

PUBLIC NOTICE FOR INVITATION TO BID

CHARITIES HOUSING

Community Development Block Grant (CDBG) BIDDING OPPORTUNITY:

(2) Rehabilitation Projects in Sunnyvale, CA

This **Invitation For Bids** has been issued by Charities Housing (Developer). The entire Invitation for Bids package with forms and instructions is available online at:

<http://Housing.InSunnyvale.com>

MANDATORY SITE VISIT: February 23, 2016 @ 10:00 A.M. and 12:00 P.M.

PROJECT: Rehab work of a Single Family Home and a Duplex in Sunnyvale, CA

DEVELOPER: Charities Housing (Developer) is a nonprofit agency that develops, preserves, and manages high quality affordable housing for low-income individuals and their families

PROJECT SUMMARY:

The Owner is requesting proposals from qualified firms to provide General Contracting Services for the rehab of a single family home and a duplex. The work consists of site work including concrete, landscaping, fencing and rehab work consisting of painting, roofing, flooring, ADA upgrades, kitchen and bathroom remodel. Contractor shall furnish all labor, materials, and equipment to perform all work necessary for the completion of the project. Because the Charities Housing rehabilitation project is being funded with federal funds, all federal CDBG requirements must be adhered to.

Bidders shall have completed within the last three years a minimum of 3 projects involving work of similar type and complexity, each project valued at not less than \$150,000.

Other mandatory bid requirements are set forth in the bid documents.

MANDATORY SITE VISIT:

1230 Klee Ct. / 436 Offenbach at 10:00 A.M. to 11:30 A.M. on February 23, 2016

1675 S. Wolfe Road at 12:00 P.M. to 1:30 P.M. on February 23, 2016

Sunnyvale, CA 94087

Submission of Bids:

Bidder shall submit the completed Bid Forms in as sealed envelope to Charities Housing, located at 1400 Parkmoor Ave. Suite 190 San Jose, California 95126 Attention Samantha Luke until 2:00 P.M. March 10, 2016 at which time they will be publicly opened.

Do you need additional staffing for your projects? Call NOVA at (408) 730-7232, TTY: Call 711 for CA Relay Service. NOVA, a department of the City of Sunnyvale, partners with EDD and other agencies to publicize your openings to a diverse pool of job seekers, including project managers and other qualified candidates. Visit www.novaworks.org for more information about NOVA.

INVITATION TO BID

Charities Housing invites sealed unit price bids for two Community Development Block Grant (CDBG) funded rehabilitation projects located in the City of Sunnyvale. All work is to be carried out on the property on behalf of:

OWNER: Charities Housing

CONTACT: Samantha Luke, Associate Project Manager

PROJECT ADDRESS #1: 1230 Klee Court / 436 Offenbach Pl

PROJECT ADDRESS #2: 1675 S. Wolfe Road

TELEPHONE: (408) 550-8310

PROJECT DESCRIPTION: Landscaping, roofing, concrete, fencing, painting, flooring, kitchen remodel, bathroom remodel, ADA retrofit

This project is funded by federal CDBG funds and is subject to federal requirements. The work to be performed includes the rehabilitation of a duplex and a single family home. All work is to be in accordance with the plans and scope of work which will be available for pick-up at the open house or upon request.

In order to receive and submit a bid, you must attend both open houses on **February 23, 2016**. The open house for project #1 will be held from **10:00 A.M. to 11:30 A.M. at 1230 Klee Court / 436 Offenbach**. The open house for project #2 will be held from **12:00 P.M. to 1:30 P.M. at 1675 S. Wolfe Road**. No bids will be let out to contractors after the date of the open house.

Sealed proposals for the above-mentioned work will be received at the Charities Housing, located at 1400 Parkmoor Ave. Suite 190 San Jose, California 95126 Attention Samantha Luke no later than **March 10, 2016 at 2:00P.M.** will be publicly opened and read aloud at that time and place. Bids not sealed and or submitted after this time will be disqualified.

Bids may be held by the Owner or City for a period not to exceed thirty (30) days from the date of the opening of the bids for the purpose of reviewing the bids and investigating the qualifications of the bidders, prior to awarding the contact.

No bid will be accepted from a contractor who has not been licensed in accordance with the provisions of Chapter 9 of Division 3 of the Business and Professions Code of California.

The City of Sunnyvale and the Owner reserve the right to reject any or all bids and to waive any informality to bids received.

Each bid shall be in accordance with the plans (if any) and specifications and shall be submitted on the bid form provided. When available, plans may be borrowed by the prime bidders from the City of Sunnyvale Housing Rehabilitation Program. Plans will not be loaned to sub-bidders.

The contractor will be required to ensure that its employees and application for employment are not discriminated against because of their race, creed, color, national origin, sex, or marital status. The contract documents require compliance with all applicable governmental laws and regulations on non-discriminatory practices and affirmative action.

The successful bidder must have a valid City of Sunnyvale business license, workmans comp, and all required insurances before the commencement of work.

Each bid shall be in accordance with the plans (if any) and specifications and shall be submitted on the bid form provided. When available, plans may be borrowed by the prime bidders from the City of Sunnyvale Housing Rehabilitation Program. Plans will not be loaned to sub-bidders.

The contractor will be required to ensure that its employees and application for employment are not discriminated against because of their race, creed, color, national origin, sex, or marital status. The contract documents require compliance with all applicable governmental laws and regulations on non-discriminatory practices and affirmative action.

The successful bidder must have a valid City of Sunnyvale business license, workmans comp, and all required insurances before the commencement of work.

INSTRUCTION TO BIDDERS

To be considered, bids must be made in accord with these Instructions to Bidders.

DOCUMENTS. Prime Bidders will receive sets of individual specifications and plans from City of Sunnyvale Housing Division at the open house or upon early request. No sets will be issued to sub-bidders.

EXAMINATION. Bidders shall carefully examine the drawings, specifications, and all other contract documents and the construction site to obtain first-hand knowledge of existing conditions. Contractors will not be given extra payments for conditions, which can be determined by examining the site and contract documents.

QUESTIONS. Submit all questions about the Proposal/Bid and Drawings to the Samantha Luke, Associate Project Manager Charities Housing - (408) 550-8310

SUBSTITUTIONS. To obtain approval to use unspecified products, bidders shall submit written request to Charities Housing, at least five days before the bid date and hour. Requests shall clearly describe the product for which approval is asked, including all data necessary to demonstrate acceptability. If the product is acceptable, the Neighborhood Specialist will approve it in an addendum to be issued to all prime bidders of record.

BASIS OR BID. The Bidder must include the base bid price and all alternatives shown on the Bid Documents. No segregated Bids or assignments will be considered.

PREPARATION OF BIDS. Bids shall be made on unaltered Bid Forms furnished by the City of Sunnyvale. All blank spaces are to be filled in. Bids shall be signed with name printed below signature. Where bidder is a corporation, Bids must be signed with the legal name of the corporation followed by the name of the state or incorporation and the signatures of an officer authorized to sign on behalf of the bidder.

Bid Documents shall be submitted to Charities Housing in enclosed envelopes which shall be sealed and clearly labeled with the words: "Housing Rehab. Bid Documents," name of Contractor, in order to guard against premature opening of bid.

MODIFICATION AND WITHDRAWAL. Bids may not be modified after submittal. Bidders may withdraw at any time before bid opening, but may not resubmit them. No bid may be withdrawn or modified after the bid opening except where award of Contract has delayed for thirty (30) days.

OPENING. Bids will be opened as announced in the Invitation to Bid.

REJECTION OF BIDS. The Owner and City reserves the right to accept any Bid, and to reject any and all Bids, to waive informalities of bidding, or to negotiate Contract Terms with the various Bidders, when such is deemed by the Owner to be in his/her best interest.

SUBCONTRACTORS. The Contractor shall submit a list of the name and address of each Subcontractor and material supplier and the portion of work each supplier/subcontractor will do. The list shall be submitted by the bidder together with the proposal. Use the form supplied in the contract documents. If no such list is submitted, it will be assumed that the Contractor will do all the work herein specified.

QUALIFICATION OF BIDDER. In order for a bid to be considered responsive to this invitation for bids, the minimum experience of the bidder shall be the completion of three (3) projects of similar nature, scope and value not less than \$150,000. Each Bidder shall be prepared, if so requested by

the Owner, to present evidence of his experience, qualifications, and financial ability to carry out the terms of the Contract.

COMMENCEMENT OF WORK. Notwithstanding any delay in the preparation and execution of the formal Contract Agreement, each Bidder shall be prepared, upon written notice of bid acceptance, to **commence work within ten (10) days following receipt of official written order of the Notice to proceed**, or on date stipulated in such order.

EXECUTION OF CONTRACT. The accepted bidder shall assist and cooperate with the Owner in preparing the formal Contract Agreement, and within ten (10) days following its presentation shall execute same and return it to Community Development and Housing Division, City of Sunnyvale.

CALIFORNIA LICENSE. Each Bidder must be a licensed contractor in accordance with the provision of Chapter 9, Division 3 of the Business and Professions Code of the State of California.

CITY LICENSE. The Bidder must obtain a City of Sunnyvale Business License if accepted.

END OF INSTRUCTIONS TO BIDDERS

DO NOT DETACH THIS FORM FROM WRITE-UP

NOTICE TO ALL CONTRACTORS

Please return your bid in a sealed envelope to Charities Housing, located at 1400 Parkmoor Ave. Suite 190 San Jose, California 95126 Attention Samantha Luke by **March 10, 2016 at 2:00 P.M.** Any bid not received by this date will not be considered.

Please return the bid for 1230 Klee Ct. & 436 Offenbach Pl. to:

Charities Housing
1400 Parkmoor Ave. Suite 190
San Jose, CA 95126
Attention: Samantha Luke

If you have any questions regarding the bid please contact Samantha Luke, Associate Project Manager Charities Housing: (408) 550-8310

Please complete:

Company Name

General Contractors Name

Address

Phone Number

License Number

Received By

Date

BID FORM FOR PROJECT #1

CONTRACTOR'S NAME: _____

ADDRESS: _____

CITY, STATE, ZIPCODE: _____

PROPERTY ADDRESS: 1230 KLEE CT. & 436 OFFENBACH PL.

TELEPHONE NUMBER: (408) 550-8310

To: Samantha Luke:

In compliance with your Invitation to Bid, the undersigned having familiarize him/herself with the existing conditions a the Project Site affecting the cost of the work and the Contract Documents (which include, but are not necessarily limited to) this Proposal/Bid Form, Addenda (if any), Work Write-up, General Conditions, and Drawings.

- (I). (We) propose to furnish and pay for all supervision, technical personnel, labor, materials, equipment, services, transportation, licenses and permits necessary to perform and complete all work required for housing rehabilitation at 1230 KLEE CT. & 436 OFFENBACH PL., all is in accordance with the Contract Documents for the total bid price of:

BID PRICE IN WORDS

BID PRICE IN FIGURES

(In the event of an error in the total, the correct sum of the amount of the subtotals will be taken as the bid:)

It is understood and agreed that the tabulation shall constitutes the basis for progress payments, if any to be received as provided under Contract the General Conditions. In submitting this Bid, the Bidder understands that the right is reserved by the owner and the City of Sunnyvale to make the award to the lowest responsible bidder submitting an acceptable bid, to waive as informality in any bid, and all bids. If written notice of the acceptance of this Bid is mailed or delivered to the undersigned within thirty (30) after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agree to execute and deliver an agreement in prescribed form within (10) days after the agreement is presented to his signature.

The bidder is prepared to submit a financial and experience statement upon request.

BID RECAP FOR PROJECT #1

TOTAL EXTERIOR \$ _____
TOTAL INTERIOR \$ _____
TOTAL BID RECAP \$ _____
ADDENDUMS \$ _____
BONDS IF REQUIRED \$ _____
SUBTOTAL \$ _____

State
Federal
Liability, compensation and other insurance
Fringe benefits

Building permits and fees \$ _____

Overhead and profit % _____ \$ _____

TOTAL BID PRICE \$ _____

Please list subcontractors and suppliers:

	Name	Address	Phone
1.			
2.			
3.			
4.			
5.			
6.			
7.			

All of the above listed work will comply with the Building Codes, Ordinances, Performance Manual for Property Rehabilitation Standards, and the Redevelopment Plan. I have visited the structure and am aware of the conditions, which exist throughout.

DATE: _____ SIGNED: _____

FIRM: _____ PHONE: _____ LICENSE NUMBER _____

We have discussed the scope of the above listed work and are in agreement as to what is to be accomplished.

Charities Housing

Contractor

Housing Specialist

1230 KLEE CT. & 436 OFFENBACH PL.

- GR1 OWNER ACCEPTS SCOPE OF WORK**
The undersigned applicant(s) certifies that he/she has participated and approves the development of this Work Write Up.
- GR2 CONTRACTOR PRE-BID SITE VISIT**
The contractor must inspect the property. Submission of a bid is evidence that the bidder has thoroughly examined the site, plans and drawings and is conversant with the requirements of the local jurisdiction.
- GR3 TITLE 24 REQUIREMENTS**
Work shall be done to meet title 24 requirements including insulation and lighting.
- GR4 CDBG FUNDED PROJECT**
This project is being funded by Federal HOME and/or CDBG funding through the City of Sunnyvale. All federal HOME and CDBG requirements must be adhered to.
- GR5 MANUFACTURER'S SPECS PREVAIL**
All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.
- GR6 NEW MATERIALS REQUIRED**
All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist. Any changes in material shall be pre-approved by Owner.
- GR7 CONSTRUCTION DEFINITIONS**
"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and
- GR8 VERIFY QUANTITIES/MEASUREMENTS**
Contractor shall field verify all dimensions during the mandatory site inspection. All dimensions if listed are for the contractor's convenience and may not be exact.
- GR9 WORKMANSHIP STANDARDS**
All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.
- GR10 WORK CONFORMANCE**
Work shall be performed in conformance with local, county, state and federal codes, laws and regulations applicable to this work.
- GR11 CPC 5.1.5 UTILIZATION OF LOCAL WORKFORCE IN CONSTRUCTION**
The City of Sunnyvale encourages local developers and contractors working on construction projects within the City to utilize local workforces to the extent possible, as a means of supporting economic opportunities for all members of the community.
- GR12 BUILDING PERMIT REQUIRED**
The contractor is responsible for applying, paying for and receiving a building permit and planning permits prior to starting any work.
- GR13 WORK TIMES**
Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.
- GR14 FINAL CLEAN**
Remove from site all construction materials, tools and debris resulting from project. Sweep clean all exterior work areas.

