the surface
- Worn friction surfaces

<u>Interior Surfaces</u>

A visual inspection should be conducted on all painted surfaces annually to check for the following conditions:

- Paint chips, dust or debris

- Deterioration of paint, especially on friction or impact surfaces such as doors and windows

In addition, the following recommendations apply until the property is certified “lead free”.

- All paint stabilization and maintenance work performed should be conducted by a contractor trained in Lead Safe Work Practices.
- If components which tested positive for lead in excess of federal standards will be disturbed by repair or renovation, the work should take the necessary precautions using Safe Work Practices (as defined by Title X of the Housing and Community Development Act).

The above recommendations include abatement and interim controls. All interim control measures are designed to temporarily reduce human exposure to lead based paint hazards, and are not designed to permanently remove the lead hazard. Interim control measures require ongoing monitoring to be effective.

Interim Control Measures:

- Paint stabilization and repainting using Lead Safe Work Practices for all positive deteriorated surfaces.
- Immediate paint stabilization and repainting of positive friction and impact surfaces.
- No further action is required while non friction or impact surfaces remain intact and undisturbed.
- All positive friction and impact surfaces and untested components should be monitored regularly to ensure coated surfaces remain intact.
- Friction and impact surfaces should be abated if possible as they pose an imminent hazard.
- Clean using Lead Safe Practices.
- Owner / occupant education to mitigate current and potential lead hazards to the greatest extent possible using Interim Controls.

Permanent Abatement Methods:

- Remove components and install replacement materials.
- Enclose (cover) components with a permanent material.
- Encapsulate components with an EPA approved encapsulant paint, applied to the manufacturer’s instructions.

For more information on lead hazards, lead safe work practices, and finding a certified abatement or RRP firm, visit www.epa.gov/lead or call the National Lead Information Center at 1-800-424-LEAD (5323).

The above recommendations include abatement and interim controls. All interim control measures are designed to temporarily reduce human exposure to lead based paint hazards, and are not designed to permanently remove the lead hazard. Interim control measures require ongoing monitoring to be effective.

Please note that other options are available to address the hazards identified during this assessment.

Conclusions and Recommendations

LBP was found in concentrations ≥ 1.0 mg/cm² or 0.5% on the surfaces identified above. This report includes both surfaces that were classified as LBP Hazards and those surfaces observed to be intact and not meeting the EPA/HUD definition of a potential lead hazard. All LBP regardless of condition has the potential to become a LBP hazard if disturbed.

Interim Control Strategy: Hazard Elimination: Perform paint stabilization of all deteriorated LBP surfaces referred to in the Executive Summary. Interim controls and required clearance sampling should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards).

Permanent Abatement Strategy: The option of permanent abatement can be selected for any LBP surface instead of interim controls. Recommended methods for each surface are included in Table 2, above. LBP abatement and required clearance sampling should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards).

Lead in Dust

Recommendations for lead dust include cleaning windows and floors in each of the listed areas where failing results were identified to ensure elimination of lead dust hazards. Cleaning should be performed in accordance with HUD/EPA protocols (HUD 24 CFR Part 35; 35.1330 Interim Controls and EPA 40 CFR Part 745.227 Work Practice Standards). Clearance inspections and dust sampling should be performed upon completion of lead hazard control work in accordance with 24 CFR Part 35 Section 35.1340 Clearance.

Lead in Soil

Where the lead concentration in soil exceeded the federal thresholds, all bare visible paint chips should be removed by HEPA vacuum or soil removal. Areas of bare soil should be covered with sod or other barrier to prevent access and dust generation.

Prioritization of Hazard Reduction Work

The HUD Guidelines require elimination of all LBP hazards from a federally subsidized property. The timeframe for hazard reduction is based upon the requirements of the funding program. LBP hazards identified in the Executive Summary should be prioritized based upon the following guidelines:

- Units occupied by children under six years of age;
- Common areas accessible to children under six years of age;

- Remaining units or common areas prioritized based upon concentration of dust levels, number of positive components, and severity of deteriorated paint.

At minimum, interim controls such as paint stabilization, dust cleaning, and soil covering should be performed. Abatement can be substituted for interim controls on any surface.

Certification of Results

This report has been prepared for the exclusive use of the homeowner, in order to comply with federal guidelines for participation in a residential housing program referenced herein. Photocopying or dissemination of this document, in part or in whole, by parties other than those designated by the homeowner, or the use of this document for purposes other than it is intended, is prohibited.

The results of this risk assessment are valid only for the date and time of this field visit. Conditions may change. Not all surfaces were tested during the site assessment. Other areas may contain lead based paint. Any painted surface that will be disturbed by rehabilitation or renovation should be addressed by personnel trained in Lead Based Paint Safe Work Practices. Any work that disturbs painted surfaces should be followed by a clearance examination. Assessment was conducted for visible components only; this report is based solely on the data collected during this field visit. Flatley Read is not responsible for lead based paint contamination to the home or occupants that could occur if painted surfaces become damaged or deteriorated. In addition we cannot control the introduction of lead contamination from outside sources nor do we assume any liability therefore.

Appendix A – Standards and Guidelines

All testing was performed in accordance with the following:

- Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing, as published by the U.S. Department of Housing and Urban Development (HUD), June 1995, Rev. 2012;
- United States Environmental Protection Agency (USEPA) 40 CFR Part 745
- XRF-specific Performance Characteristic Sheet methodology (included herein).

The following standards were applied:

Paint: At or above 1.0 mg/cm² or .5% lead by weight

Dust:	Floors	less than 10 µg/ft²
	Windowsills	less than 100 µg/ft²
	Window Wells	less than 400 µg/ft²

Soil:	Play Areas / High Contact Areas	400 ppm
	Other Bare Soil	1200 ppm

A condition assessment was performed for each painted component. A complete list of interior and exterior surfaces tested at each location is included herein. The condition of each component was rated as Intact or Deteriorated in accordance with the criteria established in Chapter 5 of the HUD Guidelines.

