TROY
OHIO

Troy Zoom is inviting you to a scheduled Zoom meeting.

Topic: 6-10-20 Troy Ohio Planning Commission
Time: June 10, 2020 03:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/85214189077

Meeting ID: 852 1418 9077

Please note the following:

1. City Hall will be closed to the public during these meetings

2. The meetings may be televised live on the City's Facebook page (subject to the technological capability)

3. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)

2. Everyone else is asked to stay muted unless called upon

3. Please be aware that once you join the meeting you are on video

AGENDA - TROY PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 10, 2020, 3:30 P.M.

1. Roll Call
2. Minutes - 5-27-2020
3. Historic District Application for 210 E. Main Street, roof replacement.
   Owner/Applicant: Mitchell and Phyllis Meiring
   -Commission to make decision.

4. Historic District Application for the demolition of the residential and garage structure located at 126 South Cherry Street
   Owner: First United Methodist Church
   Applicant: Linda Bozick, Trustee Chair
   -Commission to make decision.

   Order of speakers; with time limit for each, as determined by the Commission:

Primary speaker for opponents of the demolition	Bill McGraw	5 minutes
Primary speaker for proponents of the demolition	Jose Lopez	5 minutes
Secondary speaker #1 for opponents to the demolition	Evanthia Owen	3 minutes
Secondary speaker #1 for proponents to the demolition	Ann Baird	3 minutes
Secondary speaker #2 for opponents to the demolition	Patrick Hansford	3 minutes
Secondary speaker #2 for proponents to the demolition	Arthur Haddad	3 minutes

   (Alternate - only if a listed secondary speaker for proponents becomes unavailable :
   Ted Ristoff 3 minutes)

   Procedures:
   Each Speaker will be unmuted
   Speaker will be given a 1 minute warning
   Speaker will be muted when time limit is up

5. Other

Note to Commission members:
If you will not be attending, please email or call Sue.

A regular meeting of the Troy Planning Commission was held remotely Wednesday, May 27, 2020, at 3:30 p.m. Attendance was remote by Zoom. Members participating: Kappers, Titterington, Westmeyer, Wolke, Oda, McGarry, and Ehrlich; Staff attending: Zoning Inspector Watson, Development Director Davis, Assistant Development Director Harris. Commission Vice-Chairman chaired the meeting until Mr. Kappers came on-line at approximately 3:40 pm, and then he chaired the meeting from that point.

The Minutes of the April 22 meeting were approved upon motion of Mr. Wolke, seconded by Mrs. Ehrlich.

PETITION FOR ALLEY VACATION WEST OF 124 ASH STREET AND 130 ½ ASH STREET. Staff reported that the Petition is related to 14' wide unimproved alley which is only an alley of record; there are no utilities within the alley area; any easements will be retained; abutting owners of City of Troy and Lincoln Community Center petitioned for the vacation; this is related to the Lincoln Community Center new expansion construction project, which is starting; and staff recommends approval as approving the request will not adversely impact any of the neighbors.

A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, to recommend to City Council that the petition for the alley vacation west of 125 and 130 ½ Ash Street be approved as requested. **MOTION PASSED, UNANIMOUS VOTE**

HISTORIC DISTRICT APLICATION 24 S. SHORT STREET FOR REPLACEMENT OF EXISTING VINYL SIDING ON THE PRIMARY STRUCTURE, REAR ACCESSORY STRUCTURE, AND TRIM FOR WINDOWS, FASCIA AND SOFFITS: WONER – ADAM AND LESLIE BUZON: APPLICANT IS DOUG FAY, ARMOUR ROOFING AND RESTORATION. Staff reported: zoning is R-5, Single-Family Residential; house was constructed around 1919 and is not on the Historical Register; proposed is a fiber-cement siding (Hardiboard) and trim for the windows, fascia and soffits to replace existing vinyl siding and trim that currently; proposed color for the main body of the home, 8 feet high, batten styled in Bungalow Beige (SW7511); remainder Gale Force (SW7605); shutters, trim, soffit, fascia and gutters to be installed in the color Steely Grey (SW7664); for the accessory building the colors will be reverse, with the siding being the Gale Force color, with trim in Bungalow Beige, and gutters in the Steely Grey; and staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is a more appropriate style than the existing vinyl siding
- The alteration does not alter any of the historical or architectural features of the property.

A motion was made by Mayor Oda, seconded by Mrs. Ehrlich, to approve the historic district application as submitted for 24 S. Short Street, for the exact colors and materials set forth in the application, and based on the findings of staff that:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product is a more appropriate style than the existing vinyl siding
- The alteration does not alter any of the historical or architectural features of the property. **MOTION PASSED, UNANIMOUS VOTE**

HISTORIC DISTRICT APPLICATION 302 W. FRANKLIN STREET, REPLACEMENT OF VINYL SIDING AND TRIM WITH NEW VINYL SIDING AND TRIM: OWNER – BRAD AND MORGAN HEMMICK: APPLICANT – DOUG FAY, ARMOUR ROOFING AND RESTORATION. Staff reported: zoning is R-5, Single Family Residential; construction date is 1869, but has had later alterations; the porch on the north side may be partly original; it is not on the historic register; exterior has been covered with vinyl siding and the windows and trim in aluminum wrap; colors proposed are for the main body of the house is Seagrass color, with trim, corners, soffit and fascia will be in the color Grey Flannel, and gable ends of the roof the application is requesting Harbor Stone color, using a shake style vinyl siding, and staff recommends approval based on the findings of:

- The proposed alterations will not adversely affect the streetscape
- The structure was already negatively altered with vinyl siding and the replacement will provide needed maintenance for the structure
- The alteration will not alter any of the architectural features of the property.