SITE WORK

Frontyard

SW1 Excavate frontyard including tree removal, plant removal, soil removal, concrete removal and all grading. Provide all materials, labor and equipment according to plans approved by the Charities Housing. Site work to include a concrete ramp with curb and hand rails, stone, mulch, soil additives, irrigation. Planting must be in accordance with attached plans and the City of Sunnyvale water-efficient landscaping and irrigation regulations. Ramp must meet ada requirements.

Rearyard

SW1 Remove and install a 6' board on board fence with kick board . Include 1" x 8" redwood fence boards, 2, 2"x4" redwood continuous rails and 4"x4" pressure treated posts set in 12" diameter x 36" deep concrete footings installed 8' O.C. Include a gate to access sideyard using heavy-duty hinges and gate snap-lock (approximately 100 LF)

DW DOORS AND WINDOWS

DW1 Remove and install a 32" pre hung 1 3/4" fiberglass door with new jambs, casework, and trim. Installation shall include Schlage lock set and all hardware, including hinges, weather stripping, and threshold assembly. Include paint to match existing. Material allowance shall be approximately \$500.00 Consult with owner for final approval.

INTERIOR KLEE

DW DOORS AND WINDOWS

DW1 Remove and install a 36" pre hung 1 3/4" fiberglass door with new jambs, casework, and trim. Reframe opening as needed for new size. Installation shall include Schlage lock set and all hardware, including hinges, weather stripping, and threshold assembly. Material allowance shall be approximately \$1,000. Consult with owner for final approval.

DW2 Remove door knobs and install Schlage lever set to match existing finish. Bathroom levers to be privacy locks and bedrooms to be keyed

F FINISHES

F1 Remove carpet, pad, medal strips and tack strips. Install new wall to wall carpeting including closets. Installation shall include rebound carpet pad approx. 1/2" with a minimum 5 lb. density, carpet shall be a solution dyed BCF Polyester density 2360, face weight 43, multi brown/tan in color. Installation shall be done with a minimum of seams including all new baseboards, tack strips, metal edging where carpet meets other flooring, etc. Retail value of carpet and pad shall not exceed (\$36.00) per sq. yard. Contractor shall be responsible for moving all furniture out of each room prior to installation and moving furniture back.

Bedroom 1 (15' x 9')

Bedroom 2 (11' x 10')

Bedroom 3 including hall (16' x 14' and 7' x 3')

F2 Remove flooring in kitchen, hallway and living room. Fill cracks and level floor with a skim coat of embossing leveler applied with a trowel. Install Mohawk glue down vinyl plank flooring vinyl over prepared flooring with a rubber base. Owner is to approve color and pattern of vinyl prior to installation. Contractor shall be responsible for moving all furniture out of each room prior to installation and moving furniture back.

Kitchen

Hallway and Entry

Living Room

F3 In the bathroom repair seam between rubber base and vinyl flooring.

F4 Remove wall paper in kitchen, entry a. Clean, patch, repair and prepare all deteriorated surfaces, cracks and/or wall surface voids to match existing.

F5 Clean all interior walls, ceilings, doors and trim of residence. Remove all dirt and grease to achieve a sound painting surface. Fill all irregularities in areas to be painted with approved fillers and sand or texture to match existing surfaces in kind. Prime all patched areas with a premium quality primer per manufacturer's specification. Paint all interior walls and ceiling of structure with 2 coats using a premium quality latex paint applied per manufacturer's specifications. Paint all walls and ceilings of kitchens and baths, and all woodwork throughout residence with a premium quality semi-gloss applied per manufacturer's specifications. Property owner to have choice of one base color per room and one trim color. NOTE: Check with property owner to verify desired paint finish.

E ELECTRICAL

E1 Remove existing light fixtures in common area and and install 2 surface mounted LED light fixtures to match Offenbach as close as possible.

KITCHEN

D Demolition

D1 Remove kitchen cabinets, counter tops, sink, stove, dishwasher, and refrigerator.

C CARPENTRY

C1 Install new pre-fabricated, modular base cabinets and wall cabinets throughout kitchen, allow for stove, sink, dishwasher, built in microwave vented to exterior and two refrigerators. Base cabinets and door panels shall be Marilat Spring Valley Square cherry cider finish with Nevemar Canyon blue counter tops or approved equal. Wall cabinets and door panels shall be Marilat Spring Valley Arched cherry cider finish. Installation shall include double pull out trays with heavy duty hardware and Top Knob polished chrome pull projection. All cabinets shall be secure to wall and fastened with wood screws and trimmed out as needed to finish job in a professional manner. Owner shall select knobs, pulls and finish.

F FINISH

F1 Patch and repair all cut-outs, voids, and sheetrock repairs. Texture to match existing.

EQ EQUIPMENT

EQ1 Install a white 24" Maytag built in dishwasher on a dedicated circuit. Installation shall include an air gap and all alteration, connection and parts needed for proper operation. Appliance shall be energy star rated and ada accessible.

EQ2 Install a white 30" Self cleaning Electric Maytag Range on a dedicated circuit. Installation shall include all and any connections needed for proper installation. Appliance shall be energy star rated and ada accessible.

EQ3 Install a white Maytag Microwave / hood combination above range on a dedicated circuit. Include ventilation ductwork concealed venting thru the roof to the outside. Appliance shall be energy star rated and ada accessible.

EQ4 Install 2 white 22.6 Cubic Ft. Frigidaire side by side refrigerators. Include plumbing for water and ice maker to both refrigerators. Appliance shall be energy star rated and ada accessible.

EQ5 Transport existing refrigerator to another property belonging to owner.

P PLUMBING

P1 Install a 30" ADA compliant, stainless, one hole application double basin sink with a Grohe steel spray pull out faucet. Include In Sink Aerator Badger 5 plus 5/8 horse power garbage disposal on a dedicated circuit controlled by switch near sink. Installation shall include all modifications for new location of sink including all new supply lines, p-trap, drains, shut-offs, waist line and venting.

E ELECTRICAL

E1 Install GFIC receptacles on two-20-amp small appliance branch circuits above counter tops and one on wall next to refrigerators.

E2 Install a a 20 amp circuit to provide 2 dedicated circuits for refrigerators.

E3 Remove existing fan and install new combo fan/light center over dining room table controlled by a seperate switch for fan and separate switch for light. Conceal all wires in the wall. All cut out shall be patched, taped and textured.

E4 Install 6 recessed 6" LED can lights around perimeter of kitchen controlled by a single dimmer switch located in kitchen, 1 recessed can light above kitchen sink controlled by switch near sink. Conceal all wires in the wall. All cut out shall be patched, taped and textured.

MASTER BATHROOM

CA CARPENTRY

CA1 Remove and install 30" Marilat Spring Valley Square cherry cider finish vanity with heavy duty hardware and Top Knob polished chrome pull projection with cultured marble top with integral bowl and backsplash and side splash. Backsplash and side splash shall be caulked with waterproof sealant at the wall seam.

E ELECTRICAL

E1 Remove and install a new surface mounted light fixture center over sink. Patch, paint and texture to match. Allowance not to exceed \$100.00.

P PLUMBING

P1 Install Grohe Eurosmart Centerset Bathroom Sink Faucet with Single Handle with new drain assembly, waste line, P-trap assembly, cold and hot water shut-off valves, supply lines and escutcheons for a complete installation.

F FINISH

F1 Remove wall tile in bathrrrom. Clean, patch, repair and prepare and texture to match existing.

F2 Clean and recaulk shower

OFFENBACH

DW DOORS AND WINDOWS

DW1 Remove door knobs and install Schlage lever set to match existing finish. Bathroom levers to be privacy locks and bedrooms to be keyed

F FINISHES

F1 Remove carpet, pad, medal strips and tack strips. Install new wall to wall carpeting including closets. Installation shall include rebound carpet pad approx. 1/2" with a minimum 5 lb. density, carpet shall be a so.lution dyed BCF Polyester density 2360, face weight 43, multi brown/tan in color. Installation shall be done with a minimum of seams including all new baseboards, tack strips, metal edging where carpet meets other flooring, etc. Retail value of carpet and pad shall not exceed (\$36.00) per sq. yard. Contractor shall be responsible for moving all furniture out of each room prior to installation and moving furniture back.

Bedroom 1

F2 Remove flooring in living room. Fill cracks and level floor with a skim coat of embossing leveler applied with a trowel. Install Mohawk glue down vinyl plank flooring vinyl over prepared flooring with a rubber base. Owner is to approve color and pattern of vinyl prior to installation. Contractor shall be responsible for moving all furniture out of each room prior to installation and moving furniture back.

Living room

TOTAL _____

PERMITS _____

O&P _____

TOTAL _____





Lead-Based Paint Inspection

**1230 Klee Court and
436 Offenbach Place
Sunnyvale, CA**

Benchmark Project No: E10-693-LIE
Date of Inspection: June 17, 2010
Owner's Name: Gary Marshal
Type of Structure: Duplex
On-Site Technician: Rob LoGrasso

PREPARED FOR

Richard Gutierrez
City Of Sunnyvale/Comm. Dev. Dept. Housing Div
456 West Olive Avenue
Sunnyvale, CA, 94086

PREPARED BY

Benchmark Environmental Engineering
3732-A Charter Park Drive
Sunnyvale, CA 95136
1-800-988-7424

Terri MacFarlane
Environmental Field Services Manager

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Executive Summary

Benchmark Environmental Engineering was retained by Richard Gutierrez from City Of Sunnyvale/Comm. Dev. Dept. Housing Div to conduct a Lead-based Paint Inspection. The survey was conducted on June 17, 2010.

Written authorization to perform this survey was received by Benchmark.

Investigation

In order to determine if there was lead-based paint or a lead based paint hazard the following two types of inspections were performed:

- A Lead-Based Paint Inspection was conducted, which is a surface-by-surface investigation to determine if lead-based paint, as defined by the Environmental Protection Agency, is present on components both inside and on the exterior of a building.

Findings:

The duplex consists of 2 units within a single structure

1230 Klee Court consists of 3 bedrooms, 2 bathrooms, kitchen, living room, hallway, and laundry room.

436 Offenbach Place consists of 2 bedrooms, 1 bathroom, kitchen, living room, hallway, and laundry room.

Lead-Based Paint Inspection Findings

In order to determine if lead based paint is present, *two hundred twenty-seven (227)* assays were collected using an X-RAY FLOURESCENCE (XRF) instrument. The results indicated that none of the building components were above the EPA and CDPH level of 1.0 mg/cm² or 5000 PPM.

Summary:

Lead Based Paint, as defined by CDP/EPA was not identified on the interior or exterior of the building.

Comments:

1230 Klee:

- Living room wall #2 was brick
- Laundry room wall #4 window sill was tile
- Master bathroom wall #4 window sill was tile.

436 Offenbach:

- Living room wall #4 was brick
- Hall bathroom wall #4 window sill was tile
- Laundry room wall #2 window sill was tile.

The lead-based paint inspection was conducted in general accordance with Title 17 of the California Code of Regulations (CCR), Division 1, Chapter 8 and United States Department of Housing and Urban Development (HUD) document entitled Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, published June 1995 (Revised 1997).

E10-693-LIE

Environmental Engineering, Consulting, Testing and Training
Corporate Office: 3732 Charter Park Drive, Ste. A San Jose, CA 95136
408-448-7594 • 408-448-3849 (Fax) • www.benchmarkenvironmental.com

All building components identified on the site inspection that may contain lead-based paint/coating were targeted for testing (interior and/or exterior walls, doors and all associated components).

The testing and sampling protocol was comprised of testing with an X-Ray Fluorescence (XRF) analyzer. The XRF instrument is set with a unique identification number, which lists the building components.

The XRF results can be found in APPENDIX A-XRF Results.

Communications/Recommendations

Paint Inspection and Recommendations

No Lead Hazard and No Lead-based Paint Identified

The results of the Paint Inspection indicated that no lead in amounts greater than or equal to 1.0mg/cm² in paint was found on any building components, using the inspection protocol in Chapter 7 of the HUD Guidelines for the Evaluation and control of lead-based Paint Hazards in Housing (1977 Revision) Therefore, this dwelling qualifies for the exemption in 24 CFR part 35 and 40 CFR part 745 for target housing being leased that is free of lead-based paint, as defined in the rule. However, some painted surfaces may contain levels of lead below 1.0mg/cm², which would create lead dust or lead-contaminated soil hazards if the paint is turned into dust by abrasion, scraping, or sanding.

- *The paint inspection did not identify a lead hazard within the residence.* No control measures are required at this time. However, reasonable care should be taken during any paint disturbance to minimize dust and debris, as many building components contain lead at the HUD Guidelines "action levels".

Warranty

Benchmark Environmental Engineering warrants that the findings contained herein have been prepared with the level of care and skill exercised by experienced and knowledgeable environmental consultants who are appropriately licensed or otherwise trained to perform lead-related construction risk assessments and inspections pursuant to the scope of work required on this Project.

The work included inspection of accessible materials. BENCHMARK did not inspect or sample inaccessible areas such as behind walls or within ductwork, and did not dismantle any part of the structure to inspect inaccessible areas. For the purpose of this warranty, inaccessible is defined as areas of the building that could not be tested (sampled) without destruction of the structure or a portion of the structure. Inaccessible materials that are visible to Benchmark's inspectors shall be presumed to be lead-based paint

Scope of Services

Benchmark understands the scope of work for this project to be a Lead Based Paint Inspection. A lead-based paint inspection was conducted in general accordance with Title 17 of the California Code of Regulations (CCR), Division 1, Chapter 8 and United States Department of Housing and Urban Development (HUD) document entitled Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, published June 1995 (Revised 1997). The Risk assessment was conducted in general accordance with Chapter 5 of the HUD Guidelines.

E10-693-LIE

Environmental Engineering, Consulting, Testing and Training
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408-448-7594 * 408-448-3849 (Fax) * www.benchmarkenvironmental.com

Lead-Based Paint Inspection Findings

The lead-based paint inspection was conducted in general accordance with Title 17 of the California Code of Regulations (CCR), Division 1, Chapter 8 and United States Department of Housing and Urban Development (HUD) document entitled Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, published June 1995 (Revised 1997).

Methodology

General Reference

Inspection, sampling, and assessment procedures were performed in general accordance with the guidelines published by The Department of Housing and Urban Development's (HUD) 1995 Guidelines, Chapter 7 Paint Inspection, and Chapter 5 Risk Assessment. The survey consisted of three major activities: visual inspection, sampling, and analysis. Although these activities are listed separately, they are integrated tasks.