Surfaces containing lead-based paint were classified as potential lead hazards in accordance with the following criteria specified in USEPA 40 CFR 745.65:

- Any lead-based paint on a friction surface that is subject to abrasion and where the lead dust levels on the closest horizontal surface exceeds the dust lead standards;
- Any damaged or otherwise deteriorated surface that is caused by impact from a related building component;
- Any chewable lead-based painted component that bears evidence of teeth marks;
- Any other deteriorated lead-based paint in any residential building or child occupied facility or on the exterior of any residential building or child occupied facility.

Rdg#	Room	Wall	Component Description	Substrate	Rdg	Result	Condition
158-160			Calibrate In				
161	Front Porch	B	Window Case	Wood	0.3	Negative	Deteriorated
162	Front Porch	B	Window Sill	Wood	0.3	Negative	Deteriorated
163	Front Porch	B	Window Apron	Wood	0.3	Negative	Deteriorated
164	Front Porch	C	Window Case	Wood	11	Positive	Deteriorated
165	Front Porch	C	Window Sill	Wood	12.3	Positive	Deteriorated
166	Front Porch	C	Window Apron	Wood	11.6	Positive	Deteriorated
167	Front Porch	C	Door Case	Wood	2.9	Positive	Deteriorated
168	Front Porch	C	Door Jamb	Wood	18.1	Positive	Deteriorated
169	Front Porch	C	Door Stop	Wood	4.2	Positive	Deteriorated
170	Front Porch	C	Door	Wood	1.2	Positive	Deteriorated
171	Front Porch		Ceiling	Wood	0.1	Negative	Deteriorated
172	Living Room	A	Window Case	Wood	0.4	Negative	Deteriorated
173	Living Room	A	Window Jamb	Wood	0.4	Negative	Deteriorated
174	Living Room	A	Window Sill	Wood	0.4	Negative	Deteriorated
175	Living Room	A	Window Apron	Wood	0.3	Negative	Deteriorated
176	Living Room	C	Wall	Wallboard	1	Positive	Deteriorated
177	Living Room	C	Passthrough Case	Wood	0.2	Negative	Deteriorated
178	Living Room	C	Baseboard	Wood	0.1	Negative	Deteriorated
179	Living Room		Floor	Wood	0.3	Negative	Deteriorated
180	Living Room	B	Passthrough Case	Wood	0.3	Negative	Deteriorated
181	Dining Room	B	Passthrough Jamb	Wood	0.3	Negative	Deteriorated
182	Dining Room	B	Passthrough Stop	Wood	0.3	Negative	Deteriorated
183	Dining Room	D	Window Case	Wood	0.2	Negative	Deteriorated
184	Dining Room	D	Window Jamb	Wood	0.2	Negative	Deteriorated
185	Dining Room	D	Window Sill	Wood	0.2	Negative	Deteriorated
186	Dining Room	D	Window Apron	Wood	0.2	Negative	Deteriorated
187	Dining Room		Floor	Wood	0.2	Negative	Deteriorated
188	Dining Room	D	Baseboard	Wood	0.2	Negative	Deteriorated
189	Kitchen	A	Door Case	Wood	0.4	Negative	Deteriorated
190	Kitchen	A	Door	Wood	0.3	Negative	Deteriorated
191	Kitchen	D	Wall	Wallboard	0.9	Negative	Deteriorated
192	Kitchen	D	Door Case	Wood	0.3	Negative	Deteriorated
193	Kitchen	D	Door Jamb	Wood	20.2	Positive	Deteriorated
194	Kitchen	D	Door Stop	Wood	18.4	Positive	Deteriorated
195	Kitchen	D	Door	Wood	0.4	Negative	Deteriorated

Rdg#	Room	Wall	Component Description	Substrate	Rdg	Result	Condition
196	Back Porch	D	Upper Shelf	Wood	0.2	Negative	Deteriorated
197	Back Porch	D	Window Case	Wood	1.3	Positive	Deteriorated
198	Back Porch	D	Window Jamb	Wood	1.4	Positive	Deteriorated
199	Back Porch	D	Window Sill	Wood	1.7	Positive	Deteriorated
200	Back Porch	D	Window Apron	Wood	1.7	Positive	Deteriorated
201	Back Porch		Floor	Wood	1.5	Positive	Deteriorated
202	Back Porch	B	Door Case	Wood	16.8	Positive	Deteriorated
203	Back Porch	B	Door	Wood	14.4	Positive	Deteriorated
204	Stairs to 2nd Floor	B	Stringer	Wood	0.1	Negative	Deteriorated
205	Stairs to 2nd Floor	B	Riser	Wood	0.1	Negative	Deteriorated
206	Stairs to 2nd Floor	B	Tread	Wood	0.2	Negative	Deteriorated
207	Stairs to 2nd Floor	B	Banister	Wood	0.2	Negative	Deteriorated
208	Stairs to 2nd Floor	B	Spindle	Wood	0.2	Negative	Deteriorated
209	Bedroom One	A	Window Case	Wood	0.2	Negative	Deteriorated
210	Bedroom One	A	Window Jamb	Wood	0.2	Negative	Deteriorated
211	Bedroom One	A	Window Sill	Wood	0.2	Negative	Deteriorated
212	Bedroom One	A	Window Apron	Wood	0	Negative	Deteriorated
213	Bedroom One	A	Baseboard	Wood	0.1	Negative	Deteriorated
214	Bedroom One		Floor	Wood	0.3	Negative	Deteriorated
215	Bedroom One	C	Door Case	Wood	0	Negative	Deteriorated
216	Bedroom One	C	Door Jamb	Wood	0	Negative	Deteriorated
217	Bedroom One	C	Door Stop	Wood	0.2	Negative	Deteriorated
218	Bedroom One	C	Door	Wood	0.2	Negative	Deteriorated
219	Bedroom One Closet	D	Door Case	Wood	0.3	Negative	Deteriorated
220	Bedroom One Closet	D	Door Jamb	Wood	0.2	Negative	Deteriorated
221	Bedroom One Closet	D	Door Stop	Wood	0.1	Negative	Deteriorated
222	Bedroom One Closet	D	Door	Wood	0.1	Negative	Deteriorated
223	Bedroom One Closet	D	Floor	Wood	0.2	Negative	Deteriorated
224	Hall	B	Door Case	Wood	0.2	Negative	Deteriorated
225	Hall	B	Door Jamb	Wood	0.3	Negative	Deteriorated
226	Hall	B	Door Stop	Wood	0.3	Negative	Deteriorated
227	Hall	B	Door	Wood	0.3	Negative	Deteriorated
228	Hall	B	Baseboard	Wood	0.3	Negative	Deteriorated
229	Hall		Floor	Wood	0.2	Negative	Deteriorated
230	Hall Closet	D	Door Case	Wood	0.2	Negative	Deteriorated
231	Hall Closet	D	Door Jamb	Wood	0.2	Negative	Deteriorated