A motion was made by Mr. Wolke, seconded by Mayor Oda, to approve the historic district application as submitted for 302 W. Franklin Street, for the exact colors and materials set forth in the application, and based on the findings of staff that:

- The proposed alterations will not adversely affect the streetscape,
- The structure was already negatively altered with vinyl siding and the replacement will provide needed maintenance for the structure,
- The alteration will not alter any of the architectural features of the property. **MOTION PASSED, UNANIMOUS VOTE**

HISTORIC DISTRICT APPLICATION 103 ½ W. MAIN STREET, FOR ADDITION OF METAL FRAMED, VINYL AWNING OVER THE SECOND FLOOR DECK ON THE N. WALNUT STREET SIDE OF THE BUILDING: OWNER – LODGE IORM 222: APPLICANT – DAVID ROSS IORM 222 PRESIDENT. Staff reported: The property, is zoned B-3, Central Business District; building was constructed in 1871, stone pillars, iron mullion columns and small light transoms; building is considered a significant contributor to the historic district and in the commercial core of the city; property is on the National Historic Registry; application is for the addition of a metal framed, vinyl awning over the second-floor deck on the N. Walnut St. side portion of the building; proposed awning is a vinyl material, in the 546 Stone Gray color to match the exterior color of the building; overall size will be 10 feet by 16 feet; awning will provide some coverage on the existing second floor deck and provide some protection to the entry door below on the first floor; the upper floors are used as the IORM – Redmen's lodge; and staff recommends approval based on the findings of:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed alteration is in keeping with the current building color.
- The alteration does not alter any of the historical or architectural features of the property.

A motion was made by Mayor Oda, seconded by Mr. Titterington; to approve the historic district application as submitted for 302 W. Franklin Street, for the exact colors and materials set forth in the application, and based on the findings of staff that:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed alteration is in keeping with the current building color.
- The alteration does not alter any of the historical or architectural features of the property.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION 221 S. MAREKT STREET FOR THE INSTALLATION OF A WALL SIGN; OWERN – SOLUTIONS REAL ESTATE INVESTMENTS LLC – JIM AND JUDY KASTER; APPLICANT T&G HOWARD ENTERPRISES, LLC – MERAKI: A SALON AND SPA. Staff reported: There are three storefronts survive in close to original form; property is not listed on the National Historic Registry; Commission denied a sign application for this property on Oct. 23, 2019; denial was based on the proposed white background of the sign did not appear appropriate based on the light gray color of the building; proposed sign is 15.75 square feet and is under the size allowed; proposed material is an aluminum composite to have a black background, white lettering and a Jalapeno colored strip to match the existing signage on the front; installation will be flush to the wall, on the north side wall, which faces their off-street parking; and staff recommends approval based on the findings of:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign complements the current colors of the building and the existing signage on the building;
- The proposed sign is cohesive with the existing elements of the building.

Mr. Kappers indicated he feels the proposed sign is more complimentary to the building colors.

A motion was made by Mr. McGarry, seconded by Mr. Westmeyer. to approve the historic district application as submitted for 221 S. Market Street, for the exact colors and materials set forth in the application, and based on the findings of staff that:

- The proposed sign will meet all City of Troy sign code requirements; and
- The proposed sign complements the current colors of the building and the existing signage on the building;
- The proposed sign is cohesive with the existing elements of the building.

MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION FOR 1375 S. UNION STREET, PARCEL NO. D08-106648 (6.1241 acres, 26,7458 sq. ft.) **FROM THE COUNTY ZONING OF I-2, GENERAL INDUSTRIAL, TO THE CITY ZONING OF M-3, GENERAL INDUSTRIAL DISTRICT; OWWER – J&B PROPERTIES OF TROY, LLC; APPLICANT – STEVE BRUNS, CO-OWNER.** Staff reported: this is a recently annexed vacant parcel; surrounding zonings are: County Zoning to the west of I-1, Light Industrial, south is County Zoning B-1, Highway Business, east is City of Troy M-2 Light Industrial, and north is City of Troy M-3 General Industrial District; proposed M-3 zoning is designed to accommodate a broad range of manufacturing, servicing and processing uses; zoning of the annexed parcel will allow for new business or expansion of the industrial sector in the City of Troy; the industrial zoning district will lend to accomplishing several goals in the comprehensive plan and the possibility to re-use an under-utilized, vacant property; the M-3 zoning designation will create viable industrial land to be utilized; regarding the criteria on which to base decisions staff reported:

> *"(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.*
> The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.
>
> *(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.*
> The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed zoning district already exists to the north and the property was previously zoned industrial while in the county.
>
> *(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.*
> The permitted uses allowed in the zoning district are compatible and similar to the uses that currently exist in the surrounding area.
>
> *(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.*
> All utilities can be provided.
> *(E) The amount of vacant l*
> *and that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, if any, that make a substantial part of such vacant land unavailable for development.*
> In the vicinity of the subject property, there is no available vacant land with the M-3 zoning classification
>
> *(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.*
> This would not correct any errors in the application of the Zoning Code."