Visual Inspection

A Department of Health Services Certified Lead Inspector/Risk Assessor performed the inspection. An initial building walkthrough was conducted to determine the presence of suspect materials that were accessible or exposed.

Sampling Process

Following the walkthrough, the inspector selected sample areas of exposed or accessible materials identified as suspect Lead-Based Paint. State and Federal Guidelines were used to determine the sampling protocol. Sampling locations were chosen to be representative of the homogeneous material.

Sampling Procedures Lead-Based Paint Inspection (X-Ray Fluorescence (XRF) Analysis)

XRF instruments measure lead-in-paint by directing high energy X-rays and gamma rays into the paint, causing the lead atoms in the paint to emit X-rays which are detected by the instrument and converted to a measurement of the amount of lead in the paint. The EPA approved technology allows for measurement of X-rays without scraping or samples preparation to characterize substrate or matrix effects. The Spectrum Analyzer, Metals Analysis Probe (MAP 4) is combined with a microprocessor system that enables field-testing with a high degree of quality control and speed. Sample locations, descriptions, conditions, and measurement results are automatically recorded by the instrument and easily downloaded to a PC or laptop.

All results were compared to the State and Federal Guidelines:
1.0 mg/cm² = XRF-Lead-based Paint

Quality Control Program

Benchmark Environmental Engineering utilizes only CDPH approved inspectors, which are certified to use radioactive instruments. The MAP 4 Spectrum Analyzer has on-board calibration routines, which continuously operate, and self-correct to minimized sampling error. This is known as substrate correcting software.

E10-693-LIE

Environmental Engineering, Consulting, Testing and Training
Corporate Office: 3732 Charter Park Drive, Ste. A San Jose, CA 95136
408-448-7594 * 408-448-3849 (Fax) • www.benchmarkenvironmental.com

General Information

All of the painted components have some level of lead base-paint on the surfaces (please refer to Appendix A--XRF Results Table). If any surface (i.e. walls, doors, windows, floors), interior or exterior is disturbed, proper precautionary measures using the current standards outlined in the HUD Guidelines for the Evaluation and Control of Lead-Based Paint in Housing, needs to be followed. This is to include obtaining state lead certified painters, carpenters and workers. Not taking proper precautionary measures in any part of the residence where the risk assessment was conducted can result in lead based paint exposure to the current owners, friends and neighbors.

Child-accessible surfaces

There are floor areas (kitchen, bathroom, bedrooms, and hallway) that are not carpeted which allow them to be in close proximity to small children who may crawl on them, (child-accessible surfaces), additional precautionary measures need to be implemented by when small children are present in order to reduce any interior dust such as:

- * Regularly mop floors, and all accessible surfaces with a warm detergent solution.
- * Wash pacifiers and bottles if they fall on the floor; wash toys and stuffed animals regularly.
- * If children are present, frequently check for bite or chew marks.
- * Ensure that children wash their hands before meals, naps, and bedtime.
- * Check frequently to assure that the paint has not deteriorated.

Any level of lead that was detected, from the dust wiping (i.e. lower than the action levels) can still create a lead hazard in the event of paint deterioration and/or disturbance.

Taken from EPA FACT SHEET (Lead Hazards in Paint) Nov. 1996

1. Lead-based paint is usually not a hazard if the paint is:

- * is in intact condition
- * is not on an impact or friction surface (window or door,) and
- * is not on a surface children can mouth or chew.

Under these circumstances, the owner can usually reduce the exposure to their family by making sure that paint remains in good condition and free of dust.

Impact can damage the paint and release lead. Similarly, the paint on friction surfaces like certain windows, doors, and floor components can also break down during normal use and release lead.

If any type of construction, remodeling, renovation or demolition is planned or takes place, on any tested surface. The owner needs to take the proper precautionary measures to insure the protection of children, workers and tenants so as to not expose them or anyone living in the immediate area from a lead-based paint hazard. This includes; avoid scraping, sanding, sawing, drilling or in any other way treating the lead-based paint in an abrasive manner. (Consult with a qualified and a Department of Health services certified contractor)

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All construction, remodeling, renovation and repairing of any building component needs to be documented to include: work practices that were performed, final clean up, and notification to tenants if applicable.

Benchmark Environmental Engineering recommends that all lead-based hazards be corrected by either in-place management, interim controls or abatement set forth in the Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

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APPENDIX A -- XRF RESULTS

Walls are referenced as 1, 2, 3, and 4

Wall 1 is the street side of the structure

Walls 2, 3, and 4 are numbered clockwise

Mr. Richard Gutierrez
 456 West Olive Avenue
 Sunnyvale CA

XRF Spread Sheet

1230 Klee Court
 Sunnyvale

Calibrations, Interior and Exterior

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48270	Calibration	*	*	*	*	*	1.093	0.918	Inconclusive	17-Jun-10	10:34A
48271	Calibration	*	*	*	*	*	1.061	1.246	Inconclusive	17-Jun-10	10:35A
48272	Calibration	*	*	*	*	*	1.059	0.976	Inconclusive	17-Jun-10	10:35A
48273	Calibration	*	*	*	*	*	1.089	1.061	Inconclusive	17-Jun-10	10:36A
48274	Calibration	*	*	*	*	*	0.961	0.927	Inconclusive	17-Jun-10	10:36A
48275	Calibration	*	*	*	*	*	0	0	Unknown	17-Jun-10	10:38A
48276	Living Room	Wall	1	Sheetrk	Intact	White/Off White	-0.079	0.382	Negative	17-Jun-10	10:55A
48277	Living Room	BaseBoard	1	Wood	Intact	Brown/Beige	0.062	0.868	Negative	17-Jun-10	10:55A
48278	Living Room	Ceiling	1	Sheetrk	Intact	White/Off White	-0.363	-0.184	Negative	17-Jun-10	10:56A
48279	Living Room	Wall	3	Sheetrk	Intact	White/Off White	-0.025	0.101	Negative	17-Jun-10	10:56A
48280	Living Room	Window Sill	3	Wood	Intact	White/Off White	-0.71	0.278	Negative	17-Jun-10	10:56A
48281	Living Room	Wall	4	Sheetrk	Intact	White/Off White	-0.777	0.382	Negative	17-Jun-10	10:56A
48282	Living Room	Door	4	Wood	Intact	White/Off White	-0.267	0.196	Negative	17-Jun-10	10:56A
48283	Kitchen	Cabinets	1	Wood	Intact	White/Off White	-0.267	0.373	Negative	17-Jun-10	10:57A
48284	Kitchen	Ceiling	1	Sheetrk	Intact	White/Off White	-0.64	0.006	Negative	17-Jun-10	10:57A
48285	Kitchen	Wall	2	Sheetrk	Intact	White/Off White	-0.159	0.293	Negative	17-Jun-10	10:57A
48286	Kitchen	Door Jamb	2	Wood	Intact	White/Off White	0.081	0.415	Negative	17-Jun-10	10:57A
48287	Kitchen	Door	2	Wood	Intact	White/Off White	-0.565	0.386	Negative	17-Jun-10	10:57A
48288	Kitchen	Wall	3	Sheetrk	Intact	White/Off White	0.139	0.424	Negative	17-Jun-10	10:57A
48289	Kitchen	Paneling	2	Wood	Intact	White/Off White	-0.241	0.053	Negative	17-Jun-10	10:58A
48290	Kitchen	Paneling	3	Wood	Intact	White/Off White	-0.092	0.362	Negative	17-Jun-10	10:58A
48291	Kitchen	Wall	4	Sheetrk	Intact	White/Off White	0.257	0.619	Negative	17-Jun-10	10:58A
48292	Entry/Foyer	Wall	1	Sheetrk	Intact	White/Off White	-0.602	-0.025	Negative	17-Jun-10	10:58A
48293	Entry/Foyer	Closet Door	1	Wood	Intact	Brown/Beige	-0.181	0.624	Negative	17-Jun-10	10:58A
48294	Entry/Foyer	Door Jamb	1	Wood	Intact	White/Off White	-0.349	0.136	Negative	17-Jun-10	10:59A
48295	Entry/Foyer	Ceiling	1	Sheetrk	Intact	White/Off White	-0.47	-0.37	Negative	17-Jun-10	10:59A
48296	Entry/Foyer	Shelf	1	Wood	Intact	White/Off White	-0.146	0.055	Negative	17-Jun-10	10:59A
48297	Entry/Foyer	Shelf Supports	1	Wood	Intact	White/Off White	-0.275	0.084	Negative	17-Jun-10	10:59A
48298	Entry/Foyer	Wall	2	Sheetrk	Intact	White/Off White	-0.946	0.327	Negative	17-Jun-10	10:59A
48299	Entry/Foyer	Door Jamb	2	Wood	Intact	White/Off White	-0.077	0.4	Negative	17-Jun-10	10:59A
48300	Entry/Foyer	Door	2	Wood	Intact	White/Off White	-0.327	0.069	Negative	17-Jun-10	10:59A
48301	Entry/Foyer	Wall	3	Sheetrk	Intact	White/Off White	0.128	0.373	Negative	17-Jun-10	11:00A
48302	Entry/Foyer	Door Jamb	4	Wood	Intact	White/Off White	-0.097	-0.098	Negative	17-Jun-10	11:00A
48303	Entry/Foyer	Door	4	Wood	Intact	Brown/Beige	-0.359	0.23	Negative	17-Jun-10	11:00A

Mr. Richard Gutierrez
 456 West Olive Avenue
 Sunnyvale CA

XRF Spread Sheet

1230 Klee Court
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48304	Hallway	Wall	1	Sheetrk	Intact	White/Off White	0.117	0.447	Negative	17-Jun-10	11:00A
48305	Hallway	Door Jamb	1	Wood	Intact	White/Off White	-0.724	-0.396	Negative	17-Jun-10	11:00A
48306	Hallway	Door	1	Wood	Intact	Brown/Beige	-0.075	0.268	Negative	17-Jun-10	11:00A
48307	Hallway	Ceiling	1	Sheetrk	Intact	White/Off White	-0.385	0.463	Negative	17-Jun-10	11:00A
48308	Hallway	Wall	2	Sheetrk	Intact	White/Off White	-0.212	0.723	Negative	17-Jun-10	11:01A
48309	Hallway	Door Jamb	2	Wood	Intact	White/Off White	-0.081	0.065	Negative	17-Jun-10	11:01A
48310	Hallway	Door	2	Wood	Intact	Brown/Beige	0.12	0.094	Negative	17-Jun-10	11:01A
48311	Hallway	Wall	4	Sheetrk	Intact	White/Off White	-0.082	0.423	Negative	17-Jun-10	11:01A
48312	Hallway	Door Jamb	4	Wood	Intact	White/Off White	0.209	0.167	Negative	17-Jun-10	11:01A
48313	Hallway	Door	4	Wood	Intact	Brown/Beige	0.027	0.53	Negative	17-Jun-10	11:01A
48314	Laundry	Wall	1	Sheetrk	Intact	White/Off White	0.286	0.413	Negative	17-Jun-10	11:02A
48315	Laundry	Ceiling	1	Wood	Intact	White/Off White	-0.328	0.977	Negative	17-Jun-10	11:02A
48316	Laundry	Wall	2	Sheetrk	Intact	White/Off White	-0.194	0.115	Negative	17-Jun-10	11:02A
48317	Laundry	Door Jamb	2	Wood	Intact	White/Off White	0.199	0.23	Negative	17-Jun-10	11:02A
48318	Laundry	Door	2	Wood	Intact	Brown/Beige	-0.1	0.591	Negative	17-Jun-10	11:02A
48319	Laundry	Wall	3	Sheetrk	Intact	White/Off White	0.103	0.7	Negative	17-Jun-10	11:02A
48320	Laundry	Wall	4	Sheetrk	Intact	White/Off White	-0.107	0.036	Negative	17-Jun-10	11:02A
48321	Laundry	Cabinets	3	Wood	Intact	White/Off White	-0.09	0.648	Negative	17-Jun-10	11:03A
48322	Bedroom #3	Wall	1	Sheetrk	Intact	White/Off White	-0.158	0.462	Negative	17-Jun-10	11:03A
48323	Bedroom #3	Door Jamb	1	Wood	Intact	White/Off White	-0.997	0.169	Negative	17-Jun-10	11:04A
48324	Bedroom #3	Closet Door	1	Wood	Intact	Brown/Beige	-0.281	0.532	Negative	17-Jun-10	11:04A
48325	Bedroom #3	Shelf Supports	1	Wood	Intact	White/Off White	0.105	0.281	Negative	17-Jun-10	11:04A
48326	Bedroom #3	Shelf	1	Wood	Intact	White/Off White	-0.357	1.06	Negative	17-Jun-10	11:04A
48327	Bedroom #3	Wall	2	Sheetrk	Intact	White/Off White	-0.355	0.828	Negative	17-Jun-10	11:04A
48328	Bedroom #3	BaseBoard	2	Wood	Intact	Brown/Beige	-0.329	0.543	Negative	17-Jun-10	11:04A
48329	Bedroom #3	Door Jamb	2	Wood	Intact	White/Off White	0.035	0.191	Negative	17-Jun-10	11:04A
48330	Bedroom #3	Door	2	Wood	Intact	Brown/Beige	0.045	0.528	Negative	17-Jun-10	11:05A
48331	Bedroom #3	Wall	3	Sheetrk	Intact	White/Off White	0.124	0.535	Negative	17-Jun-10	11:05A
48332	Bedroom #3	Wall	4	Sheetrk	Intact	White/Off White	-0.279	-0.165	Negative	17-Jun-10	11:05A
48333	Bedroom #3	Window Sill	4	Wood	Intact	White/Off White	-0.583	0.838	Negative	17-Jun-10	11:05A
48334	Bedroom #1	Wall	1	Sheetrk	Intact	White/Off White	-0.357	-0.104	Negative	17-Jun-10	11:05A
48335	Bedroom #1	Window Sill	1	Wood	Intact	White/Off White	0.122	0.373	Negative	17-Jun-10	11:05A
48336	Bedroom #3	BaseBoard	1	Wood	Intact	Brown/Beige	-0.201	0.417	Negative	17-Jun-10	11:06A
48337	Bedroom #3	Ceiling	1	Sheetrk	Intact	White/Off White	0.039	-0.124	Negative	17-Jun-10	11:06A
48338	Bedroom #1	Wall	2	Sheetrk	Intact	White/Off White	-0.462	0.907	Negative	17-Jun-10	11:06A
48339	Bedroom #1	Wall	3	Sheetrk	Intact	White/Off White	0.138	-0.111	Negative	17-Jun-10	11:06A