Rdg#	Room	Wall	Component Description	Substrate	Rdg	Result	Condition
232	Hall Closet	D	Door Stop	Wood	0.3	Negative	Deteriorated
233	Hall Closet	D	Door	Wood	0	Negative	Deteriorated
234	Hall Closet	D	Baseboard	Wood	0.3	Negative	Deteriorated
235	Bedroom Three	C	Window Case	Wood	0.3	Negative	Deteriorated
236	Bedroom Three	C	Window Jamb	Wood	0.3	Negative	Deteriorated
237	Bedroom Three	C	Window Sill	Wood	0.3	Negative	Deteriorated
238	Bedroom Three	C	Window Apron	Wood	0.3	Negative	Deteriorated
239	Bedroom Three	C	Baseboard	Wood	0.2	Negative	Deteriorated
240	Bedroom Three	D/A	Door Case	Wood	0.3	Negative	Deteriorated
241	Bedroom Three	D/A	Door Jamb	Wood	0.2	Negative	Deteriorated
242	Bedroom Three	D/A	Door Stop	Wood	0.3	Negative	Deteriorated
243	Bedroom Three	D/A	Door	Wood	0.3	Negative	Deteriorated
244	Bedroom Three		Floor	Wood	0.2	Negative	Deteriorated
245	Bedroom Two	D/A	Window Case	Wood	0.2	Negative	Deteriorated
246	Bedroom Two	D/A	Window Jamb	Wood	0.3	Negative	Deteriorated
247	Bedroom Two	D/A	Window Sill	Wood	0.2	Negative	Deteriorated
248	Bedroom Two	D/A	Window Apron	Wood	0.3	Negative	Deteriorated
249	Bedroom Two	D/A	Baseboard	Wood	0.3	Negative	Deteriorated
250	Bedroom Two	A/B	Door Case	Wood	0.4	Negative	Deteriorated
251	Bedroom Two	A/B	Door Jamb	Wood	0.4	Negative	Deteriorated
252	Bedroom Two	A/B	Door Stop	Wood	0.3	Negative	Deteriorated
253	Bedroom Two	A/B	Door	Wood	0.3	Negative	Deteriorated
254	Bedroom Two	A/B	Floor	Wood	0.2	Negative	Deteriorated
255	Bathroom	B	Door Case	Wood	0.1	Negative	Intact
256	Bathroom	B	Door Jamb	Wood	0.1	Negative	Intact
257	Bathroom	B	Door Stop	Wood	0.2	Negative	Intact
258	Bathroom	D	Window Case	Wood	0.5	Negative	Intact
259	Bathroom	D	Window Jamb	Wood	0	Negative	Intact
260	Bathroom	D	Window Sill	Wood	0.5	Negative	Intact
261	Bathroom	D	Wall	Wallboard	0.7	Negative	Intact
262	Bathroom	D	Wall	Wallboard	0.5	Negative	Intact
263	Exterior	A	Garage Door	Wood	0.3	Negative	Intact
264	Exterior	B	Exterior Window Sash	Wood	0.4	Negative	Intact
265	Exterior	B	Exterior Window Frame	Wood	0.9	Negative	Intact
266	Exterior	C	Garage Door	Wood	1.4	Positive	Intact
267	Exterior	C	Door	Wood	4	Positive	Intact

Rdg#	Room	Wall	Component Description	Substrate	Rdg	Result	Condition
268-270			Calibrate Out				

Form 5.1 Building Condition Form for Lead Hazard Risk Assessment.