Staff did not recommend approval, and recommended that the Commission recommend of the rezoning application based of Parcel No. D08-106628 from the County Zoning of I-2, General Industrial, to City of Troy zoning of M-3 General Industrial District, based on the findings of:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- Permitted uses in the proposed district are consistent with permitted uses in the surrounding area; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Commission not hold a public hearing on the proposed rezoning of 1375 S. Union Street, Parcel D08-106648. **MOTION PASSED, UNANIMOUS VOTE**

RECOMMENDATION: A motion was made by Mr. McGarry, seconded by Mayor Oda, that the Planning Commission recommends to Troy City Council that the application to rezone 1375 S. Union Street, Parcel D08-106648, from the County Zoning of I-2, General Industrial District, to the City of Zoning of M-3, General Industrial District, be approved.

MOTION PASSED, UNANIMOUS VOTE

HISTORIC DISTRICT APPLICATION FOR DEMLOLITION OF HOUSE AND GARAGE AT 126 S. CHERRY STREET – CONSIDERATION OF MOTION TO RECONSIDER HISTORIC DISTRICT APPLICATION FOR THE DEMOLITION OF THE RESIDENTIAL AND GARAGE STRUCTURES LOCATED AT 126 SOUTH CHERRY STREET AND FURTHER TO ALLOW LIMITED COMMENTS BY INTERESTED PARTIES IN A MANNER ACCEPTABLE BY A MAJORITY OF THE TROY PLANNING COMMISSION.

The following motion was made by Mr. Wolke:

"Regarding the proposed demolition of 126 South Cherry Street, at our last meeting, I was concerned about the ability of the both sides to have a fair hearing.
Therefore, I made a motion to indefinitely delay commission action.
However, in fairness to all sides, I believe the Planning Commission should resume consideration of this issue.
I view the process I'm proposing as a starting point for discussion and would welcome any amendments by members of the commission.

Therefore, I'd like to make a motion to include the issue of 126 South Cherry Street on our next agenda with the following procedures in effect:

- The proponents and opponents to the demolition shall select a primary and up to two secondary representatives.
- The primary representatives shall have a maximum of 5 minutes to present their positions.
- Secondary representatives shall each be given a maximum of 3 minutes.
- Presentations shall alternate, beginning with the opposition to demolition.
- The commission may ask questions of either side in the issue. Questions and answers will not be deducted from their allotted time.
- No time limits apply to city staff or members of the Planning Commission.
- Proponent representatives shall be chosen by the First United Methodist Church.
- If the opposition is unable to select representatives, the attorney for Evanthia Owen (William McGraw) shall be the primary representative and he shall select the two additional representatives.

If either side declines the procedure established by the commission, that side will not be given the opportunity to speak at the commission meeting."

Motion seconded by Mr. McGarry.

DISCUSSION.

Mr. Wolke stated his concern had been that presentations by the applicant/opponents were precluded with the remove meeting

Mr. Kappers asked Mr. Wolke indicated any aggregation of time as a part of his motion, and it was stated no aggregation was intended.

Mr. Titterington stated a concern that there had not been a presentation by the applicant; and that while staff reached a recommendation based on the Zoning Code, staff is not actually speaking for the applicant. He suggested that before any other alternating comments with time limits, that the applicant be permitted to give a 3-5 minute presentation on the reasons for the applications. Mr. Westmeyer stated he concurred with the comments of Mr. Titterington.

Mr. Kappers commented that he believed giving the applicant more time than proposed in Mr. Wolke's motion would be giving the applicant an unfair advantage. Mr. McGarry stated he felt that the overwhelming correspondence was from the opponents to the demolition, and suggested that if the applicant wishes to submit more information, the applicant can do so. Mrs. Ehrlich that she supported Mr. Wolke's motion and did not feel the applicant should be give additional time to comment.

Mr. Titterington called the question on the motion as made by Mr. Wolke. **MOTION PASSED BY UNANIMOUS VOTE.**

Regarding Procedures – it was stated that staff will reach out to the applicant and those opposed to the demolition advising that the item will be on the next agenda and the procedures determined for comments. Mr. Kappers commented that it would be good to know in advance who ill be speaking and if the speaker will be primary or secondary.

OTHER – ROOF REPLACEMENT 201 E MAIN STREET. Staff advised that the morning of May 27, it was found that without the owner making an application to replace the roof at 201 E Main Street, materials were delivered this morning with the contractor planning to replace the roof yet this week, with the owner concerned that the roof be replaced as there may be some leaks; the applicant intends to tint/coat the roof of the detached garage (which cannot be seen from Main Street but can be seen from Mulberry Street) and if the tint will not work on the garage, it would then be re-roofed to match the house. Staff has talked with the owner but not secured an application. Commission members indicated they were not familiar with a process of coating shingles. It was confirmed that the owner had not made an application or contacted the City. There was discussion regarding two items – that no application was submitted or materials submitted, putting the Commission in a difficult decision with the work to start May 28, even with possible leaks, and the ambiguity of not knowing if a coating will work to match the newer brown shingles or there would be a later application. Mr. Davis did comment that there was an emergency repair provision of the code that may be applicable. Mr. Kappers and Mr. Wolke commented that the risk of the applicant is that when the Commission reviews an application with the usual information, it could be the determination of the Commission that the work must be redone. Mr. Kappers stated he is not suggesting the owner does the repair without approval, noting that is something that sometimes takes place. The Commission asked that an application for this work be on the next Commission agenda.

There being no further business, the meeting adjourned at 4:15 p.m. following motion of Mr. Titterington, seconded by Mayor Oda.