Mr. Richard Gutierrez
 456 West Olive Avenue
 Sunnyvale CA

XRF Spread Sheet

1230 Klee Court
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48340	Bedroom #1	Door Jamb	3	Wood	Intact	White/Off White	0.019	0.369	Negative	17-Jun-10	11:06A
48341	Bedroom #1	Door	3	Wood	Intact	Brown/Beige	-0.307	0.594	Negative	17-Jun-10	11:06A
48342	Bedroom #1	Wall	4	Sheetrk	Intact	White/Off White	0.188	0.823	Negative	17-Jun-10	11:07A
48343	Bedroom #1	Door Jamb	4	Wood	Intact	White/Off White	-0.056	0.339	Negative	17-Jun-10	11:07A
48344	Bedroom #1	Closet Door	4	Wood	Intact	Brown/Beige	-0.614	0.786	Negative	17-Jun-10	11:07A
48345	Bedroom #1	Shelf	4	Wood	Intact	White/Off White	-0.256	0.323	Negative	17-Jun-10	11:07A
48346	Bedroom #1	Shelf Supports	4	Wood	Intact	White/Off White	-0.382	0.357	Negative	17-Jun-10	11:07A
48347	Bedroom #1	Door	4	Wood	Intact	Brown/Beige	-0.144	-0.057	Negative	17-Jun-10	11:07A
48348	Master Bath	Wall	1	Sheetrk	Intact	White/Off White	-0.299	0.132	Negative	17-Jun-10	11:07A
48349	Master Bath	Ceiling	1	Sheetrk	Intact	White/Off White	-0.274	0.496	Negative	17-Jun-10	11:08A
48350	Master Bath	Wall	2	Sheetrk	Intact	White/Off White	0.123	0.545	Negative	17-Jun-10	11:08A
48351	Master Bath	Door Jamb	2	Wood	Intact	White/Off White	-0.242	0.633	Negative	17-Jun-10	11:08A
48352	Master Bath	Door	2	Wood	Intact	Brown/Beige	-0.175	0.347	Negative	17-Jun-10	11:08A
48353	Master Bath	Wall	3	Sheetrk	Intact	White/Off White	-0.462	0.372	Negative	17-Jun-10	11:08A
48354	Master Bath	Cabinets	4	Wood	Intact	White/Off White	0.026	0.548	Negative	17-Jun-10	11:08A
48355	Master Bath	Wall	4	Sheetrk	Intact	White/Off White	-0.013	-0.131	Negative	17-Jun-10	11:08A
48356	Bedroom #2	Wall	1	Sheetrk	Intact	White/Off White	-0.121	0.852	Negative	17-Jun-10	11:09A
48357	Bedroom #2	Ceiling	1	Sheetrk	Intact	White/Off White	0.126	0.205	Negative	17-Jun-10	11:09A
48358	Bedroom #2	BaseBoard	1	Wood	Intact	Brown/Beige	-0.177	0.472	Negative	17-Jun-10	11:09A
48359	Bedroom #2	Window Sill	1	Wood	Intact	White/Off White	-0.077	-0.102	Negative	17-Jun-10	11:09A
48360	Bedroom #2	Wall	2	Sheetrk	Intact	White/Off White	0.048	0.437	Negative	17-Jun-10	11:10A
48361	Bedroom #2	Window Sill	2	Wood	Intact	White/Off White	-0.324	0.603	Negative	17-Jun-10	11:10A
48362	Bedroom #2	Wall	3	Sheetrk	Intact	White/Off White	-0.068	0.521	Negative	17-Jun-10	11:10A
48363	Bedroom #2	Closet Door	3	Wood	Intact	Brown/Beige	0.144	0.093	Negative	17-Jun-10	11:10A
48364	Bedroom #2	Ceiling	3	Sheetrk	Intact	White/Off White	0.114	0.519	Negative	17-Jun-10	11:10A
48365	Bedroom #2	Wall	4	Sheetrk	Intact	White/Off White	-0.662	0.188	Negative	17-Jun-10	11:10A
48366	Bedroom #2	Door Jamb	4	Wood	Intact	White/Off White	0.024	0.374	Negative	17-Jun-10	11:10A
48367	Bedroom #2	Door	4	Wood	Intact	Brown/Beige	-0.021	0.875	Negative	17-Jun-10	11:11A
48368	Hall Bath	Wall	1	Sheetrk	Intact	White/Off White	-0.698	0.707	Negative	17-Jun-10	11:11A
48369	Hall Bath	Ceiling	2	Sheetrk	Intact	White/Off White	-0.352	0.023	Negative	17-Jun-10	11:11A
48370	Hall Bath	Wall	2	Sheetrk	Intact	White/Off White	-0.549	0.384	Negative	17-Jun-10	11:11A
48371	Hall Bath	Wall	3	Sheetrk	Intact	White/Off White	0.075	0.379	Negative	17-Jun-10	11:11A
48372	Hall Bath	Wall	4	Sheetrk	Intact	White/Off White	-0.255	0.728	Negative	17-Jun-10	11:12A
48373	Hall Bath	Door Jamb	4	Wood	Intact	White/Off White	-0.362	-0.56	Negative	17-Jun-10	11:12A
48374	Hall Bath	Door	4	Wood	Intact	Brown/Beige	0.051	0.065	Negative	17-Jun-10	11:12A
48375	Calibration	*	*	*	*	*	0	0	Unknown	17-Jun-10	11:13A

Mr. Richard Gutierrez
 456 West Olive Avenue
 Sunnyvale CA

XRF Spread Sheet

1230 Klee Court
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48376	Calibration	*	*	*	*	*	0	0	Unknown	17-Jun-10	11:39A
48377	Exterior	Wall	1	Stucco	Intact	White/Off White	-0.142	0.918	Negative	17-Jun-10	11:39A
48378	Exterior	Garage Door	1	Metal	Intact	White/Off White	0.025	0.906	Negative	17-Jun-10	11:39A
48379	Exterior	Garage Door	Frar	Wood	Intact	Blue	0.322	0.444	Negative	17-Jun-10	11:39A
48380	Exterior	Siding	1	Wood	Intact	Blue	0.182	0.206	Negative	17-Jun-10	11:40A
48381	Exterior	Shutter	1	Wood	Intact	Blue	0.577	0.718	Negative	17-Jun-10	11:40A
48382	Exterior	Eaves	1	Wood	Intact	White/Off White	-0.567	0.444	Negative	17-Jun-10	11:42A
48383	Exterior	Rafter Tail	1	Wood	Intact	White/Off White	0.079	0.435	Negative	17-Jun-10	11:42A
48384	Exterior	Gutter	1	Metal	Intact	Blue	0.209	0.863	Negative	17-Jun-10	11:42A
48385	Exterior	Door Jamb	1	Wood	Intact	Blue	0.398	0.669	Negative	17-Jun-10	11:42A
48386	Exterior	Door	1	Wood	Intact	Blue	0.468	0.512	Negative	17-Jun-10	11:43A
48387	Exterior	Threshold	1	Wood	Intact	Brown/Beige	-0.368	0.615	Negative	17-Jun-10	11:43A
48388	Exterior	Wall	2	Stucco	Intact	White/Off White	-0.306	0.118	Negative	17-Jun-10	11:44A
48389	Exterior	Siding	2	Wood	Intact	Blue	-0.213	0.221	Negative	17-Jun-10	11:44A
48390	Exterior	Stair Handrail	2	Metal	Fair	Blue	-0.169	0.572	Negative	17-Jun-10	11:44A
48391	Exterior	Stair Handrail	2	Metal	Intact	Black	0.101	0.505	Negative	17-Jun-10	11:45A
48392	Exterior	Shutter	2	Wood	Intact	Blue	-0.397	0.494	Negative	17-Jun-10	11:45A
48393	Exterior	Eaves	2	Wood	Intact	White/Off White	-0.118	0.863	Negative	17-Jun-10	11:45A
48394	Exterior	Door Jamb	2	Wood	Intact	Blue	0.233	0.365	Negative	17-Jun-10	11:45A
48395	Exterior	Door	2	Wood	Intact	Blue	-0.028	0.447	Negative	17-Jun-10	11:45A
48396	Exterior	Rafter Tail	2	Wood	Intact	White/Off White	0.017	0.271	Negative	17-Jun-10	11:45A
48397	Exterior	Gutter	2	Metal	Intact	Blue	-0.004	0.173	Negative	17-Jun-10	11:46A
48398	Exterior	Wall	3	Stucco	Intact	White/Off White	0.119	-0.354	Negative	17-Jun-10	11:47A
48399	Exterior	Eaves	3	Wood	Intact	White/Off White	-0.222	-0.274	Negative	17-Jun-10	11:48A
48400	Exterior	Rafter Tail	3	Wood	Intact	White/Off White	-1.508	0.707	Negative	17-Jun-10	11:48A
48401	Exterior	Gutter	3	Metal	Intact	Blue	0.141	0.204	Negative	17-Jun-10	11:48A
48402	Exterior	Downspout	3	Metal	Intact	White/Off White	0.031	1.036	Negative	17-Jun-10	11:48A
48403	Exterior	Wall	4	Stucco	Intact	White/Off White	-0.175	0.94	Negative	17-Jun-10	11:48A
48404	Exterior	Downspout	4	Metal	Intact	White/Off White	-0.127	0.252	Negative	17-Jun-10	11:48A
48405	Exterior	Rafter Tail	4	Wood	Intact	White/Off White	0.234	0.132	Negative	17-Jun-10	11:49A
48406	Exterior	Eaves	4	Wood	Intact	White/Off White	-0.01	0.633	Negative	17-Jun-10	11:49A
48407	Calibration	*	*	*	*	*	1.18	1.065	XRF Positive	17-Jun-10	11:52A
48408	Calibration	*	*	*	*	*	1.026	0.855	Inconclusive	17-Jun-10	11:52A
48409	Calibration	*	*	*	*	*	1.081	0.883	Inconclusive	17-Jun-10	11:53A
48410	Calibration	*	*	*	*	*	0.977	1.214	Inconclusive	17-Jun-10	11:53A
48411	Calibration	*	*	*	*	*	1.067	0.982	Inconclusive	17-Jun-10	11:54A

Mr. Richard Gutierrez
 456 Wet Olive Avenue
 Sunnyvale CA

XRF Spread Sheet

436 Offenbauch
 Sunnyvale

Calibrations, Interior and Exterior

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48414	Entry/Foyer	Wall	1	Sheetrk	Intact	White/Off White	-0.163	0.07	Negative	17-Jun-10	11:20A
48415	Entry/Foyer	BaseBoard	1	Wood	Intact	White/Off White	-0.208	0.605	Negative	17-Jun-10	11:20A
48416	Entry/Foyer	Ceiling	1	Sheetrk	Intact	White/Off White	-0.175	0.218	Negative	17-Jun-10	11:21A
48417	Entry/Foyer	Wall	2	Sheetrk	Intact	White/Off White	0.155	0.406	Negative	17-Jun-10	11:21A
48418	Entry/Foyer	Door Jamb	2	Wood	Intact	White/Off White	-0.552	1.188	Negative	17-Jun-10	11:21A
48419	Entry/Foyer	Door	2	Wood	Intact	White/Off White	0.079	0.345	Negative	17-Jun-10	11:21A
48420	Entry/Foyer	Wall	3	Sheetrk	Intact	White/Off White	0.021	0.622	Negative	17-Jun-10	11:21A
48421	Entry/Foyer	Wall	4	Sheetrk	Intact	White/Off White	-0.237	-0.168	Negative	17-Jun-10	11:21A
48422	Entry/Foyer	Door Jamb	4	Wood	Intact	White/Off White	0.02	0.193	Negative	17-Jun-10	11:22A
48423	Entry/Foyer	Closet Door	4	Wood	Intact	White/Off White	-0.183	0.266	Negative	17-Jun-10	11:22A
48424	Kitchen	Wall	1	Sheetrk	Intact	Brown/Beige	-0.45	0.59	Negative	17-Jun-10	11:22A
48425	Kitchen	Ceiling	1	Sheetrk	Intact	White/Off White	-0.321	0.235	Negative	17-Jun-10	11:22A
48426	Kitchen	Cabinets	1	Wood	Intact	Brown/Beige	-0.293	0.215	Negative	17-Jun-10	11:22A
48427	Kitchen	Wall	2	Sheetrk	Intact	White/Off White	0.193	0.378	Negative	17-Jun-10	11:22A
48428	Kitchen	Window Sill	2	Wood	Intact	White/Off White	-0.001	-0.195	Negative	17-Jun-10	11:23A
48429	Kitchen	Cabinets	2	Wood	Intact	Brown/Beige	-0.342	0.238	Negative	17-Jun-10	11:23A
48430	Kitchen	Wall	3	Sheetrk	Intact	White/Off White	-0.254	1.016	Negative	17-Jun-10	11:23A
48431	Kitchen	Door Jamb	3	Wood	Intact	White/Off White	-0.05	0.611	Negative	17-Jun-10	11:23A
48432	Kitchen	Wall	4	Sheetrk	Intact	White/Off White	-0.543	0.201	Negative	17-Jun-10	11:23A
48433	Living Room	Wall	1	Sheetrk	Intact	White/Off White	-0.239	0.301	Negative	17-Jun-10	11:23A
48434	Living Room	Wall	2	Sheetrk	Intact	White/Off White	-0.293	0.518	Negative	17-Jun-10	11:23A
48435	Living Room	BaseBoard	2	Wood	Intact	White/Off White	-0.151	0.695	Negative	17-Jun-10	11:24A
48436	Living Room	BaseBoard	2	Wood	Intact	Brown/Beige	0.11	0.342	Negative	17-Jun-10	11:24A
48437	Living Room	Ceiling	2	Sheetrk	Intact	White/Off White	-0.181	0.198	Negative	17-Jun-10	11:24A
48438	Living Room	Wall	3	Sheetrk	Intact	White/Off White	-0.083	0.937	Negative	17-Jun-10	11:24A
48439	Living Room	Window Sill	3	Wood	Intact	White/Off White	-0.623	0.74	Negative	17-Jun-10	11:24A
48440	Hallway	Wall	1	Sheetrk	Intact	White/Off White	-0.001	0.065	Negative	17-Jun-10	11:25A
48441	Hallway	Door Jamb	1	Wood	Intact	White/Off White	-0.327	0.12	Negative	17-Jun-10	11:25A
48442	Hallway	Door Jamb	1	Wood	Intact	White/Off White	0.035	0.584	Negative	17-Jun-10	11:28A
48443	Hallway	Door	1	Wood	Intact	White/Off White	-0.187	0.809	Negative	17-Jun-10	11:28A
48444	Hallway	Ceiling	1	Sheetrk	Intact	White/Off White	-0.001	0.335	Negative	17-Jun-10	11:28A
48445	Hallway	Wall	2	Sheetrk	Intact	White/Off White	-0.186	0.438	Negative	17-Jun-10	11:28A
48446	Hallway	Door Jamb	2	Wood	Intact	White/Off White	-0.146	0.279	Negative	17-Jun-10	11:28A
48447	Hallway	Closet Door	2	Wood	Intact	Brown/Beige	0.039	0.055	Negative	17-Jun-10	11:29A