Property address: 13 WILLIAMSON ST Apt. No. _____

Name of property owner: MATT G

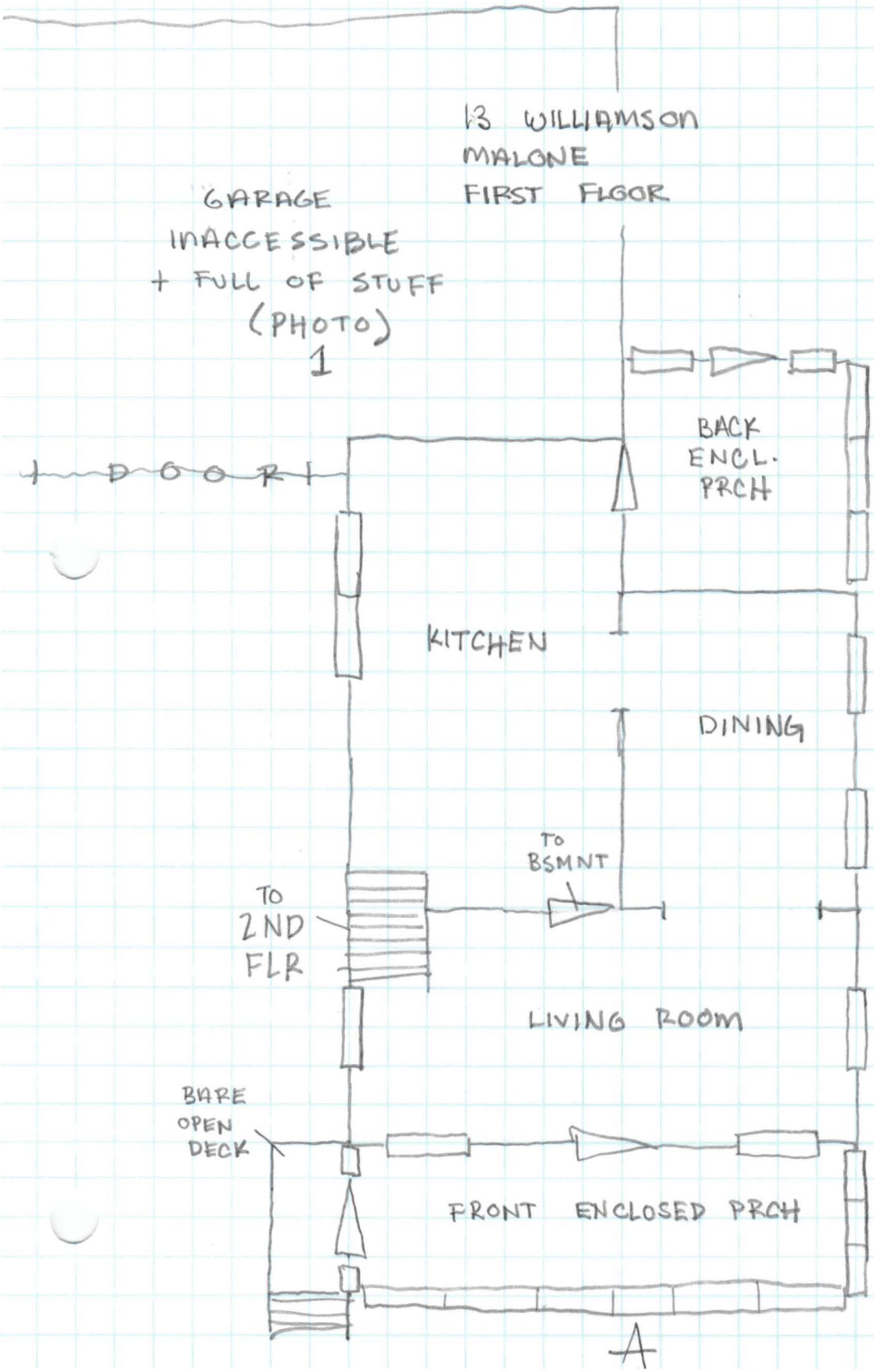
Name of risk assessor: MATT GENIER Date of assessment: 9/24/24

Condition	Yes	No	Comments
Roof missing parts of surfaces (tiles, boards, shakes, etc.)	X		
Roof has holes or large cracks		X	
Gutters or downspouts broken	X		
Chimney masonry cracked, bricks loose or missing, obviously out of plumb	X		
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting	X		
Exterior siding has missing boards or shingles		X	
Water stains on interior walls or ceilings	X		
Walls or ceilings deteriorated	X		
More than "very small" amount of paint in a room deteriorated	X		
Two or more windows or doors broken, missing, or boarded up		X	
Porch or steps have major elements broken, missing, or boarded up	X		
Foundation has major cracks, missing material, structure leans, or visibly unsound		X	
** Total number	8	4	

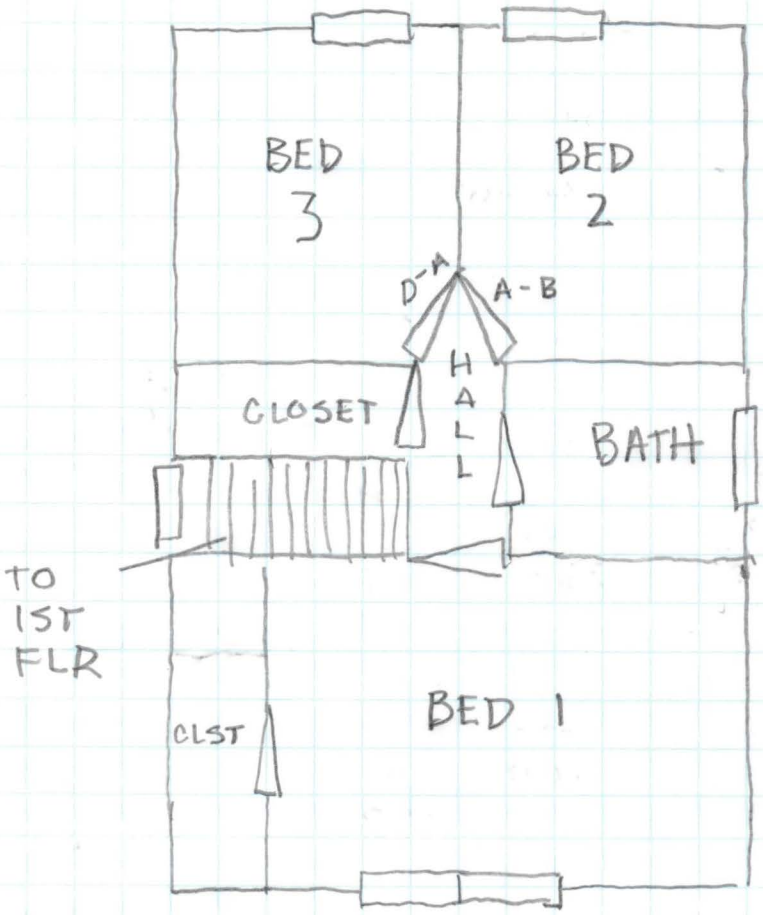
* The "very small" amount is the *de minimis* amount under the HUD Lead Safe Housing Rule (24 CFR 35.1350(d)), or the amount of paint that is not "paint in poor condition" under the EPA lead training and certification ("402") rule (40 CFR 745.223).