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Robert Watson
DATE:	June 10, 2020
SUBJECT:	Historic District Review: 210 E Main St.
OWNER:	Mitchell & Phyllis Meiring
APPLICANT:	Mitchell & Phyllis Meiring

DISCUSSION:

The applicant requests the Planning Commission to review the roof replacement of the residence located at 210 E. Main St. The property, is zoned B-3 Central Business District.

The Ohio Historic Inventory lists this property constructed in 1847, as a two-story Pre-Classical house. A small house with a frame rear addition, and a porch was later added on the northwest corner. The property has had several additions to the structure in 1860 and 1862. This property is not on the National Historic Registry.

PROPOSAL:

The applicant is requesting the approval for the replacement of the existing shingled roof of the house due to damage from the storms on January 19th and the detached garage in preparation to list the property for sale.

The applicant has made emergency repairs to the principle structure replacing the existing three-tab, grey asphalt shingle roof. The applicant is requesting approval of the replacement shingles for the principle structure with the installation of Owens Corning, Oakridge Series, architectural asphalt shingles in the color of Aged Cedar. The Garage will also be replaced with the same proposed shingles and color. The applicant will also be replacing the existing white gutters with new white gutters due to damage from the storms. The garage also has white gutters and they'll remain as they didn't sustain any damage.

RECOMMENDATION:

Staff recommends approval of the proposed alterations, based on the following:

- The proposed alterations are in keeping with the historic nature of the district.
- The proposed style of the building product will maintain the visual relationship of the streetscape.
- The alteration does not alter any of the historical or architectural features of the property.

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 1 June 20

Applicant PHYLLIS K. MEYRING Telephone No. 937-703-1531

Owner of Property _____ Has the Owner been Notified? _____

Address of Project 210 E. Main St

Contact Address (if different than Project Address) _____

Name of Architect/Engineer and/or Contractor LOWE'S

Application for renovation to include the following:

- ☐ Alteration
- ☐ Construction
- ☐ Moving A Building
- ☐ Painting
- ☒ Repair & REPLACE ROOF
- ☐ Demolish – Principal Structure
- ☐ Demolish – Accessory Structure
- ☐ Other: _____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Phyllis K. Meyring

SIGNATURE OF PROPERTY OWNER:

PHYLLIS K. MEYRING

PRINTED NAME OF PROPERTY OWNER:

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

1 June 2 020

Proposed Repair & Changes to the property at: 210 East Main Street

Troy, Oh 45373

By owners: Phyllis K & Mitchell Meiring

We plan to offer the house for sale this year. We listed it late last year but it was not yet ready. While we have been great stewards of the property from the beginning from new paint, new fencing, lawn care and outdoor beautification projects. We also used it for both living and our place of work. When we offered it for sale, we listened to what folks seemed to want, so we took it off the market which would give us the necessary time to make those changes before offering it again. We had not planned to replace the roof as it still had a couple of good years plus we had already budgeted for other changes within the house and outside. Then the tornado came through, the rains began to fall and we started getting leaks as a result so immediate replacement became necessary. We had started the replacement process when the Corona lockdown occurred. We finally got on the contractor's schedule. The garage was built by Bob Patton in 2008 and the roof was still in great shape, we had chosen the replace the house first since it was leaking and causing further repairs necessary to the interior. Since there was also damage to the gutters they are also being replaced. White gutters are currently on the house and they will be replaced with white gutters.

We have contacted Lowe's and have chosen to cover the garage roof with the same shingles (as per the booklet marked and given to Robert Watson) that will be on the house. It it called Aged Cedar and will coordinate with the brown trim across the bottom of the house giving the structures a more cohesive look. The gutters on the garage will remain white but do not need to be replaced.

We will again be offering the home for sale shortly. It is in our best interest to make the property as lovely as possible. We would greatly appreciate your approval on both the beautification and the repairs necessary to protect the home. We want to make her ready to shelter and to inspire new owners with a new vision ensuring that she will remain relevant both now and in the future.

Most Sincerely,

Phyllis K Meiring & Mitchell C Meiring

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Office
1985 Velma Avenue
Columbus, Ohio 43211
614/297-2470

OHIO HISTORICAL SOCIETY SINCE 1885

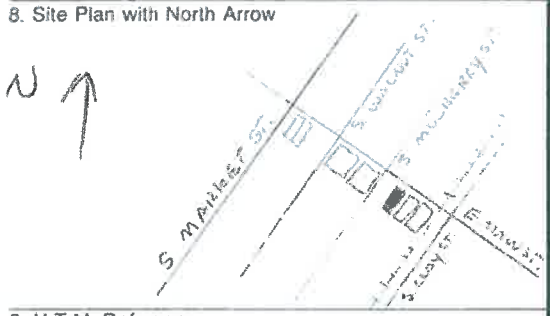
1. No.	2. County	4. Present Name(s)
	Miami	☐ Coded
3. Location of Negatives		Gillis Moving & Delivery
City of Troy Devel. Dept.		5. Historic or Other Name(s)
Roll No. A	Picture No.(s) 6 - 7	Richard Brandriff Jpise

6. Specific Address or Location: 210 E. Main St.

6a. Lot, Section or VMD Number:

7. City or Village: Troy — If Rural, Township & Vicinity:

8. Site Plan with North Arrow



9. U.T.M. Reference — Quadrangle Name: Troy

Zone	Easting	Northing
16	738790	4435570

10. Site ☐ Structure ☐ Building ☒ Object ☐

11. On National Register? Yes ☐ No ☒

12. N.R. Potential? Yes ☐ No ☐

13. Part of Estab. Hist. Dist.? Yes ☒ No ☐

14. District Potential? Yes ☐ No ☐

15. Name of Established District (N.R. or Local): Troy historic district

16. Thematic Association(s):

17. Date(s) or Period: C 1847 — 17b. Alteration Date(s): 1856-6-

18. Style or Design: Vernacular — ☐ High Style ☐ Elements

18a. Style of Addition or Element(s): N/A

19. Architect or Engineer:

19a. Design Sources:

20. Contractor or Builder:

21. Building Type or Plan: Pre-classical I

22. Original Use, if apparent: Residence

23. Present Use: Commercial

24. Ownership: Public ☐ Private ☒

25. Owner's Name & Address, if known:
William & Caroline Gillis
813 N. Market St
Troy, OH

26. Property Acreage:

27. Other Surveys in Which Included:

28. No. of Stories: 2

29. Basement? Yes ☒ No ☐ Probably

30. Foundation Material: Cut stone

31. Wall Construction: Brick Bearing

32. Roof Type & Material: Gable/Asphalt

33. No. of Bays: Front 3 Side 2

34. Exterior Wall Material(s): Common Bond

35. Plan Shape: Irregular

36. Changes (Explain in #42): Addition ☒ Altered ☒ Moved ☐

37. Window Type(s): ☒ 6 over 6 ☐ 2 over 2 ☐ 4 over 4 ☒ Other 1/1

38. Building Dimensions: 30 x 10

39. Endangered? Yes ☐ No ☐ By What?

40. Chimney Placement: 2 inside end wall

41. Distance from and Frontage on Road: 15 x 40

42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary)
A 2-story Pre-Classical I house featuring 3 bays in front and an off-center doorway, a gable roof with typical long side along the front. A small house with a frame rear addition, the gable on the addition has covered an open area with an arched entry and latticework. A porch was added later at the northwest corner of the original house. The front door, although very old, is not the original.

43. History and Significance (Continue on reverse if necessary)
The original home was built in 1847 by Richard Brandriff. The home was sold back and forth between Brandriff and H.G. Sellers. Sellers improved upon the home in 1856, Brandriff later removed Seller's addition in 1860, Sellers again purchased the home in 1862 and no more changes were recorded.

44. Description of Environment and Outbuildings (See #52)
Set at east edge of commercial core.

45. Sources of Information
Field observation
City of Troy
Miami Co. property records

46. Prepared by: J. Darbee/N. Recchie

47. Organization: E. Conaway & Assoc.

48. Date Recorded in Field: 5/97

49. Revised by

50a. Date Revised

50b. Reviewed by

Enhanced colors and bold designs.
Oakridge® Shingles are specially designed to provide a unique blend of artistry and craftsmanship that will give your home a look that is anything but ordinary. Blacks and grays are rich and warm, earth tones capture the vibrancy of nature's brightest hues, and bold color combinations help enhance a wide variety of exterior accents and landscaping.

Aged Cedar†
Not available in Service Areas 2, 3, 6, 8.

Black Walnut†
Not available in Service Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14.

Flagstone†
Not available in Service Areas 2, 3, 6, 8.

Peppermill Gray†
Not available in Service Area 2, 3, 6, 8.

Sand Castle†
Not available in Service Areas 2, 3, 6, 8, 12, 13.

Woodland Path†
Not available in Service Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14.

Twilight Black†
Not available in Service Areas 2, 3, 6, 8, 12, 13.

Oyster Shell†
Not available in Service Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13.

Product Attributes

Warranty Length*
Limited Lifetime**
(for as long as you own your home)

Wind Resistance Limited Warranty*
110/130 MPH††

Algae Resistance Limited Warranty*
10 Years

TruPROtection® Non-Prorated Limited Warranty*
10 Years

Algae Resistance available in areas shown in white.

Oakridge® Shingles Product Specifications

Nominal Size	13-1/4-in x 39-3/8-in
Exposure	5-5/8-in
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq ft

Applicable Standards and Codes

- ASTM D228
- ASTM D3018 (Type 1)
- ASTM D3161 (Class F Wind Resistance)
- ASTM D3462
- ASTM D7158 (Class H Wind Resistance)
- ASTM E108/UL 790 (Class A Fire Resistance)
- Florida Product Approval§
- ICC-ES AC438#
- Miami-Dade County Product Approval§§
- UL ER2453-01##

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).

Colors availability varies by Service Area

$$

†† 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle product application in eaves and rakes in accordance with installation instructions.
§ Applicable only in Service Area 3.
§§ Applies for all areas that recognize Miami-Dade Product Control Section.
Available in Algae Resistance in Service Area 13 (see map).
International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.
Underwriters Laboratories Evaluation Service Evaluation Report.

210 E. Main St. – Streetscape

210 E. Main Street

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	May 13, 2020
SUBJECT:	Historic District Review: 126 South Cherry Street
OWNER:	First United Methodist Church
APPLICANT:	Linda Bosick, Trustee Chair

BACKGROUND:

The applicant requests a certificate of appropriateness from the Troy Planning Commission regarding the demolition of the residential and garage structure located at 126 South Cherry Street. The property is zoned OR-1, Office-Residential District and is located near the south end of the block on the west side of South Cherry Street (near the S. Cherry Street/W. Canal Street intersection).