Mr. Richard Gutierrez
456 Wet Olive Avenue
Sunnyvale CA

XRF Spread Sheet

436 Offenbauch
Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48448	Hallway	Wall	2	Sheetrk	Intact	White/Off White	-0.508	0.397	Negative	17-Jun-10	11:29A
48449	Hallway	Wall	4	Sheetrk	Intact	White/Off White	-0.357	0.22	Negative	17-Jun-10	11:29A
48450	Hallway	Door Jamb	4	Wood	Intact	White/Off White	-0.571	0.886	Negative	17-Jun-10	11:29A
48451	Hallway	Door	4	Wood	Intact	Brown/Beige	-0.291	0.351	Negative	17-Jun-10	11:29A
48452	Hall Bath	Wall	1	Sheetrk	Intact	White/Off White	-0.525	-0.674	Negative	17-Jun-10	11:29A
48453	Hall Bath	Ceiling	1	Sheetrk	Intact	White/Off White	-0.42	0.139	Negative	17-Jun-10	11:29A
48454	Hall Bath	Wall	2	Sheetrk	Intact	White/Off White	-0.055	0.111	Negative	17-Jun-10	11:29A
48455	Hall Bath	Door Jamb	2	Wood	Intact	White/Off White	-0.07	0.599	Negative	17-Jun-10	11:29A
48456	Hall Bath	Door	2	Wood	Intact	Brown/Beige	0.159	-0.069	Negative	17-Jun-10	11:30A
48457	Hall Bath	Door Jamb	2	Wood	Intact	White/Off White	0.061	0.136	Negative	17-Jun-10	11:30A
48458	Hall Bath	Door	2	Wood	Intact	Brown/Beige	0.367	-0.202	Negative	17-Jun-10	11:30A
48459	Hall Bath	Wall	3	Sheetrk	Intact	White/Off White	-0.309	0.773	Negative	17-Jun-10	11:30A
48460	Hall Bath	Cabinets	4	Wood	Intact	White/Off White	-0.22	0.706	Negative	17-Jun-10	11:30A
48461	Hall Bath	Wall	4	Sheetrk	Intact	White/Off White	0.162	0.065	Negative	17-Jun-10	11:31A
48462	Bedroom #1	Wall	1	Sheetrk	Intact	White/Off White	-0.381	0.245	Negative	17-Jun-10	11:31A
48463	Bedroom #1	Ceiling	1	Sheetrk	Intact	White/Off White	0.085	0.028	Negative	17-Jun-10	11:31A
48464	Bedroom #1	Window Sill	1	Wood	Intact	White/Off White	0.065	0.173	Negative	17-Jun-10	11:32A
48465	Bedroom #1	Wall	2	Sheetrk	Intact	White/Off White	-0.016	0.341	Negative	17-Jun-10	11:32A
48466	Bedroom #1	Wall	3	Sheetrk	Intact	White/Off White	0.161	0.221	Negative	17-Jun-10	11:32A
48467	Bedroom #1	Door Jamb	3	Wood	Intact	White/Off White	-0.003	0.517	Negative	17-Jun-10	11:32A
48468	Bedroom #1	Closet Door	3	Wood	Intact	Brown/Beige	-0.333	0.689	Negative	17-Jun-10	11:32A
48469	Bedroom #1	Shelf	3	Wood	Intact	White/Off White	0.046	0.667	Negative	17-Jun-10	11:32A
48470	Bedroom #1	Shelf Supports	3	Wood	Intact	White/Off White	0.056	0.634	Negative	17-Jun-10	11:32A
48471	Bedroom #1	Door	3	Wood	Intact	Brown/Beige	-0.397	0.218	Negative	17-Jun-10	11:33A
48472	Bedroom #1	Wall	4	Sheetrk	Intact	White/Off White	-0.209	0.664	Negative	17-Jun-10	11:33A
48473	Bedroom #2	Wall	1	Sheetrk	Intact	White/Off White	-0.637	0.209	Negative	17-Jun-10	11:33A
48474	Bedroom #2	Ceiling	1	Sheetrk	Intact	White/Off White	-0.371	-0.306	Negative	17-Jun-10	11:33A
48475	Bedroom #2	BaseBoard	1	Wood	Intact	Brown/Beige	-0.382	1.035	Negative	17-Jun-10	11:33A
48476	Bedroom #2	Wall	2	Sheetrk	Intact	White/Off White	-0.288	0.137	Negative	17-Jun-10	11:33A
48477	Bedroom #2	Window Sill	2	Wood	Intact	White/Off White	0.019	0.799	Negative	17-Jun-10	11:33A
48478	Bedroom #2	Wall	3	Sheetrk	Intact	White/Off White	0.028	-0.185	Negative	17-Jun-10	11:34A
48479	Bedroom #2	Wall	4	Sheetrk	Intact	White/Off White	-0.64	0.597	Negative	17-Jun-10	11:34A
48480	Bedroom #2	Door Jamb	4	Wood	Intact	White/Off White	-0.373	0.067	Negative	17-Jun-10	11:34A
48481	Bedroom #2	Door	4	Wood	Intact	Brown/Beige	-0.053	0.066	Negative	17-Jun-10	11:34A
48482	Bedroom #2	Closet Door	4	Wood	Intact	Brown/Beige	-0.225	0.377	Negative	17-Jun-10	11:34A
48483	Bedroom #2	Shelf	4	Wood	Intact	White/Off White	-0.082	0.407	Negative	17-Jun-10	11:34A

Mr. Richard Gutierrez
 456 Wet Olive Avenue
 Sunnyvale CA

XRF Spread Sheet

436 Offenbauch
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
48484	Bedroom #2	Shelf Supports	4	Wood	Intact	White/Off White	-0.142	0.257	Negative	17-Jun-10	11:34A
48485	Laundry	Wall	1	Sheetrk	Intact	White/Off White	-0.044	0.698	Negative	17-Jun-10	11:34A
48486	Laundry	Ceiling	1	Sheetrk	Intact	White/Off White	-0.396	0.529	Negative	17-Jun-10	11:35A
48487	Laundry	Cabinets	1	Wood	Intact	White/Off White	-0.037	0.263	Negative	17-Jun-10	11:35A
48488	Laundry	Wall	2	Sheetrk	Intact	White/Off White	-0.031	0.235	Negative	17-Jun-10	11:35A
48489	Laundry	Wall	3	Sheetrk	Intact	White/Off White	0.015	0.374	Negative	17-Jun-10	11:36A
48490	Laundry	Wall	4	Sheetrk	Intact	White/Off White	-0.257	0.108	Negative	17-Jun-10	11:36A
48491	Laundry	Door Jamb	4	Wood	Intact	White/Off White	-0.157	-0.327	Negative	17-Jun-10	11:36A
48492	Laundry	Door	4	Wood	Intact	Brown/Beige	-0.161	0.485	Negative	17-Jun-10	11:36A
48493	Garage	Wall	2	Sheetrk	Intact	Green	-0.287	0.107	Negative	17-Jun-10	11:37A
48494	Garage	Door Jamb	2	Wood	Intact	White/Off White	0.017	0.392	Negative	17-Jun-10	11:37A
48495	Garage	Door	2	Wood	Intact	Brown/Beige	-0.193	0.418	Negative	17-Jun-10	11:37A
48496	Garage	Wall	3	Sheetrk	Fair	Green	-0.412	0.286	Negative	17-Jun-10	11:38A
48497	Garage	Wall	3	Wood	Fair	Green	-0.288	0.391	Negative	17-Jun-10	11:38A
48498	Garage	Door Jamb	3	Wood	Intact	Green	-0.316	0.287	Negative	17-Jun-10	11:38A
48499	Garage	Door	3	Wood	Intact	Green	-0.545	0.586	Negative	17-Jun-10	11:38A
48500	Garage	Wall	4	Sheetrk	Intact	Blue	-0.131	0.137	Negative	17-Jun-10	11:38A

**APPENDIX B – CERTIFICATIONS/LEAD HAZARD
EVALUATION REPORT**

State of California Department of Public Health

Lead-Related
Construction
Certificate

Certificate
Type

Expiration
Date

Inspector/Assessor 003742010



John P. L. Grasso



17463

10-11-1982

LEAD HAZARD EVALUATION REPORT

E10-693

Section 1 — Date of Lead Hazard Evaluation 6/17/10

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] <u>1230 Klee - 436 Offenbach</u>		City <u>Sunnyvale</u>	County <u>Santa Clara</u>	Zip Code <u>94087</u>
Construction date (year) of structure <u>1968</u>	Type of structure <input checked="" type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name <u>Gary Marshal</u>		Telephone number <u>(408) 482-5248</u>		
Address [number, street, apartment (if applicable)] <u>1230 Klee - 436 Offenbach</u>		City <u>Sunnyvale</u>	State <u>CA</u>	Zip Code <u>94087</u>

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected Intact lead-based paint detected Deteriorated lead-based paint detected
 No lead hazards detected Lead-contaminated dust found Lead-contaminated soil found Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name <u>John Rob LoGrasso</u>		Telephone number <u>800-988-7424</u>		
Address [number, street, apartment (if applicable)] <u>3732 Charter Park Drive Ste A</u>		City <u>San Jose</u>	State <u>CA</u>	Zip Code <u>95136</u>
CDPH certification number <u>17622</u>	Signature <u>John Rob LoGrasso</u>		Date <u>6/23/10</u>	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

MAP 4 1433

~~MAP4 1365~~

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector
Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

APPENDIX C – FIELD LOCATION DRAWING

DO NOT DETACH THIS FORM FROM WRITE-UP

NOTICE TO ALL CONTRACTORS

Please return your bid in a sealed envelope to Charities Housing, located at 1400 Parkmoor Ave. Suite 190 San Jose, California 95126 Attention Samantha Luke by **March 10, 2016 at 2:00 P.M.** Any bid not received by this date will not be considered.

Please return the bid for 1230 Klee Ct. & 436 Offenbach Pl. to:

Charities Housing
1400 Parkmoor Ave. Suite 190
San Jose, CA 95126
Attention: Samantha Luke

If you have any questions regarding the bid please contact Samantha Luke, Associate Project Manager Charities Housing: (408) 550-8310

Please complete:

Company Name

General Contractors Name

Address

Phone Number

License Number

Received By

Date

BID FORM FOR PROJECT #2

CONTRACTOR'S NAME: _____

ADDRESS: _____

CITY, STATE, ZIPCODE: _____

PROPERTY ADDRESS: 1675 S. Wolfe Road

TELEPHONE NUMBER: (408) 550-8310

To: Samantha Luke:

In compliance with your Invitation to Bid, the undersigned having familiarize him/herself with the existing conditions a the Project Site affecting the cost of the work and the Contract Documents (which include, but are not necessarily limited to) this Proposal/Bid Form, Addenda (if any), Work Write-up, General Conditions, and Drawings.

- (I). (We) propose to furnish and pay for all supervision, technical personnel, labor, materials, equipment, services, transportation, licenses and permits necessary to perform and complete all work required for housing rehabilitation at 1675 S. Wolfe Road all is in accordance with the Contract Documents for the total bid price of:

BID PRICE IN WORDS

BID PRICE IN FIGURES

(In the event of an error in the total, the correct sum of the amount of the subtotals will be taken as the bid:)

It is understood and agreed that the tabulation shall constitutes the basis for progress payments, if any to be received as provided under Contract the General Conditions. In submitting this Bid, the Bidder understands that the right is reserved by the owner and the City of Sunnyvale to make the award to the lowest responsible bidder submitting an acceptable bid, to waive as informality in any bid, and all bids. If written notice of the acceptance of this Bid is mailed or delivered to the undersigned within thirty (30) after the opening thereof, or at any time thereafter before this Bid is withdrawn, the undersigned agree to execute and deliver an agreement in prescribed form within (10) days after the agreement is presented to his signature.

The bidder is prepared to submit a financial and experience statement upon request.

BID RECAP FOR PROJECT #2

TOTAL EXTERIOR \$ _____
TOTAL INTERIOR \$ _____
TOTAL BID RECAP \$ _____
ADDENDUMS \$ _____
BONDS IF REQUIRED \$ _____
SUBTOTAL \$ _____

State
Federal
Liability, compensation and other insurance
Fringe benefits

Building permits and fees \$ _____

Overhead and profit % _____ \$ _____

TOTAL BID PRICE \$ _____

Please list subcontractors and suppliers:

	Name	Address	Phone
1.			
2.			
3.			
4.			
5.			
6.			
7.			

All of the above listed work will comply with the Building Codes, Ordinances, Performance Manual for Property Rehabilitation Standards, and the Redevelopment Plan. I have visited the structure and am aware of the conditions, which exist throughout.

DATE: _____ SIGNED: _____

FIRM: _____ PHONE: _____ LICENSE NUMBER _____

We have discussed the scope of the above listed work and are in agreement as to what is to be accomplished.

Charities Housing

Contractor

Housing Specialist

1675 S. Wolfe Road

GR1 OWNER ACCEPTS SCOPE OF WORK

The undersigned applicant(s) certifies that he/she has participated and approves the development of this Work Write Up.

GR2 CONTRACTOR PRE-BID SITE VISIT

The contractor must inspect the property. Submission of a bid is evidence that the bidder has thoroughly examined the site, plans and drawings and is conversant with the requirements of the local jurisdiction.

GR3 TITLE 24 REQUIREMENTS

Work shall be done to meet title 24 requirements including insulation and lighting.

GR4 CDBG FUNDED PROJECT

This project is being funded by Federal HOME and/or CDBG funding through the City of Sunnyvale. All federal HOME and CDBG requirements must be adhered to.

GR5 MANUFACTURER'S SPECS PREVAIL

All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.

GR6 NEW MATERIALS REQUIRED

All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist. Any changes in material shall be pre-approved by Owner.

GR7 CONSTRUCTION DEFINITIONS

"Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and

GR8 VERIFY QUANTITIES/MEASUREMENTS

Contractor shall field verify all dimensions during the mandatory site inspection. All dimensions if listed are for the contractor's convenience and may not be exact.

GR9 WORKMANSHIP STANDARDS

All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.