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

Notes (including other conditions of concern):


13 WILLIAMSON
MALONE
FIRST FLOOR
GARAGE
INACCESSIBLE
+ FULL OF STUFF
(PHOTO)
1
DOOR
BACK
ENCL.
PRCH
KITCHEN
DINING
TO
BSMNT
TO
2ND
FLR
LIVING ROOM
BARE
OPEN
DECK
FRONT ENCLOSED PRCH
A

13 WILLIAMSON
MALONE
SECOND FLOOR



A

ACCURATE ANALYTICAL TESTING LLC

30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

Certificate of Analysis: Lead In Dust Wipes by Modified ASTM 1644-17* and EPA Method 7000B

Client : Flatley Read LLC
12 Spring Street Suite 102
Schuylerville, NY 12871
Attn : Michelle DeGarmo **Email :** flatleyreadllc@gmail.com
Phone : 518-577-5681 **Fax :**

Client Project : 13WILL-FCLB-RAASB

Project Location : 13 WILLIAMSON ST MALONE

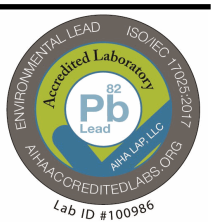
AAT Project : 1073204
Sampling Date 09/24/2024
Date Received : 09/26/2024
Date Analyzed : 09/27/2024
Date Reported 09/30/2024

Lab Sample ID	Client Code	Sample Description	Length (inch)	Width (inch)	Area (Sq ft)	Total µg	Results Lead µg/ft2
9775511	1	LIV RM WS	2	18	0.25	14.1	56.5
9775512	2	DNG RM F	12	12	1.00	84.3	84.3
9775513	3	KIT F	12	12	1.00	105	105
9775514	4	BED 1 WS	2	18	0.25	39.0	156
9775515	5	BED 2 F	12	12	1.00	54.3	54.3
9775516	6	BED 3 WS	2	18	0.25	26.1	104
9775517	7	HALL F	12	12	1.00	82.7	82.7
9775518	8	BATH F	12	12	1.00	181	181
9775519	9	BATH 3 F	12	12	1.00	<5.00	<5.00

Analyst Signature

Nathan Ditty

ND = Not Detected, N/A = Not Available, RL = Reporting Limit, Analytical Reporting Limit is 5 ug/sample. For true values assume (3) significant figures. AAT internal SOP S205. The method and batch QC are acceptable unless otherwise stated. EPA Regulatory Limits: 10 ug/ft2 (Floors, Carpeted/Uncarpeted), 100 ug/ft2 (Window Sill/Stools), 400 ug/ft2 (Window Trough/Well/Ext Concrete Surfaces). HUD Grantee Regulatory Limits: 10 ug/ft2 (Interior Floors), 40 ug/ft2 (Porch Floors), 100 ug/ft2 (Window Sills), 100 ug/ft2 (Window Troughs). New York City Regulatory Limits: 5 ug/ft2 (Floors), 40 ug/ft2 (Window Sills), 100 ug/ft2 (Window Wells). The laboratory operates in accord with ISO 17025 guidelines and holds limited scopes of accreditation under AIHA-LAP and NY State DOH ELAP programs. These results are submitted pursuant to AAT, LLC current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. Analytical results relate to the samples as received by the lab. AAT will not assume any liability or responsibility for the manner in which the results are used or interpreted. All Quality Control requirements for the samples this report contains have been met. AAT does not blank correct reported values.Sample data apply only to items analyzed. Results are calculated with wipe dimensions supplied by client. Reproduction of this document other than in its entirety is not authorized by AAT, LLC.* = Validated modified method. Samples are stored for 15 days following report date.



AIHA LAP- Lab ID #100986, NY State DOH ELAP -Lab ID #11864, State of Ohio- Lab ID # 10042

Date Printed: 09/30/2024 4:14AM AAT Project: 1073204

ACCURATE ANALYTICAL TESTING LLC

30105 Beverly Road
Romulus, MI 48174
Ph: 734-629-8161; Fax: 734-629-8431

To : Flatley Read LLC
12 Spring Street Suite 102
Schuylerville, NY 12871

Attn : Michelle DeGarmo

Email : flatleyreadllc@gmail.com
Phone : 518-577-5681

Project Location : 13 WILLIAMSON ST MALONE

AAT Project : 1073204
Client Project : 13WILL-FCLB-RAASB
Date Reported 09/30/2024

Sample	Client Code	Analysis Requested	Completed	Analyst
9775511	1	Dust Wipe	09/27/2024	Nathan Ditty
9775512	2	Dust Wipe	09/27/2024	Nathan Ditty
9775513	3	Dust Wipe	09/27/2024	Nathan Ditty
9775514	4	Dust Wipe	09/27/2024	Nathan Ditty
9775515	5	Dust Wipe	09/27/2024	Nathan Ditty
9775516	6	Dust Wipe	09/27/2024	Nathan Ditty
9775517	7	Dust Wipe	09/27/2024	Nathan Ditty
9775518	8	Dust Wipe	09/27/2024	Nathan Ditty
9775519	9	Dust Wipe	09/27/2024	Nathan Ditty

Reviewed By Elyse Bidle
Quality Assurance Coordinator

AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Accurate Analytical Testing, LLC

30105 Beverly Road, Romulus, MI 48174

Laboratory ID: LAP-100986

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

LABORATORY ACCREDITATION PROGRAMS

☐	**INDUSTRIAL HYGIENE**	Accreditation Expires:
☑	**ENVIRONMENTAL LEAD**	Accreditation Expires: October 01, 2025
☐	**ENVIRONMENTAL MICROBIOLOGY**	Accreditation Expires:
☐	**FOOD**	Accreditation Expires:
☐	**UNIQUE SCOPES**	Accreditation Expires:
☐	**BE FIELD/MOBILE**	Accreditation Expires:

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

Cheryl O. Morton

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

Revision21: 10/24/2023

Date Issued: 10/01/2023

United States Environmental Protection Agency

This is to certify that

Michelle K DeGarmo

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires July 27, 2024

LBP-R-120311-2

Certification #

April 12, 2021

Issued On

Ben Conetta, Chief

Chemicals and Multimedia Programs Branch

United States Environmental Protection Agency

This is to certify that

Flatley Read, Inc.

