**HDC Application template\_2021** *Provide this document when bidding/awarding a contract for each single-family home repair project located in a local historic district. Update as needed.*

**Address**: 1772 Seyburn

**Historic District Name**: West Village

**Homeowner**: Danielle Estes

**HRD Compliance Inspector**: Martha H. Delgado

**Contractor Company Name: Jozef Contractor, Inc**

**Address: 17245 Mt. Elliott, Detroit, Michigan 48212**

**Phone: 586-604-5210**

**Email: jozefcontractor@yahoo.com**

**Contractor Requirements for this HDC application:**

* **Submit this application to** **hdc@detroitmi.gov** **for approval prior to ordering materials**
* E-mail this document to the application with supporting documentation including:
	+ Measured Drawings
	+ Detail photographs of conditions at the time the application is submitted
	+ Provide brochure/cut sheets for products to be used for each applicable work items noted in scope of work
	+ ePlans permit number, if applicable

**Scope of work**:

**Scope of work**: **This scope includes work related to Lead Hazard Reduction**

* **Garage Demolition:** Completely dismantle and remove wood frame garage.
	+ Remove all demolition and construction related debris. Homeowner is to remove all personal belongings prior to work beginning.
	+ Note: Concrete slab is not to be removed. Contractor is responsible for obtaining demolition permit for this work item through the HDC approval process.
* **Windows: -WOOD- *This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***.
	+ Remove storm windows & awnings if applicable at exterior.
	+ Scrape, prime & paint the metal lintels to match existing, or use an HDC approved color paint for metal. Remove the interior wood stops and save (or discard and replace with new RFC choice) at all wood double hung windows on dwelling (total - 24 - 10 on wall A, 8 on wall B, 8 on wall C & 3 on wall D). Remove upper & lower window sashes, perform necessary repairs & glazing, as needed, wet scrape and fully apply Eco-Bond Lead Defender, or equivalent to all painted surfaces of the jambs and troughs. Determine track shape & install the proper jamb liner so that it extends the full length of each side jamb to manufacturers’ recommendations. Reinstall the sashes and stops. If stops are damaged, broken or missing, install new stops that closely match existing in like and kind. Wet Scrape, prime & paint all exterior wood casing, sills & trim on each window & replace all storm windows & awnings where applicable. Note: Steps are interchangeable if necessary to avoid lead contamination of components.
	+ Remove existing storm window frames at all fixed wood windows on the entire dwelling (total-6 – wall A- 1 wall B-3, wall D-2). Scrape, prime & paint all exterior wood sashes, sills, and casing & trim surrounding windows & metal lintels above. Re-install all storm window frames. Scrape, prime & paint all interior wood sashes, sills, casing & trim surrounding windows.
* **Using lead safe practices remove peeling paint at all exterior wood components on dwelling including all wood siding, soffits, fascia, rake, frieze, gable, trim boards, front & rear porch ceilings & main beams. Prime & paint all to finish. Repair or replace any missing or damaged components as needed with same like materials. Note: A premium primer & paint is to be used. If color is to be changed, used HDC approved color chart**.
* **Wall A Porch Ceiling, Ceiling Beam & Columns- WOOD & Water Spout-METAL**.  Wet scrape, prime any bare areas and repaint these surfaces with two coats of exterior grade, 20-year paint.  Apply all products to manufacturer’s specifications for application and proper surface temperature at time of application. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris. ***This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***.
* **Roof Replacement Include Front porch-Asphalt *This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing shingles***

Remove all existing shingles down to the roof boards. Install 7/16-inch Oriented Strand Board. Install new Dimensional 30-year asphalt shingle roofing, including 15 lb. asphalt saturated felt, over entire roof, ice and water shield at all eaves and valleys, and aluminum T-Drip at all edges of roof. (approx. 20 Sq.)

* **Roof Rear Enclosed Porch-Flat Roof -RUBBER**

**TORCH-DOWN BITUMINOUS ROOFING: (3Sq)** Remove all existing roofing down to the roof boards. Install (1/2)-inch thick exterior grade plywood over entire deck. (approx. Sq.Ft.) Install metal drip edge on perimeter of deck. Install new torch-down bituminous roofing over the entire deck. Install metal flashing, properly sealed, where the deck roofing abuts dwelling.

* **Roof Components- Wood**  Repair all damaged or rotted wood with same like material must match existing. Wet scrape, prime any bare areas and repaint these surfaces with two coats of exterior grade, 20-year paint.  Apply all products to manufacturer’s specifications for application and proper surface temperature at time of application. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris. ***This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***.
* **Wall A Door Jamb, Casing-WOOD & Lintel-METAL** Remove and keep existing door. Remove existing stop. Plane all edges of door to prevent friction/impact surfaces. Wet scrape and paint on doors and all remaining door trim. Wet scrape and fully apply Eco-Bond Lead Defender (or equivalent) to doors, jamb and interior/exterior casing. Install new equivalent primed stop. Re-install existing door. Replace weatherstripping if necessary to provide an airtight seal. ***This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***.

**Walls (Concrete / Yellow ( 2nd Floor)**

Repair all damaged surfaces. ***This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***. Wet scrape, prime any bare areas and repaint these surfaces with two coats of exterior grade, 20-year paint.  Apply all products to manufacturer’s specifications for application and proper surface temperature at time of application. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris.

**Wall C &D Trim (Brick/White)**

Repair all damaged surfaces. ***This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***. Wet scrape, prime any bare areas and repaint these surfaces with two coats of exterior grade, 20-year paint.  Apply all products to manufacturer’s specifications for application and proper surface temperature at time of application. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris.

**Wall C Door Components -Exterior (2nd Floor)**

***This must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and*** ***whenever possible, materials of the existing surfaces***. Wet scrape, prime any bare areas and repaint these surfaces with two coats of exterior grade, 20-year paint.  Apply all products to manufacturer’s specifications for application and proper surface temperature at time of application. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris.

**Photographs:** **https://photos.app.goo.gl/QeoXjUJoCq4HQnTL7**

 **Side A**

 **Side B**

 **Side C**

 **Side D**

 **Description of existing conditions and statement on why this scope of work is necessary**:

I have done a complete and thorough inspection on the property located 1772 Seyburn. I am submitting the repair specifications, and the Elevated Blood Lead (EBL) Investigation Report conducted by the GS Group because of the State identifying a child with high lead level in their blood system. It includes components that were tested, substrate: the type of materials, side-the location of tested area or item, conditions-the condition of the paint on the surface tested, color of the surface tested, floor, room were the testing occurred, results either positive or negative, teeth marks if present; water testing which found over the EPA lead limit in the City of Detroit’s service water line to the dwelling, along with many detailed photographs for consideration and approval.

The exterior of the house has massive peeling paint on the wood, metal, and concrete components of the dwelling. The roof is leaking and causing the water damage to the interior of the structure. All these elements have contributed to the lead poisoning of a small child.

The garage has also been inundated with water for a long period of time and contains lead-based paint on most of the components. As you can see by viewing the photo's I've provided there are (2) trees growing into the foundation, walls of the outbuilding. The smaller tree on the one side is growing into the concrete slab and sill plate. The larger tree on the alley side is growing int foundation, wall of the garage causing a large hole on Wall B causing possible hazardous condition to the neighbors. The concrete slab is cracked and separated in several areas. The penetration of both trees has caused the walls of the garage to structurally become dangerous. There are also large dead tree limbs overhanging the roof of the garage that will cause problems in the future if not removed. Many components of the garage have had water saturation causing rotted wood and holes. The garage currently, is open to trespass and not being used by the homeowner.