GR10 WORK CONFORMANCE

Work shall be performed in conformance with local, county, state and federal codes, laws and regulations applicable to this work.

GR11 CPC 5.1.5 UTILIZATION OF LOCAL WORKFORCE IN CONSTRUCTION

The City of Sunnyvale encourages local developers and contractors working on construction projects within the City to utilize local workforces to the extent possible, as a means of supporting economic opportunities for all members of the community.

GR12 BUILDING PERMIT REQUIRED

The contractor is responsible for applying, paying for and receiving a building permit and planning permits prior to starting any work.

GR13 WORK TIMES

Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.

GR14 FINAL CLEAN

Remove from site all construction materials, tools and debris resulting from project. Sweep clean all exterior work areas.

EXTERIOR

Cost

SW SITE WORK

SW1 Excavate frontyard including tree removal, plant removal, soil removal, concrete removal and all grading. Provide all materials, labor and equipment according to plans approved by the Charities Housing. Site work to include a concrete ramp with curb, stone, mulch, soil additives, irrigation. Planting must be in accordance with attached plans and the City of Sunnyvale water-efficient landscaping and irrigation regulations. Ramp must meet ada requirements.

SW2 Remove wood fence and gate at front of property, approximately 42LF and install a 6' board on board fence with kick board . Include 1" x 8" redwood fence boards, 2, 2"x4" redwood continuous rails and 4"x4" pressure treated posts set in 12" diameter x 36" deep concrete footings installed 8' O.C. Include a gate to access driveway. Include new hardware (heavy-duty hinges and gate snap-lock) .

SW3 Remove wood fence on the south side of the house approximately 64LF and install a 6' board on board fence with kick board . Include 1" x 8" redwood fence boards, 2, 2"x4" redwood continuous rails and 4"x4" pressure treated posts set in 12" diameter x 36" deep concrete footings installed 8' O.C. Include a gate to access frontyard. Include new hardware (heavy-duty hinges and gate snap-lock) .

SW6 Pressure wash the exterior of structure. Scrape, sand and/or remove all loose paint from woodwork. Fill all depressions and cracks in exterior surfaces with approved fillers, to create a uniform finish. Prime all bare wood and patched areas with one coat of premium quality primer and paint exterior with two (2) coats of Kelley Moore paint as recommended by the store supplier/manufacture. Eaves shall match the trim. Colors of dwelling shall be homeowner's choice up to a maximum of two colors, one for base and one for trim. Note: Safe Work Practices shall be followed and monitored during and after painting of dwelling (an individual performing standard treatments must meet the training and/or supervision requirements of 35.1330(a)(4)).

SW7 Remove jacks, caps, flashing and existing roof covering to decking, nails shall be removed or pound flat. All holes over 1/2" in diameter shall be covered with metal flashing. Install CertainTeed or approved equal 50 year composition shingle roof covering over 30 lb felt paper. Installation shall include drip edge, all new metal roof flashing, jacks and caps. Paint with rust retardant paint to match roof. Allow homeowner color choice of roof material. Roof is to be installed per manufacturer's instructions including proper roof venting to meet ventilation standard.

INTERIOR

F FINISHES

F1 Excluding Room #4. Clean all interior walls, ceilings, doors and trim of residence. Remove all dirt and grease to achieve a sound painting surface. Fill all irregularities in areas to be painted with approved fillers and sand or texture to match existing surfaces in kind. Prime all new materials with a premium quality primer per manufacturer's specification. Paint all interior walls and ceiling of structure, with a premium quality latex paint applied per manufacturer's specifications. Paint all walls and ceilings of kitchens and baths, and all woodwork throughout residence with a premium quality semi-gloss applied per manufacturer's specifications. Property owner to have choice of one base color per room and one trim color. NOTE: Check with property owner to verify desired paint finish. Contractor shall be responsible for moving and covering furniture.

F2 Remove carpet, pad, medal strips and tack strips. Install new wall to wall carpeting including closets. Installation shall include rebound carpet pad approx. 1/2" with a minimum 5 lb. density, carpet shall be a solution dyed BCF Polyester density 2360, face weight 43, multi brown/tan in color. Installation shall be done with a minimum of seams including all new baseboards, tack strips, metal edging where carpet meets other flooring, etc. Retail value of carpet and pad shall not exceed (\$36.00) per sq. yard. Carpet to match other berroms as close as possible. Contractor shall be responsible for moving all furniture out of each room prior to installation and moving furniture back.

Master Bedroom
Bedroom #4

F2 Remove flooring in living room and bathroom. Fill cracks and level floor with a skim coat of embossing leveler applied with a trowel. Install Mohawk glue down viny plank flooring vinyl over prepared flooring with a rubber base. Owner is to approve color and pattern of vinyl prior to installation. Contractor shall be responsible for moving all furniture out of each room prior to installation and moving furniture back.

Living room (13x22)
Bathroom #1
Bathroom #2
Master Bathroom

F3 Remove door knobs and install Schlage lever set to match existing finish. All bedrooms shall have keyed locks and bathrooms shall be privacy locks.

E ELECTRICAL

E1 Remove existing light fixtures in common area and and install 2 surface mounted LED light fixtures to match Offenbach as close as possible and one wall mounted LED light fixture.

BATHROOM #1

D DEMOLITION

D1 Remove bathtub, tile, vanity, fixtures, toilet and flooring

CA CARPENTRY

CA1 Install 34" Marilat Spring Valley Square cherry cider finish vanity with heavy duty hardware and Top Knob polished chrome pull projection with cultured marble top with integral bowl and backsplash and side splash. Backsplash and side splash shall be caulked with waterproof sealant at the wall seam.

CA2 Install a 24" x 30" Broan Harmony framed heavy gauge steel recessed medicine cabineton side wall. Include removing sheetrock and making any alterations in framing. Repair sheetrock for a texture finish.

CA3 Install vanity mirror with wood trim to match vanity

P PLUMBING

P1 Install Grohe Eurosmart Centerset Bathroom Sink Faucet with Single Handle with new drain assembly, waste line, P-trap assembly, cold and hot water shut-off valves, supply lines and escutcheons for a complete installation. Fixture to meet water sense standards. If it does not provide home owner another alternative.

P2 Install American Standard Champion one piece round ADA toilet 1.28 with slow closing lid with seat and cover. Installation shall include new shut-off valve, supply line, wax ring and fasteners (non-corrosive). Seal base at floor.

P3 Install a Kohler Acrylic shower pan with integral seat and curb set in a full mortar bed. Installation to include new drain connection, and plumbing for risers with type "M" copper, new chrome-plated brass escutcheons, new plumbing trap, Grohe Grohsafe Universal Pressure Balance Rough-In Valve connected to Grohe Eurosmart Shower Combination PBV Trim - Starlight Chrome w/ Tempesta Rustic 4" Shower Head and handheld Grohe shower head on a glide bar- WaterSense 2.0 GPM. Fixture to meet water sense standards. If it does not provide home owner another alternative.

P4 Install Dal tile 6" x 6" white undulated wall tile over ½" thick cementitious ceramic tile backer board over a moisture barrier. Grout to match. Tile shall be from Kohler shower pan to ceiling.

P5 Provide alternate bid but do not include in total. Install "sierra stone" cultured marble panels to ceiling with decorative corner edges or approved equal. Panels shall be installed over hardiback or cement board over a moisture barrier. Use 100 percent clear silicone caulk or manufacturer approved adhesive to attach your cultured marble. Installation to include trimming out window, a combo shampoo/soap dish conveniently located.

E ELECTRICAL

E1 Provide and install a 20-amp dedicated circuit to bathroom receptacles. Fish wire and repair all tear out to match existing.

E2 Remove and install a new surface mounted light fixture so it is center over sink. Patch tape and texture cutout. Allowance not to exceed \$100.00.

E3 Replace existing receptacle with a GFIC.

E4 Replace wall switch with vacany sensor with separate switch for ventilation fan and light.

M MECHANICAL

M1 Install a Panasonic ceiling mounted Fan/Heat/Light/Night-Light with humidistat. Installation shall be complete for proper installation including electrical wiring to operate fan and light separately housed in a double switch box. Repair, patch and match existing sheet rock for all tear-out.

F FINISH

F1 Remove hardware, sand and paint vanity with one coat of primer and two (2) coats of Kelley Moore Paint Semi gloss or as recommended by the store supplier/manufacture. Installation to include new heavy duty hardware with Top Knob polished chrome pull projection including chrome hinges to vanity. Include adjusting doors so they can fully close.. Consult with homeowner on color and hardware.

F2 Remove existing floor and install vinyl with rubber base over new underlayment. Silicone at all seams, fixture lips and pipe penetrations. Owner is to approve color and pattern of vinyl prior to installation.

BATHROOM #2

D DEMOLITION

D1 Remove vanity, vanity top, fixtures, toilet (toilet to be re-used).

CA CARPENTRY

CA1 Install 30" Marilat Spring Valley Square cherry cider finish vanity with heavy duty hardware and Top Knob polished chrome pull projection with cultured marble top with integral bowl and backsplash and side splash. Backsplash and side splash shall be caulked with waterproof sealant at the wall seam.

CA2 Remove and nstall Franklin Brass robe hook concealed back of door, Franklin Brass towel ring located at bath sink, (1) Franklin Brass 24" towel bar set into solid blocking, Futura toilet paper holder into wall, screwed securely to blocking. Patch, tape and finish for texture finish.

CA3 Install white coated stainless steel grab bars into solid backing from wall to floor next to toilet. Installation and size shall be typical for safe home accessibility . Patch, tape and finish for texture finish or Installation to meet the load requirements of the applicant and the minimum load requirements for ANSI and ADA.

P PLUMBING

P1 Install existing toilet. Installation shall include new shut-off valve, supply line, wax ring and fasteners (non-corrosive). Seal base at floor.

P2 Install Grohe Eurosmart Centerset Bathroom Sink Faucet with Single Handle with new drain assembly, waste line, P-trap assembly, cold and hot water shut-off valves, supply lines and escutcheons for a complete installation. Fixture to meet water sense standards. If it does not provide home owner another alternative.

E ELECTRICAL

E1 Replace wall switch with vacnancy switch and install a separate switch for ventilation fan.

M MECHANICAL

M1 Install a Panasonic ceiling mounted Fan with humidistat. Installation shall be complete for proper installation including electrical wiring to operate fan and light separately housed in a double switch box. Repair, patch and match existing sheet rock for all tear-out.

MASTER BATHROOM

CA CARPENTRY

CA1 Remove and Install a 16" x 28" Broan Harmony framed heavy gauge steel recessed medicine cabinet center over sink. Include removing sheetrock and making any alterations in framing. Patch, tape, texture and paint to match existing as close as possible.

CA3 Remove and install 1 Franklin Brass 18" towel bar set into solid backing, 1 Franklin Brass 24" towel bars set into solid blocking, screwed securely to studs. Patch, tape, and texture to match existing as close as possible.

CA4 Install white coated stainless steel grab bars into solid backing from wall to floor next to toilet and in shower. Installation and size shall be typical for safe home accessibility . Patch, tape and finish for texture finish or Installation to meet the load requirements of the applicant and the minimum load requirements for ANSI and ADA.

P PLUMBING

P1 Install American Standard Champion one piece round ADA toilet 1.28 with slow closing lid with seat and cover. Installation shall include new shut-off valve, supply line, wax ring and fasteners (non-corrosive). Seal base at floor.

P2 Install Grohe handheld shower head on glide bar. Fixture to meet water sense standards. If it does not provide home owner another alternative.

E ELECTRICAL

E1 Provide and install a 20-amp dedicated circuit to bathroom receptacles. Fish wire and repair all tear out to match existing.

E2 Remove and install a new surface mounted light fixture center over sink. Allowance not to exceed \$100.00.

E4 Replace wall switch with vacancy switch and install switch for ventilation fan and light.

M MECHANICAL

M1 Install a panasonic whisper ventilation fan with humidistat. Installation shall be complete for proper installation including electrical wiring to operate fan and light separately housed in a double switch box. Repair, patch and match existing sheet rock for all tear-out.

F FINISH

F1 Remove hardware, sand and paint vanity with one coat of primer and two (2) coats of Kelley Moore Paint Semi gloss or as recommended by the store supplier/manufacture. Installation to include new heavy duty hardware with Top Knob polished chrome pull projection including chrome hinges to vanity. Include adjusting doors so they can fully close.. Consult with homeowner on color and hardware.

F3 Remove existing floor and install vinyl with rubber baseover new underlayment. Silicone at all seams, fixture lips and pipe penetrations. Owner is to approve color and pattern of vinyl prior to installation.

TOTAL _____

PERMITS _____

O&P _____

TOTAL _____



October 24, 2014

Richard Gutierrez
City Of Sunnyvale Community Development Department
456 West Olive Avenue
Sunnyvale, CA, 94086

Re: Lead-Based Paint Inspection
1675 S. Wolfe Road, Sunnyvale
Benchmark Project #E14-1301-LIE
On Site Technician: Rob LoGrasso

No Lead-Based Paint Identified

Dear Richard Gutierrez,

Benchmark Environmental Engineering conducted a Lead-Based Paint Inspection at 1675 S. Wolfe Road in Sunnyvale. The survey was conducted on October 20, 2014. The inspection was conducted by California Department of Public Health Certified Lead Inspector/Assessor Rob LoGrasso CDPH #17622.

Background:

1675 S. Wolfe Road is a single family home consisting of 4 bedrooms and 3 bathrooms. The residence is associated with Charities Housing, a non-profit housing group. The purpose of the investigation is to determine the presence of lead-based paint and/or any hazards associated with lead-based paint.

The inspection consisted of inspecting the paint surfaces for the presence of lead, conducting a visual assessment of current conditions.

Findings:

Paint Inspection

In order to determine if lead based paint is present, *One Hundred and Thirty-four* (134) assays were collected using an X-RAY FLOURESCENCE (XRF) instrument. The results indicated that *none of the building* components were above the EPA/HUD level of 1.0 mg/cm² or 5000 PPM. Refer to APPENDIX B-XRF Results

General:

- General references are located in Appendix A
- XRF Results are located in Appendix B
- Certification/Lead Hazard Evaluation Form is located in Appendix C
- Diagram of the property is located in Appendix D

Benchmark is pleased to provide our services to you for this project. Please contact our office at 800-988-7424 if you have any questions or concerns.