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires November 16, 2024

LBP-F157741-2

Certification #

September 02, 2021

Issued On

Michelle Price, Chief

Lead, Heavy Metals, and Inorganics Branch

ASBESTOS SURVEY/INSPECTION

For the Dwelling Located at:

13 Williamson St Malone, Ny 12953

Flatley Read, Inc.
4 Washington Square
Greenwich, NY 12834
(518) 577-5681
Asbestos Handling License Number: 199443

Date of Site Visit: 09/24/2024

SECTION I - INTRODUCTION

On **09/24/2024** Flatley Read, Inc. conducted a survey for the presence of asbestos containing materials at the building located at **13 Williamson St Malone, NY 12953. Matthew Genier** (Asbestos Inspector #24-6ACVH-SHAB) conducted this inspection following procedures and guidelines commonly used and accepted by federal and state regulations. The objective of the survey was to identify the presence and approximate locations and quantities of suspect and/or confirmed asbestos containing materials.

An initial walkthrough of the designated areas was conducted by an experienced asbestos inspector to observe and record materials used in the construction of the building. The inspector collected representative samples of materials to be impacted per the work scope provided by the client. The inspector selected these materials for inclusion in the inspection through professional experience and an understanding of the historical uses of asbestos.

Materials included in the survey were identified and recorded with respect to grouped homogeneous sampling areas. Representative bulk material samples were collected from locations within each homogeneous sampling area. Sampling information was recorded on chain of custody forms for documentation. Samples were individually preserved within a container and transported to an independent laboratory for asbestos analysis.

Laboratory analysis of asbestos samples via polarized light microscopy (PLM) and/or transmission electron microscopy (TEM) was conducted by AmeriSci New York, 117 East 30th Street, New York, NY 10016 (ELAP# 11480). Sample analysis was conducted as follows:

- "Friable" Asbestos Samples – PLM
- "Non-Friable" Organically Bound (NOB) Asbestos Samples – PLM and, if negative, TEM for confirmation as required under NYSDOH-ELAP regulations.

SECTION II - LIMITATIONS

The information provided in this report was compiled from field and laboratory data obtained during the site visit. Observations noted and recorded are intended to represent the conditions that existed at the subject site at the time and date that the observations were made.

Flatley Read has not conducted its own analytical but has utilized an independent NYS-DOH ELAP approved laboratory to provide the analytical results contained in this report. All discussions, findings, and conclusions are based on information that Flatley Read received and understood to be factual.

Determinations of suspect asbestos containing materials within the building were subject to the accessibility of individual areas or spaces. Flatley Read accepts no responsibility for the content of the building materials within areas or spaces that were unknown to us or not reasonably accessible. Flatley Read assumes no liability for any buildings that were not identified by the client that may fall under state or federal regulations.

All quantities of ACM provided in this report are provided as required by law and are believed to be accurate. If this report is to be used for bidding purposes, field verification of quantities is recommended by the abatement contractor prior to bidding.

Conclusions and recommendations provided in this report are based on the assumption that materials identified are homogeneous throughout their application.

This report has been compiled for the exclusive use of the property owner, successors, and/or assigns. This report and its contents represent confidential information and should not be duplicated without the express permission of the homeowner, successors, and/or assigns. This report should only be reproduced in its entirety and all the appropriate information provided.

The following limitation/conditions were noted as part of the survey:

- OSHA requires that an employer not expose its workers above the PEL and therefore specific training, work practices and/or respiratory protection may need to be a consideration when handling materials that are less than one percent.
- The inspection was performed in accordance with New York State Industrial Code Rule 56 Section 5.1. It is the responsibility of the owner or its agent to forward a copy of this report to the local government entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under applicable State or local laws as well as to the NYS Department of Labor Asbestos Control Bureau. Flatley Read will not send this report to the NYSDOL without written permission from its client due to the sensitive nature of the information present in this report.
- A copy of 56-5.1 is available upon request.
- This report reflects the conditions found at the date and time of the inspection(s). Conditions of the area and materials may change due to external events, forces or influences. Re-inspection of the area may be required prior to the start of any work if an extended period of time has passed or if disturbances have occurred.
- All asbestos locations on drawings are approximate. All quantities are estimated and must be field verified prior to use as part of a bidding document. Materials may extend or be hidden behind or within other materials or structural members. Any contractor or other user of this report is required to physically confirm the quantities and verify measurements of materials to be removed, to be bid for removal, or for any other purpose. Contractors are responsible to physically visit the site and confirm all quantities for bidding purposes.
- Flatley Read did not inspect any exterior area below grade. Foundation sealers buried piping and other items may exist below grade which may contain asbestos.

SECTION III – ASBESTOS SAMPLING SUMMARY

The results of the sampling are provided in Table 1 (Asbestos Sampling Results) and the asbestos findings provided in Table 2 (Asbestos Findings). The laboratory results and sample location map(s) are also provided in the following Attachments.

Table 1 – Asbestos Sampling Results

Sample #	Description	Location/Area	PLM Results (% Type)	TEM Results (% Type)
1 A, B	White/Gray/Brown, Fibrous Subfloor	Dining Room, Living Room Subfloor	NAD	N/A
2 A, B	Black, Non-Fibrous Pipe Coating	Living Room Pipe	NAD	NAD
3 A, B	Tan/Dark Brown, Non-Fibrous Vinyl Floor	Kitchen Floor	Chrysotile 5.6%	N/A
4 A, B	White/Brown, Non-Fibrous Ceiling Tile	Kitchen, Entire 2nd Floor Ceiling	NAD	NAD
5 A, B	Black, Non-Fibrous Roof Tile	Exterior Roof	NAD	NAD
6 A, B	Gray, Non-Fibrous Window Flashing	Exterior Window	NAD	NAD