DISCUSSION:

The OHI describes the building as a two-story High Victorian Italianate design built in 1878. Important features listed on the OHI include the double moulded door crowned by a shaped moulded and bracketed cap. A polygonal bay in the left bay was box cornice with brackets on a paneled frieze. The OHI references the ugly porch on the front and states the structure is "a fine house but for the bad porch." This building is not eligible nor listed on the National Register for Historic Places. The OHI form has been attached to this report and labeled as Appendix A.

The property was purchased by the First United Methodist Church on October 1, 2013. It was the intent to rent the property as a single-family residential unit to offset the mortgage and maintenance costs until a final use was decided for the property. The property was in use as a residence until the Ohio Department of Health (ODH) found that there was lead paint in the residence and garage structure. The church was informed by ODH that the property could not be occupied as residential use until the lead paint was abated. The church considered renting the property with a commercial use but advertisement of the property has been unsuccessful. The report from ODH has been attached to this report and labeled as Appendix B.

The church has received estimates for the removal of the lead-based paint, provided by Allied Environmental Services, INC, at a cost of a minimum of $150,000. This report has been attached to this report and labeled as Appendix C.

A Structural Evaluation has been provided by Tracy S. Mitchell of Consulting Engineers, Corp., which states "The structural reinforcements and repairs to this property are extensive. This is in addition to the cosmetic repairs typically required and the possibly of lead paint and asbestos with the house to be removed professionally. A financial review of the repairs required should be weighed against the possibility of demolition of the property." This report has been attached to this report and labeled as Appendix D.

The church obtained a repair estimate from Westfield Construction Co., LLP, for the electrical, mechanical, interior and exterior repairs. The cost provided by the estimate is listed as $223,504.80. This report has been attached to this report and labeled as Appendix E.

Lastly, an estimate was provided by Foundation Services LLC, for repairs to the back porch, portions of the foundation and support beams. The cost provided for the services is listed as $33,500. This report has been attached to this report and labeled as Appendix F.

STANDARDS FOR DEMOLITION OR REMOVAL:

Section 1143.22(f)(10) requires that demolition permits shall not be issued unless accompanied by an approved certificate of appropriateness and a certificate of appropriateness may only be approved if clear evidence that two or more of the following conditions exist:

I) The structure has incurred extensive damage to its basic structural elements such as the roof, walls, and foundation requiring substantial reconstruction and presenting an immediate danger to the public safety as declared by the Chief Building Official.
II) The structure is listed as non-qualifying or is not consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback or mass.
III) The square foot cost of meeting the minimum building code would exceed the square foot market value of similarly used and improved structures in the historic district.
IV) The structure is contributing and has been declared a public nuisance and its removal will not adversely affect the architectural or historic integrity of the streetscape.

When reviewing these standards:

I) In absence of the Chief Building Officials declaration, the structure is not an immediate danger to the public, therefore not meeting the standard for a certificate of appropriateness for demolition.

II) The second standard has been met as the property is listed as non-qualifying (see Appendix A). However, it is worthy to note the property is consistent with other structures in the historic district in terms of historic character, architectural style, construction material, height, setback and mass. There are numerous homes in the historic district that have similar construction material, character, and architectural style. Appendix F shows addresses of similar character and of the same architectural style of High Victorian Italianate. Staff feels this standard for a certificate of appropriateness for demolition has been met.

III) The third standard requires the square foot cost of meeting the minimum building code would exceed the square foot market value of similar structures in the historic district. The information provided by Allied Environmental Services Inc., shows a cost of a minimum $150,000 to eliminate the lead-based paint that currently exist. Additionally, an estimate to repair the foundation provided by Foundation Services, LLC, estimated at $33,500. In addition, the cost for electrical, mechanical, interior and exterior repairs has been quoted as $223,504.80. The combined $407,004 estimated cost is more than double the Miami County Auditors value of $179,800 for this property. Staff has compared the cost of similar buildings to determine an average cost per square foot (Appendix H). The costs of the seven comparable nearby properties was determined at $67.5 per square foot. The cost to bring the property into compliance with the minimum building code would exceed the square market value of similar structures. Staff feels this standard for a certificate of appropriateness for demolition has been met.

IV) The fourth standard requires the structure to be declared a public nuisance with no adverse impact on the historic integrity of the streetscape. The property has been posted with an Order to Vacate by the ODH. The posting states "This property contains lead hazards and has been declared unsafe for children under six years of age and pregnant women as ordered by the Director of the Ohio Department of Health." According to Chapter 3767.41 of the Ohio Revised Code, Buildings found to be "public nuisance" means "a building that is a menace to the public health, welfare, or safety; that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment."

As stated above, the property has been declared a public nuisance by ODH. The second criteria is whether demolition will result with an adverse effect in the architectural or historic integrity of the streetscape. The property is located in the middle of the block which already has been broken up by the removal of a house at 118 South Cherry Street many years ago. Therefore, the streetscape will not be negatively impacted as a "missing tooth" already exists. Staff feels this standard for a certificate of appropriateness for demolition has been met.

For reference, Section 1143.22(11) provides criteria to determine substantial economic hardship. The applicant believes they meet these criteria due to:

1) That the square foot cost of meeting the minimum building code and requirements of the Ohio Department of Health exceeds the market value of the property.

2) No reasonable alternative exists consistent with the architectural standards and guidelines due to the costs of remediation and repairs for reuse of the building.

Ordinance section 1143.22(12) gives criteria for unusual and compelling circumstances which the applicant believes they meet based on:

1) The property has little or no significant historic and architectural significance and is listed as non-qualifying for the National Register.
2) No reasonable means of saving the home due to the extravagant cost associated with the remediation and repair needed to reuse the home.