Sincerely,

Benchmark Environmental Engineering

Terri MacFarlane
Environmental Field Services Manager

E14-1301-LIE

Environmental Engineering, Consulting, Testing and Training
Corporate Office: 3732 Charter Park Drive, Ste. A San Jose, CA 95136
408-448-7594 * 408-448-3849 (Fax) * www.benchmarkenvironmental.com

APPENDIX A-GENERAL REFERENCE

General Reference

Inspection, sampling, and assessment procedures were performed in general accordance with the guidelines published by The Department of Housing and Urban Development's (HUD) 1995 Guidelines, Chapter 7 Paint Inspection, and Chapter 5 Risk Assessment. The survey consisted of three major activities: visual inspection, sampling, and analysis. Although these activities are listed separately, they are integrated tasks.

Visual Inspection

A Department of Public Health Lead Inspector/Risk Assessor for the State of California performed the inspection. An initial building walkthrough was conducted to determine the presence of suspect materials that were accessible or exposed.

Sampling Process

Following the walkthrough, the inspector selected sample areas of exposed or accessible materials identified as suspect Lead-Based Paint. State and Federal Guidelines were used to determine the sampling protocol. Sampling locations were chosen to be representative of the homogeneous material.

Sampling Procedures Lead-Based Paint Inspection (X-Ray Fluorescence (XRF) Analysis)

XRF instruments measure lead-in-paint by directing high energy X-rays and gamma rays into the paint, causing the lead atoms in the paint to emit X-rays which are detected by the instrument and converted to a measurement of the amount of lead in the paint. The EPA approved technology allows for measurement of X-rays without scraping or samples preparation to characterize substrate or matrix effects. The Spectrum Analyzer, Map 4 is combined with a microprocessor system that enables field-testing with a high degree of quality control and speed. Sample locations, descriptions, conditions, and measurement results are automatically recorded by the instrument and easily downloaded to a PC or laptop.

All results were compared to the State and Federal Guidelines:
1.0 mg/cm² = XRF-Lead-based Paint

Hazard Rankings for Lead-Based Paint Inspection

The HUD Guidelines have established hazard ranking criteria for conducting lead-based paint inspections. A visual assessment is applied to each surface inspected/assayed. There are three (3) hazard rankings applied to surfaces/component condition

Good/Intact:	No deterioration of paint or surface coatings observed on surfaces or components
Fair:	Some deterioration (flaking, chipping, peeling, chalking, etc...) generally covering <10% deterioration of surfaces or components overall
Poor:	Significant deterioration (flaking, chipping, peeling, chalking, etc...) generally covering >25% deterioration of surfaces or components overall

Quality Control Program

Benchmark Environmental Engineering utilizes only CDPH approved inspectors, which are certified to use radioactive instruments. The MAP 4 Spectrum Analyzer has on-board calibration routines, which continuously operate, and self-correct to minimized sampling error. This is known as substrate correcting software.

Warranty

Benchmark Environmental Engineering warrants that the findings contained herein have been prepared with the level of care and skill exercised by experienced and knowledgeable environmental consultants who are appropriately licensed or otherwise trained to perform lead-related construction risk assessments and inspections pursuant to the scope of work required on this Project.

The work included inspection of accessible materials. BENCHMARK did not inspect or sample inaccessible areas such as behind walls or within ductwork, and did not dismantle any part of the structure to inspect inaccessible areas. For the purpose of this warranty, inaccessible is defined as areas of the building that could not be tested (sampled) without destruction of the structure or a portion of the structure. Inaccessible materials that are visible to Benchmark's inspectors shall be presumed to be lead-based paint

APPENDIX B-XRF Results

Walls are referenced as 1, 2, 3, and 4

Wall 1 is the street side of the property

Walls 2, 3, and 4 are numbered clockwise

Mr. Rich Gutierrez
 City of Sunnyvale
 456 W. Olive, Sunnyvale

XRF Spread Sheet

1675 S. Wolfe Road
 Sunnyvale

Calibrations, Interior and Exterior

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
60235	Calibration	*	*	*	*	*	1.081	0.998	Inconclusive	20-Oct-14	02:23P
60236	Calibration	*	*	*	*	*	1.022	1.066	Inconclusive	20-Oct-14	02:23P
60237	Calibration	*	*	*	*	*	1.111	0.867	XRF Positive	20-Oct-14	02:24P
60238	Calibration	*	*	*	*	*	0	0	Unknown	20-Oct-14	03:02P
60239	Bedroom #1	Wall	1	Sheetrk	Intact	White/Off-White	-0.173	0.251	Negative	20-Oct-14	03:02P
60240	Bedroom #1	Window Sill	1	Wood	Intact	White/Off-White	-0.205	0.021	Negative	20-Oct-14	03:03P
60241	Bedroom #1	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.405	-0.162	Negative	20-Oct-14	03:03P
60242	Bedroom #1	Wall	2	Sheetrk	Intact	White/Off-White	-0.473	0.095	Negative	20-Oct-14	03:03P
60243	Bedroom #1	Wall	3	Sheetrk	Intact	White/Off-White	-0.604	0.234	Negative	20-Oct-14	03:03P
60244	Bedroom #1	Door Jamb	3	Wood	Intact	White/Off-White	-0.216	0.306	Negative	20-Oct-14	03:03P
60245	Bedroom #1	Door	3	Wood	Intact	White/Off-White	-0.142	-0.064	Negative	20-Oct-14	03:03P
60246	Bedroom #1	Wall	4	Sheetrk	Intact	White/Off-White	-0.974	0.334	Negative	20-Oct-14	03:04P
60247	Bedroom #1	Door Jamb	4	Wood	Intact	White/Off-White	0.086	0.1	Negative	20-Oct-14	03:04P
60248	Bedroom #1	Door	4	Wood	Intact	White/Off-White	-0.569	0.242	Negative	20-Oct-14	03:04P
60249	Master Bath	Wall	1	Sheetrk	Intact	White/Off-White	-0.098	0.348	Negative	20-Oct-14	03:04P
60250	Bedroom #1	Window Sill	1	Wood	Intact	White/Off-White	-0.104	0.243	Negative	20-Oct-14	03:04P
60251	Master Bath	Wall	2	Sheetrk	Intact	White/Off-White	-0.026	0.297	Negative	20-Oct-14	03:04P
60252	Master Bath	Door Jamb	2	Wood	Intact	White/Off-White	-0.27	-0.305	Negative	20-Oct-14	03:04P
60253	Master Bath	Door	2	Wood	Intact	White/Off-White	-0.168	0.328	Negative	20-Oct-14	03:05P
60254	Master Bath	Wall	3	Sheetrk	Intact	White/Off-White	0.146	0.417	Negative	20-Oct-14	03:05P
60255	Master Bath	Cabinets	3	Wood	Intact	White/Off-White	0.188	0.389	Negative	20-Oct-14	03:05P
60256	Master Bath	Wall	4	Sheetrk	Intact	White/Off-White	-0.055	0.229	Negative	20-Oct-14	03:05P
60257	Hall Bath	Wall	1	Sheetrk	Intact	White/Off-White	-0.444	0.091	Negative	20-Oct-14	03:13P
60258	Hall Bath	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.247	0.154	Negative	20-Oct-14	03:13P
60259	Hall Bath	Cabinets	1	Wood	Intact	White/Off-White	-0.349	0.221	Negative	20-Oct-14	03:13P
60260	Hall Bath	Wall	2	Sheetrk	Intact	White/Off-White	-0.111	-0.139	Negative	20-Oct-14	03:13P
60261	Hall Bath	Wall	3	Sheetrk	Intact	White/Off-White	-0.363	0.076	Negative	20-Oct-14	03:13P
60262	Hall Bath	Door Jamb	3	Wood	Intact	White/Off-White	0.185	0.487	Negative	20-Oct-14	03:14P
60263	Hall Bath	Door	3	Wood	Intact	White/Off-White	-0.648	-0.273	Negative	20-Oct-14	03:14P
60264	Bedroom #2	Wall	1	Sheetrk	Intact	White/Off-White	0.005	0.149	Negative	20-Oct-14	03:14P
60265	Bedroom #2	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.402	0.152	Negative	20-Oct-14	03:14P
60266	Bedroom #2	Closet Door	1	Wood	Intact	White/Off-White	-0.15	0.645	Negative	20-Oct-14	03:15P
60267	Bedroom #2	Wall	2	Sheetrk	Intact	White/Off-White	-0.356	0.143	Negative	20-Oct-14	03:15P
60268	Bedroom #2	Window Sill	2	Wood	Intact	White/Off-White	-0.367	0.117	Negative	20-Oct-14	03:15P

Mr. Rich Gutierrez
 City of Sunnyvale
 456 W. Olive, Sunnyvale

XRF Spread Sheet

1675 S. Wolfe Road
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
60269	Bedroom #2	Wall	3	Sheetrk	Intact	White/Off-White	-0.318	0.146	Negative	20-Oct-14	03:15P
60270	Bedroom #2	Wall	4	Sheetrk	Intact	White/Off-White	-0.406	-0.357	Negative	20-Oct-14	03:15P
60271	Bedroom #2	Door Jamb	4	Wood	Intact	White/Off-White	-0.311	0.244	Negative	20-Oct-14	03:15P
60272	Bedroom #2	Door	4	Wood	Intact	White/Off-White	-0.385	0.247	Negative	20-Oct-14	03:15P
60273	Bedroom #2	Ceiling	4	Sheetrk	Intact	White/Off-White	-0.189	0.395	Negative	20-Oct-14	03:15P
60274	Bedroom #3	Wall	1	Sheetrk	Intact	White/Off-White	-0.217	0.309	Negative	20-Oct-14	03:16P
60275	Bedroom #3	Closet Door	1	Wood	Intact	White/Off-White	-0.308	-0.105	Negative	20-Oct-14	03:16P
60276	Bedroom #3	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.117	0.472	Negative	20-Oct-14	03:16P
60277	Bedroom #3	Wall	2	Sheetrk	Intact	White/Off-White	-0.678	0.006	Negative	20-Oct-14	03:16P
60278	Bedroom #3	Door Jamb	2	Wood	Intact	White/Off-White	-0.106	-0.135	Negative	20-Oct-14	03:16P
60279	Bedroom #3	Door	2	Wood	Intact	White/Off-White	-0.595	0.102	Negative	20-Oct-14	03:16P
60280	Bedroom #3	Wall	3	Sheetrk	Intact	White/Off-White	-0.107	-0.029	Negative	20-Oct-14	03:17P
60281	Bedroom #3	Window Sill	3	Wood	Intact	White/Off-White	-0.694	-0.072	Negative	20-Oct-14	03:17P
60282	Bedroom #3	Wall	4	Sheetrk	Intact	White/Off-White	-0.362	-0.1	Negative	20-Oct-14	03:17P
60283	Bedroom #4	Wall	1	Sheetrk	Intact	White/Off-White	-0.061	-0.07	Negative	20-Oct-14	03:18P
60284	Bedroom #4	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.411	0.558	Negative	20-Oct-14	03:18P
60285	Bedroom #4	Wall	2	Sheetrk	Intact	White/Off-White	-0.115	-0.168	Negative	20-Oct-14	03:19P
60286	Bedroom #4	Window Sill	2	Wood	Intact	White/Off-White	-0.047	-0.158	Negative	20-Oct-14	03:19P
60287	Bedroom #4	Wall	3	Sheetrk	Intact	White/Off-White	-0.435	0.085	Negative	20-Oct-14	03:20P
60288	Bedroom #4	Wall	4	Sheetrk	Intact	White/Off-White	-0.361	0.351	Negative	20-Oct-14	03:20P
60289	Bedroom #4	Door Jamb	4	Wood	Intact	White/Off-White	0.051	0.28	Negative	20-Oct-14	03:20P
60290	Bedroom #4	Door	4	Wood	Intact	White/Off-White	-0.206	-0.259	Negative	20-Oct-14	03:20P
60291	Hall Bath	Wall	1	Sheetrk	Intact	White/Off-White	-0.241	-0.286	Negative	20-Oct-14	03:21P
60292	Hall Bath	Door Jamb	1	Wood	Intact	White/Off-White	-0.104	-0.386	Negative	20-Oct-14	03:21P
60293	Hall Bath	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.376	0.927	Negative	20-Oct-14	03:21P
60294	Hall Bath	Wall	2	Sheetrk	Intact	White/Off-White	-0.559	-0.26	Negative	20-Oct-14	03:21P
60295	Hall Bath	Cabinets	2	Wood	Intact	White/Off-White	-0.49	-0.091	Negative	20-Oct-14	03:21P
60296	Hall Bath	Wall	3	Sheetrk	Intact	White/Off-White	-0.202	0.292	Negative	20-Oct-14	03:21P
60297	Hall Bath	Wall	4	Sheetrk	Intact	White/Off-White	-0.571	0.526	Negative	20-Oct-14	03:22P
60298	Hall Bath	Window Sill	4	Wood	Intact	White/Off-White	0.082	0.098	Negative	20-Oct-14	03:22P
60299	Hallway	Wall	1	Sheetrk	Intact	White/Off-White	0.1	0.215	Negative	20-Oct-14	03:22P
60300	Hallway	Door Jamb	1	Wood	Intact	White/Off-White	-0.184	0.01	Negative	20-Oct-14	03:22P
60301	Hallway	Door	1	Wood	Intact	White/Off-White	-0.157	0.068	Negative	20-Oct-14	03:22P
60302	Hallway	Wall	2	Sheetrk	Intact	White/Off-White	0.097	0.388	Negative	20-Oct-14	03:23P
60303	Hallway	Closet Door	2	Wood	Intact	White/Off-White	-0.079	0.211	Negative	20-Oct-14	03:23P
60304	Hallway	Wall	3	Sheetrk	Intact	White/Off-White	-0.11	-0.045	Negative	20-Oct-14	03:23P