Table 2 – Asbestos Findings

Sample Number	Material & Condition	Location	Quantity	Asbestos Type & %	Photo
3 A, B	Tan/Dark Brown Non-Fibrous Vinyl Floor	Kitchen Floor	< 40 sq ft	Chrysotile 5.6%	

AmeriSci New York
117 EAST 30TH ST.
NEW YORK, NY 10016
TEL: (212) 679-8600 • FAX: (212) 679-3114

PLM Bulk Asbestos Report

Flatley Read, Inc.
Attn: Michelle DeGarmo
4 Washinqton Square

Greenwich, NY 12834

Date Received 09/26/24 **AmeriSci Job #** 224092979
Date Examined 10/01/24 **P.O. #**
ELAP # 11480 **Page** 1 **of** 3
RE: 13WILL-FCLB-ASB; 13 Williamson St., Malone, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
1A 1	224092979-01 **Location:** Dng Rm, Lvng Rm - Subfloor (Wht Gry)	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 10/01/24
Analyst Description: Gray/Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 15%, Non-fibrous 85%			
1B 1	224092979-02 **Location:** Dng Rm, Lvng Rm - Subfloor (Wht Gry)	***No***	NAD (by NYS ELAP 198.1) by Kensen Caro on 10/01/24
Analyst Description: Gray/Brown, Heterogeneous, Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 10%, Non-fibrous 90%			
2A 2	224092979-03 **Location:** Livng Rm - Pipe Coating (Blck)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 40.9%			
2B 2	224092979-04 **Location:** Livng Rm - Pipe Coating (Blck)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 48.9%			
3A 3	224092979-05 **Location:** Kitchen - Vinyl Floor (Tan Drk Brwn)	***Yes***	Trace (<0.25 % pc)[1] (ELAP 400 PC) by Kensen Caro on 10/01/24
Analyst Description: Multi-Colored, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile <0.25 % pc **Other Material:** Non-fibrous 4.8%			

See Reporting notes on last page

PLM Bulk Asbestos Report

13WILL-FCLB-ASB; 13 Williamson St., Malone, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
3B 3	224092979-06 **Location:** Kitchen - Vinyl Floor (Tan Drk Brwn)	***Yes***	5.6% (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: Multi-Colored, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** Chrysotile 5.6 % **Other Material:** Non-fibrous 28.2%			
4A 4	224092979-07 **Location:** Kitchen, Entire 2nd Floor - Ceiling Tile (Wht Brwn)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 26.6%			
4B 4	224092979-08 **Location:** Kitchen, Entire 2nd Floor - Ceiling Tile (Wht Brwn)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: White, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 30.6%			
5A 5	224092979-09 **Location:** Roof - Roof Tile (Blck)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 34.5%			
5B 5	224092979-10 **Location:** Roof - Roof Tile (Blck)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: Black, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Non-fibrous 25%			
6A 6	224092979-11 **Location:** Window - Wndw Flshng (Grey)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24
Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material **Asbestos Types:** **Other Material:** Cellulose 20%, Non-fibrous 80%			

See Reporting notes on last page

PLM Bulk Asbestos Report

13WILL-FCLB-ASB; 13 Williamson St., Malone, New York

Client No. / HGA	Lab No.	Asbestos Present	Total % Asbestos
6B 6	224092979-12 **Location:** Window - Wndw Flshng (Grey)	***No***	NAD (by NYS ELAP 198.6) by Kensen Caro on 10/01/24

Analyst Description: Gray, Homogeneous, Non-Fibrous, Bulk Material
Asbestos Types:
Other Material: Non-fibrous 5.4%

Reporting Notes:

(1) Sample prepared for analysis by ELAP 198.6 method

Analyzed by: Kensen Caro
Date: 10/1/2024

Reviewed by: Hongyan Ran

*NAD/NSD =no asbestos detected; NA =not analyzed; NA/PS=not analyzed/positive stop, (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; PLM Bulk Asbestos Analysis using Olympus, Model BH-2 Pol Scope, Microscope, Serial #: 229003, by Appd E to Subpt E, 40 CFR 763 quantified by either CVES or 400 pt ct as noted for each analysis (NVLAP 200546-0), ELAP PLM Method 198.1 for NY friable samples, which includes the identification and quantitation of vermiculite, or ELAP 198.6 for NOB samples, or EPA 400 pt ct by EPA 600-M4-82-020 (NY ELAP Lab 11480); Note:PLM is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. NAD or Trace results by PLM are inconclusive, TEM is currently the only method that can be used to determine if this material can be considered or treated as non asbestos-containing in NY State (also see EPA Advisory for floor tile, FR 59,146,38970,8/1/94) National Institute of Standards and Technology Accreditation requirements mandate that this report must not be reproduced except in full without the approval of the lab.This PLM report relates ONLY to the items tested. RI Cert AAL-094, CT Cert PH-0186, Mass Cert AA000054, NJ Lab ID #NY031.

_____END OF REPORT_____

Table I
Summary of Bulk Asbestos Analysis Results

13WILL-FCLB-ASB; 13 Williamson St., Malone, New York

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM
01	1A	1	----	----	----	----	NAD	NA
Location:	Dng Rm, Lvng Rm - Subfloor (Wht Gry)							
02	1B	1	----	----	----	----	NAD	NA
Location:	Dng Rm, Lvng Rm - Subfloor (Wht Gry)							
03	2A	2	0.134	31.8	27.4	40.9	NAD	NAD
Location:	Livng Rm - Pipe Coating (Blck)							
04	2B	2	0.131	26.4	24.8	48.9	NAD	NAD
Location:	Livng Rm - Pipe Coating (Blck)							
05	3A	3	0.125	77.2	18.0	4.8	Chrysotile <0.25	NA
Location:	Kitchen - Vinyl Floor (Tan Drk Brwn)							
06	3B	3	0.161	52.8	13.4	28.2	Chrysotile 5.6	NA
Location:	Kitchen - Vinyl Floor (Tan Drk Brwn)							
07	4A	4	0.148	67.6	5.7	26.6	NAD	NAD
Location:	Kitchen, Entire 2nd Floor - Ceiling Tile (Wht Brwn)							
08	4B	4	0.229	60.6	8.8	30.6	NAD	NAD
Location:	Kitchen, Entire 2nd Floor - Ceiling Tile (Wht Brwn)							
09	5A	5	0.306	23.9	41.7	34.5	NAD	NAD
Location:	Roof - Roof Tile (Blck)							
10	5B	5	0.371	45.7	29.3	25.0	NAD	NAD
Location:	Roof - Roof Tile (Blck)							
11	6A	6	0.202	27.7	65.7	6.6	NAD	NAD
Location:	Window - Wndw Flshng (Grey)							
12	6B	6	0.179	27.5	67.1	5.4	NAD	NAD
Location:	Window - Wndw Flshng (Grey)							

See Reporting notes on last page

Client Name: Flatley Read, Inc.