REUSE PLAN:

The applicant has submitted a reuse plan that results in creating a green space with the lot being leveled off with dirt and returned to grass by planting seed after demolition. Please know that any future plans for development will be required to come before the Planning Commission for a Historic Review. The applicant feels the reuse plan mitigates any negative effects to the streetscape and the historic district as other neighboring parcels have had buildings removed and replaced as green space.

This application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same.

RECOMMENDATION:

Staff recommends approval for the demolition of the existing residential and garage structure, with the condition that a performance bond is posted with sufficient funds to insure completion of the demolition and reuse plan. This finding is based upon the following:

- The property meets the criteria listed in the Historic Preservation Overlay District, Section 1143.22(f)(10) demolition standards;
- The property is not listed on the National Register;
- The proposed demolition will not negatively impact the historic or architectural significance or integrity of the surrounding area or streetscape;
- The property has little or no significant historical or architectural value;
- The property is not eligible for inclusion on the National Register;
- A minimal reuse plan has been submitted.

Appendices:

A- OHI form
B- Ohio Dept. of Health Report
C- Allied Environmental Services Estimate
D- CE Consulting Engineers Corp., Structure Report
E- Westfield Construction, Quote
F- Foundation Services, LLC, Quote
G- Two Demolition Quotes
H- Other addresses in Historic District
I- Various pictures provided by applicant

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY

Date Filed:_____

Case #:_____

Date of Meeting:

_____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT

(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 11/13/19

Applicant LINDA BOZICK, TRUSTEE CHAIR Telephone No. CELL 937.216-2323 CHURCH 937.335-2926

Owner of Property FIRST UNITED METHODIST CHURCH, TROY Has the Owner been Notified? YES

Address of Project 126 S. CHERRY ST, TROY, OH

Contact Address (if different than Project Address) 110 W. FRANKLIN ST TROY, OH

Name of Architect/Engineer and/or Contractor MIKE BOLNER

Application for renovation to include the following:

- [ ] Alteration
- [ ] Construction
- [ ] Moving A Building
- [ ] Painting
- [ ] Repair
- [X] Demolish – Principal Structure
- [X] Demolish – Accessory Structure GARAGE
- [ ] Other: _____

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

(a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
(b) Description of proposed use, if different than existing use.
(c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
(d) Description and samples of materials proposed to be used in the project.
(e) Paint samples for painting applications.
(f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
(g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

Linda Bozick TRUSTEE CHAIR LINDA BOZICK

SIGNATURE OF PROPERTY OWNER: **PRINTED NAME OF PROPERTY OWNER:**

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):

FIRST UNITED METHODIST CHURCH

110 West Frankilin Street • Troy, Ohio 45373
Phone: 937-335-2826 • Fax: 937-332-0070
Email: *staff@troyfumc.org* • Website: *www.troyfumc.org*

To: Troy Development Department

From: First United Methodist Church, Troy, Ohio
c/o Linda Bozick, Chairperson, Board of Trustees

Date: November 12, 2019

Re: Demolition application for 126 South Cherry Street

For many years, First United Methodist Church has had a long-range plan of acquiring property surrounding the main church building for future expansion of facilities or programs. For example, when the property at 16 West Franklin Street (the former Moose Lodge property) became available for purchase, the church had a significant need for expansion of worship services, youth programs, and parking. The building, now known as First Place, has been a successful part of the church's growth and has provided a space for community functions and needed weekday parking.

When two other properties, 126 South Cherry Street and 127 South Plum Street, became available for purchase, church leaders, in accordance with the church's long-range plan, proposed the purchase of these properties, and the congregation agreed. At the time of purchase, the immediate plan was to rent the two properties as residential units in order to offset the mortgage costs and maintenance expenses. Future plans included potential demolition or renovation for use in current or proposed church programs.

The property at 126 South Cherry Street had been in use as a residence prior to its sale to the church. Because no significant issues were identified during the purchase process, the church moved forward with the plan to rent the structure and successfully gained a tenant. Circumstances with a member of the family renting the structure led to an assessment by the Ohio Department of Health, which found that there was lead paint in the residence. Based on the results of the ODH assessment, the church was told that the property could not be rented as a residence, or used as a preschool, until the lead was abated. Consideration was given to renting the property for commercial use, which would not require the same level of remediation, but advertising the property as a commercial rental for more than a year has yielded no new tenants.

Allied Environmental Services reviewed the reports and state requirements and spent several hours at the property. These estimates provided are for remediation of the lead abatement only.

Along with these estimates, the church has obtained a more recent cost estimate to rehabilitate the subject property. The cost and analysis are contained in the packets from Westfield Construction Company ($223,504) and Consulting Engineering Corporation (analysis).

There are underlying foundation issues, which have not been fully investigated. Unlevel floors and extensive cracking in walls and upstairs ceilings are noted in the attached photos and Consulting Engineers report but there is not a cost estimate for these repairs.

The church's inability to generate the expected rental income from the property at 126 South Cherry Street, combined with the church's normally fluctuating cash flow and requirement to effect urgently needed repairs to the main church building, means that the amount estimated to repair and abate issues at the subject property are beyond the church's financial means.

After researching this property, the church trustees found that it is not historically significant, or on any registry from a historical, engineering or aesthetic perspective. See the Ohio Historic Inventory. The expenses needed to abate identified issues and effect structural repairs are well beyond the means of the church and more than the value of the property. In comparing the cost of renovation/rehab to its value, it does not make fiscal sense to add to the cost of this property.