Mr. Rich Gutierrez
 City of Sunnyvale
 456 W. Olive, Sunnyvale

XRF Spread Sheet

1675 S. Wolfe Road
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
60305	Hallway	Door Jamb	3	Wood	Intact	White/Off-White	0.018	-0.327	Negative	20-Oct-14	03:23P
60306	Hallway	Door	3	Wood	Intact	White/Off-White	-0.565	0.195	Negative	20-Oct-14	03:23P
60307	Hallway	Wall	4	Sheetrk	Intact	White/Off-White	-0.356	0.161	Negative	20-Oct-14	03:23P
60308	Hallway	Baseboard	4	Wood	Intact	White/Off-White	-0.233	-0.265	Negative	20-Oct-14	03:23P
60309	Hallway	Door Jamb	4	Wood	Intact	White/Off-White	-0.109	0.25	Negative	20-Oct-14	03:23P
60310	Hallway	Door	4	Wood	Intact	White/Off-White	-0.439	0.447	Negative	20-Oct-14	03:24P
60311	Entry/Foyer	Wall	1	Sheetrk	Intact	White/Off-White	-0.008	0.455	Negative	20-Oct-14	03:24P
60312	Entry/Foyer	Door Jamb	1	Wood	Intact	White/Off-White	-0.327	0.742	Negative	20-Oct-14	03:24P
60313	Entry/Foyer	Door	1	Wood	Intact	White/Off-White	-0.329	0.347	Negative	20-Oct-14	03:24P
60314	Entry/Foyer	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.169	-0.039	Negative	20-Oct-14	03:24P
60315	Entry/Foyer	Wall	2	Sheetrk	Intact	White/Off-White	-0.415	-0.161	Negative	20-Oct-14	03:24P
60316	Entry/Foyer	Wall	4	Sheetrk	Intact	White/Off-White	-0.459	-0.113	Negative	20-Oct-14	03:24P
60317	Entry/Foyer	Door Jamb	4	Wood	Intact	White/Off-White	-0.198	0.273	Negative	20-Oct-14	03:24P
60318	Kitchen	Wall	1	Sheetrk	Intact	White/Off-White	-0.523	0.417	Negative	20-Oct-14	03:24P
60319	Kitchen	Cabinets	1	Wood	Intact	Brown/Beige	-0.457	-0.186	Negative	20-Oct-14	03:24P
60320	Kitchen	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.509	-0.228	Negative	20-Oct-14	03:25P
60321	Kitchen	Wall	2	Sheetrk	Intact	White/Off-White	0.075	0.262	Negative	20-Oct-14	03:25P
60322	Kitchen	Window Sill	2	Wood	Intact	White/Off-White	-0.011	-0.018	Negative	20-Oct-14	03:25P
60323	Kitchen	Door Jamb	2	Wood	Intact	White/Off-White	-0.21	0.055	Negative	20-Oct-14	03:25P
60324	Kitchen	Wall	3	Sheetrk	Intact	White/Off-White	-0.087	-0.003	Negative	20-Oct-14	03:25P
60325	Kitchen	Cabinets	3	Wood	Intact	Brown/Beige	-0.493	-0.53	Negative	20-Oct-14	03:25P
60326	Kitchen	Wall	4	Sheetrk	Intact	White/Off-White	-0.506	0.619	Negative	20-Oct-14	03:25P
60327	Kitchen	Window Sill	4	Wood	Intact	White/Off-White	-0.227	0.609	Negative	20-Oct-14	03:26P
60328	Kitchen	Door Jamb	1	Wood	Intact	White/Off-White	-0.36	0.341	Negative	20-Oct-14	03:26P
60329	Kitchen	Door	4	Wood	Intact	White/Off-White	0.025	-0.028	Negative	20-Oct-14	03:26P
60330	Garage	Wall	1	Sheetrk	Intact	White/Off-White	-0.465	0.196	Negative	20-Oct-14	03:26P
60331	Garage	Garage Door	1	Metal	Intact	White/Off-White	-0.417	0.177	Negative	20-Oct-14	03:26P
60332	Garage	Wall	2	Sheetrk	Intact	White/Off-White	0.044	0.001	Negative	20-Oct-14	03:26P
60333	Garage	Wall	3	Sheetrk	Intact	White/Off-White	-0.522	-0.071	Negative	20-Oct-14	03:27P
60334	Garage	Stair Handrai	3	Metal	Intact	Black	0.333	0.7	Negative	20-Oct-14	03:27P
60335	Garage	Door Jamb	3	Wood	Intact	White/Off-White	-0.312	-0.212	Negative	20-Oct-14	03:27P
60336	Garage	Door	3	Wood	Intact	White/Off-White	-0.135	0.103	Negative	20-Oct-14	03:27P
60337	Garage	Wall	4	Sheetrk	Intact	White/Off-White	-0.287	0.838	Negative	20-Oct-14	03:27P
60338	Garage	Door	4	Wood	Intact	White/Off-White	-0.3	-0.155	Negative	20-Oct-14	03:27P
60339	Garage	Cabinets	4	Wood	Intact	White/Off-White	-0.406	0.292	Negative	20-Oct-14	03:27P
60340	Living Room	Wall	1	Sheetrk	Intact	White/Off-White	-0.563	0.342	Negative	20-Oct-14	03:28P

Mr. Rich Gutierrez
 City of Sunnyvale
 456 W. Olive, Sunnyvale

XRF Spread Sheet

1675 S. Wolfe Road
 Sunnyvale

Data ID #	Room Type	Component	Wall #	Substrate	Condition	Color	K-Shell	L-Shell	Result	Date	Time
60341	Living Room	Ceiling	1	Sheetrk	Intact	White/Off-White	-0.226	0.552	Negative	20-Oct-14	03:28P
60342	Living Room	Wall	2	Sheetrk	Intact	White/Off-White	-0.679	0.229	Negative	20-Oct-14	03:28P
60343	Living Room	Wall	3	Sheetrk	Intact	White/Off-White	-0.131	0.003	Negative	20-Oct-14	03:28P
60344	Living Room	Door Jamb	3	Wood	Intact	White/Off-White	-0.215	-0.126	Negative	20-Oct-14	03:28P
60345	Living Room	Wall	4	Sheetrk	Intact	White/Off-White	-0.32	0.329	Negative	20-Oct-14	03:28P
60346	Living Room	Mantle	4	Wood	Intact	White/Off-White	-0.403	0.134	Negative	20-Oct-14	03:29P
60347	Exterior	Wall	1	Stucco	Intact	White/Off-White	-0.385	0.578	Negative	20-Oct-14	03:29P
60348	Exterior	Door Jamb	1	Wood	Intact	Blue	-0.205	-0.033	Negative	20-Oct-14	03:29P
60349	Exterior	Door	1	Wood	Intact	Blue	-0.258	0.486	Negative	20-Oct-14	03:29P
60350	Exterior	Threshold	1	Wood	Intact	Blue	-0.447	-0.364	Negative	20-Oct-14	03:29P
60351	Exterior	Eaves	1	Wood	Intact	White/Off-White	-0.275	-0.127	Negative	20-Oct-14	03:30P
60352	Exterior	Rafter Tails	1	Wood	Intact	White/Off-White	-0.012	-0.164	Negative	20-Oct-14	03:30P
60353	Exterior	Window Sill	1	Wood	Intact	Blue	0.294	0.271	Negative	20-Oct-14	03:30P
60354	Exterior	Siding	1	Wood	Intact	White/Off-White	-0.528	-0.137	Negative	20-Oct-14	03:30P
60355	Exterior	Window Fran	1	Wood	Intact	Blue	0.013	0.099	Negative	20-Oct-14	03:30P
60356	Exterior	Gutter	1	Metal	Intact	Blue	0.051	0.695	Negative	20-Oct-14	03:30P
60357	Exterior	Wall	2	Stucco	Intact	White/Off-White	0.249	0.384	Negative	20-Oct-14	03:31P
60358	Exterior	Fascia	2	Wood	Intact	Blue	0.27	0.198	Negative	20-Oct-14	03:31P
60359	Exterior	Eaves	2	Wood	Intact	White/Off-White	0.028	0.277	Negative	20-Oct-14	03:31P
60360	Exterior	Fence	2	Wood	Deteriorate	Red/Pink	-0.277	0.582	Negative	20-Oct-14	03:31P
60361	Exterior	Wall	3	Stucco	Intact	White/Off-White	0.006	0.642	Negative	20-Oct-14	03:32P
60362	Exterior	Eaves	3	Wood	Intact	White/Off-White	-0.108	0.049	Negative	20-Oct-14	03:33P
60363	Exterior	Rafter Tails	3	Wood	Intact	White/Off-White	-0.305	0.08	Negative	20-Oct-14	03:33P
60364	Exterior	Siding	3	Wood	Intact	Blue	-0.343	0.397	Negative	20-Oct-14	03:33P
60365	Exterior	Wall	4	Stucco	Intact	White/Off-White	0.036	0.512	Negative	20-Oct-14	03:33P
60366	Exterior	Door Jamb	4	Wood	Intact	Blue	-0.243	-0.611	Negative	20-Oct-14	03:33P
60367	Exterior	Door	4	Wood	Intact	Blue	-0.381	0.17	Negative	20-Oct-14	03:34P
60368	Exterior	Eaves	4	Wood	Intact	White/Off-White	0.046	0.72	Negative	20-Oct-14	03:34P
60369	Exterior	Rafter Tails	4	Wood	Intact	White/Off-White	0.26	0.409	Negative	20-Oct-14	03:34P
60370	Exterior	Gutter	4	Metal	Intact	Blue	-0.043	0.366	Negative	20-Oct-14	03:34P
60371	Exterior	Garage Door	1	Metal	Intact	White/Off-White	0.135	0.749	Negative	20-Oct-14	03:34P
60372	Exterior	Garage Door	1	Wood	Intact	Blue	-0.025	0	Negative	20-Oct-14	03:36P
60373	Calibration	*	*	*	*	*	0.923	0.854	Inconclusive	20-Oct-14	03:36P
60374	Calibration	*	*	*	*	*	1.034	0.954	Inconclusive	20-Oct-14	03:37P
60375	Calibration	*	*	*	*	*	0.985	0.877	Inconclusive	20-Oct-14	03:39P

APPENDIX C- CDPH CERTIFICATION/LEAD HAZARD
EVALUATION REPORT

State of California Department of Public Health
Lead-Related Construction Certificate

Certificate Type	Expiration Date
Inspector/Assessor	08/14/2018



John R. LoGrasso ID # **17622**

Mr. John Rob LoGrasso
Benchmark Environmental Engineering
3732 Charter Park Drive, Ste A
San Jose, CA 95136

LEAD HAZARD EVALUATION REPORT

Section 1 — Date of Lead Hazard Evaluation October 20, 2014

Section 2 — Type of Lead Hazard Evaluation (Check one box only)

Lead Inspection Risk assessment Clearance Inspection Other (specify) _____

Section 3 — Structure Where Lead Hazard Evaluation Was Conducted

Address [number, street, apartment (if applicable)] 1675 S. Wolfe Raod		City Sunnyvale	County Santa Clara	Zip Code 94087
Construction date (year) of structure 1959	Type of structure <input type="checkbox"/> Multi-unit building <input type="checkbox"/> School or daycare <input checked="" type="checkbox"/> Single family dwelling <input type="checkbox"/> Other _____		Children living in structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name Richard Gutierrez C/O City of Sunnyvale Community Development		Telephone number 408-730-7459		
Address [number, street, apartment (if applicable)] 456 West Olive Avenue		City Sunnyvale	State CA	Zip Code 94086

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

No lead-based paint detected Intact lead-based paint detected Deteriorated lead-based paint detected
 No lead hazards detected Lead-contaminated dust found Lead-contaminated soil found Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name Rob LoGrasso		Telephone number 800-988-7424		
Address [number, street, apartment (if applicable)] 3732 Charter Park Drive, Ste. A		City San Jose	State CA	Zip Code 95136
CDPH certification number CDPH #17622	Signature <i>Rob LoGrasso</i>		Date 10/22/2014	

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

M4-1548

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
- B. Each testing method, device, and sampling procedure used;
- C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

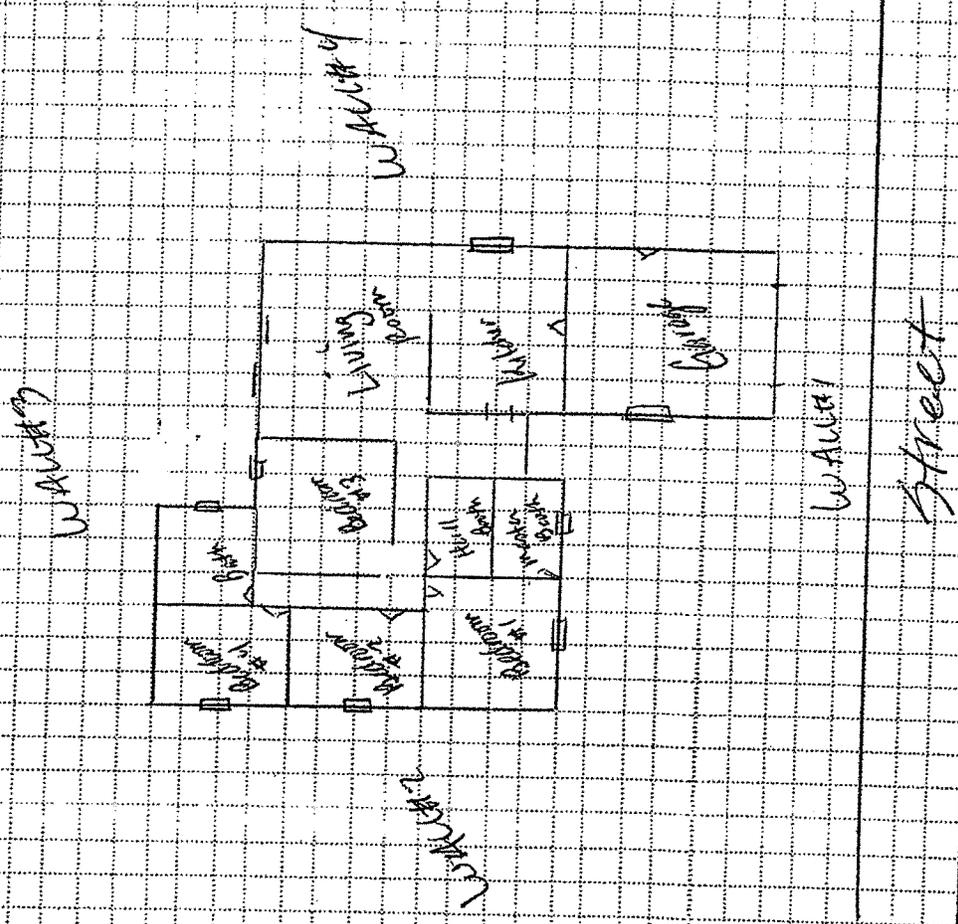
First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
 Childhood Lead Poisoning Prevention Branch Reports
 850 Marina Bay Parkway, Building P, Third Floor
 Richmond, CA 94804-6403
 Fax: (510) 620-5656

APPENDIX D-DIAGRAM



Project Number: E14-1301

Environmental Consulting, Testing, and Training
 Corporate Office: 3732 Charter Park Drive, Ste. A San Jose, CA 95136
 408-448-7594 • 408-448-3849 (Fax) • www.benchmarkenvironmental.com

Project Address: 1675 S. WOLFE ROAD, SUNNYVALE

Drawn By: AP



Drawing Not To Scale