Table I
Summary of Bulk Asbestos Analysis Results

13WILL-FCLB-ASB; 13 Williamson St., Malone, New York

AmeriSci Sample #	Client Sample#	HG Area	Sample Weight (gram)	Heat Sensitive Organic %	Acid Soluble Inorganic %	Insoluble Non-Asbestos Inorganic %	** Asbestos % by PLM/DS	** Asbestos % by TEM

Analyzed by: Hongyan Ran
Date: 10/1/2024

Reviewed by: Hongyan Ran

**Quantitative Analysis (Semi/Full); Bulk Asbestos Analysis - PLM by Appd E to Subpt E, 40 CFR 763 or NYSDOH ELAP 198.1 for New York friable samples or NYSDOH ELAP 198.6 for New York NOB samples; TEM (Semi/Full) by EPA 600/R-93/116 (or NYSDOH ELAP 198.4; for New York samples). Analysis using Hitachi, Model H7000-Noran 7 System, Microscope, Serial #: 747-05-06. NAD = no asbestos detected during a quantitative analysis; NA = not analyzed; Trace = <1%; (SOF-V) = Sprayed On Fireproofing containing Vermiculite; (SM-V) = Surfacing Material containing Vermiculite; Quantitation for beginning weights of <0.1 grams should be considered as qualitative only; Qualitative Analysis: Asbestos analysis results of "Present" or "NVA = No Visible Asbestos" represents results for Qualitative PLM or TEM Analysis only (no accreditation coverage available from any regulatory agency for qualitative analyses): NVLAP (PLM) 200546-0, NYSDOH ELAP Lab 11480, NJ Lab ID #NY031.

Warning Note: PLM limitation, only TEM will resolve fibers <0.25 micrometers in diameter. TEM bulk analysis is representative of the fine grained matrix material and may not be representative of non-uniformly dispersed debris for which PLM evaluation is recommended (i.e. soils and other heterogenous materials).

Relinquished By:	MATT GENIER	Date/Time:	9/24/24
Received By:		Date/Time:	9/20/24 1442
Relinquished By:		Date/Time:	9/24/24
Received By:		Date/Time:	

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BULK CHAIN OF CUSTODY

AMERISCI NEW YORK
117 EAST 30TH STREET
NEW YORK, NY 10016
TOLL FREE: (800) 705-5227
PHONE: (212) 679-8600
FAX: (212) 679-9392

Company:	Flatley Read, Inc.	AmeriSci #:	22417
Street Address:	12 Spring St, Ste 102	Project:	13WILL-FCLB-ASB
City:	Schuylerville State: NY Zip: 12871	Proj Mgr:	Proj #:
Phone:	518-577-5681 Cell: 518-430-7788	Proj Address:	13 WILLIAMSON ST, MALONE Proj State: New York
Fax Results?	Y ☐ Fax #:	Analysis:	☐PLM; ☑ Positive Stop; ☐TEM; ☑ NY ELAP PLM/TEM w/ NOB Prep.
Email Results?	Y ☑ Email: flatleyreadllc@gmail.com	ASTM Dust	☐ (Microvac) ☐ (Wipe); ☐ Qualitative; ☐ NY ELAP 198.8 Vermiculite
Results to:	Michelle DeGarmo	Turnaround Time:	5 day Material Type: ☑ Bulk ☐ Dust ☐ Water
		Sampled By:	MGENIER Date Sampled: 9/24/24

Special Instructions or Comments:

Positive Stop

Lab ID	Field ID	Location	Sample Description (dust area)	Homogenous Area
	1A, 1B	DNG RM, LVNG RM	SUBFLOOR (WHT GRY)	<600 SF
	2A, 2B	LIVNG RM	PIPE COATING (BLCK)	<10 SF
	3A, 3B	KITCHEN	VINYL FLOOR (TAN DRK BRWN)	<40 SF
	4A, 4B	KITCHEN, ENTIRE 2ND FLOOR	CEILING TILE (WHT BRWN)	<800 SF
	5A, 5B	ROOF	ROOF TILE (BLCK)	<1000 SF
	6A, 6B	WINDOW	WNDW FLSHNG (GREY)	<5 SF
		224092979		

STATE OF NEW YORK - DEPARTMENT OF LABOR
ASBESTOS CERTIFICATE

N.Y.S

MATTHEW W GENIER
CLASS(EXPIRES)
D INSP (01/26)

CERT# 24-6ACVH-SHAB
DMV# 956027128

MUST BE CARRIED ON ASBESTOS PROJECTS

01213 007203997 71

IF FOUND, RETURN TO:
NYSDOL - L&C UNIT
ROOM 161A BUILDING 12
STATE OFFICE CAMPUS
ALBANY NY 12226

WE ARE YOUR DOL

NEW YORK STATE | Department of Labor

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

ASBESTOS HANDLING LICENSE

Flatley Read, Inc.
P.O. Box 104, Schuylerville, NY, 12871

License Number: 199443
License Class: RESTRICTED
Date of Issue: 03/11/2024
Expiration Date: 04/30/2025
Duly Authorized Representative: Michelle DeGarmo

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This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director
For the Commissioner of Labor