When comparing the rehabilitation costs versus clearing the property and creating green space, demolition makes the reasonable financial decision the prudent course of action.

We believe demolition is a positive step for the neighborhood, because the structure has not been occupied for over two years. The church is not interested in divesting itself of the property. There is no current plan for use of the property other than green space, although a potential extended use of that green space is as a replacement play area for the church's preschool program (First Kids Preschool), replacing and expanding the play area currently located behind the property at 116 West Franklin Street.

We thank the Planning Commission for their time and thoughts on this matter.

APPLICATION FOR DEMOLITION PERMIT:

(ONE APPLICATION MUST BE FILED FOR EACH BUILDING OR STRUCTURE TO BE DEMOLISHED)

TROY DEVELOPMENT DEPARTMENT

(If in Historical District, File Separate application for Planning Commission approval)

DEVELOPMENT DEPARTMENT
Market St. Troy, OH 45373
Phone (937)339-9481, Fax (937)339-9341
www.troyohio.gov

Rev 12/3/07

1	LOCATION OF PROJECT	Project Address: 126 S CHERRY ST.		Zip Code: 45373	Lot No(s): D08006380
		Name of Job		Type of Bldg/Structure (Ex: Home, Garage, Shed, Etc.): RESIDENCE & GARAGE	
2	REQD INFO	Names (Please Print)	Mailing Addresses – Street, City, Zip Code		Phone (Day time)
	Applicant	LINDA BOZICK	110 W FRANKLIN TROY, OH 45373		937-216-2323
	Contractor	BOZER TRUCKING & EXCAVATING	11942 W ST RT 571 LAURA, OH		937-947-1326
	Bldg Owner	FIRST UNITED METHODIST CHURCH	110 W. FRANKLIN TROY 45373		937-335-2926
3	Subdivision		4 Lot size: 54 X 180	5 Is work within the 100 Yr Flood Plain? NO If yes, is work within the Floodway	
6	Are there easements or land restrictions on the property? NO If yes, explain:			6A Is this structure within the Historic District? YES	
7	What was the building last used for? RESIDENTIAL			8 If applicable, will the floor slab be removed? N/A	
8	Describe Nature of Work: DEMOLITION of RESIDENTIAL STRUCTURE + GARAGE				

ATTENTION

SUBMISSION OF UTILITY RELEASE FORMS ARE REQUIRED PRIOR TO ISSUANCE OF PERMIT AND COMMENCEMENT OF WORK....

☐ Gas/Electric Release Form Received _____ ☐ Water/Sewer Release Form Received _____

10 OCCUPANCY CLASS (Check ONLY ONE)

☐ 1-Family Residential Building ☐ 3,4 ,5 or More Family Residential Bldg

☐ 2-Family Residential Building Specify No. of Housing Units: 1

☐ All other buildings and structures GARAGE

11	Maximum Number of Stories	2
12	Floors Involved in Work	Figure Total Square Feet of Each Floor
A	Basement:	PARTIAL
B	First Floor	1826
C	2,3,4,5,6 (Circle One)	1608
D	Additional Floors	ø
E	Total Sq. Ft. A+B+C+D	3434 LIVING SPACE

OFFICE USE ONLY

Permit Fees	Due
Demolition of Structure: $10 Plus $4 per 1000 sf. (Max of $75.00)	
TTL Amount Due	
TTL Amt Paid	$23.74
Receipt No.	Date
6-13-19	V#5866

X Sign your Full Name: Linda Bozick TRUSTEE CHAIR

Address: 110 W. FRANKLIN ST, TROY, OH

Phone 937-216-2323 Date 11/13/19

By signing this application, this allows a representative of the City of Troy to enter the property for inspection purposes.

APPROVAL CONTINGENT UPON THE FOLLOWING:

PERMIT ISSUED BY:

REFER TO PERMIT NO. _____ DATE: _____

11-4-19

Brief History of LOT 86 – 1818 through 2019

Lot 86 – 126 S Cherry Street, Troy, OHIO

The original home building in the center was built in 1879 by Elliot Miller on part of Lot 86 of the original 87 lots platted in the City of Troy.

Lot 86 was originally purchased in 1818 and changed hands several times and then divided into four lots (369, 370, 371 and 372) in 1850. No buildings are shown on any Miami County maps or records for 1855 or 1857.

A lumber mill, which ran along the Canal, was originally on this site (Lot 86) however there are no known dates of its operation and the lot changed hands several times and was sold at a Sheriff's Sale in 1875 prior to the house being built.

The middle portion of Lot 86 was, as mentioned above, to Elliot Miller. The original home building in the center Lot (either 370 or 371) was built in 1879 by Elliot Miller.

A mix of architectural styles are incorporated into the home such as the original "front" Victorian without much of the extensive fretwork done in this style. First addition to the southwest of the original is possibly an Eastlake style followed by the second addition on the west which may have included the kitchen and a bathroom upstairs. A summer porch was replaced at some point possibly by this second addition. The third addition is to the northeast side which included the third staircase, two more bathrooms and diagonal doorway when the home was likely converted to a tri-plex or three apartments in the 1920's.

The house changed hands again a few times finally landing with the Kerber's in 1979, who converted the tri-plex back to a single-family dwelling and then sold to another couple who sold the home to First United Methodist Church in 2013.

Although a part of the history of the United States, Ohio, Miami County and City of Troy, there is nothing architecturally, historically significant, geologically significant or unique (Washington didn't sleep here) to this property.

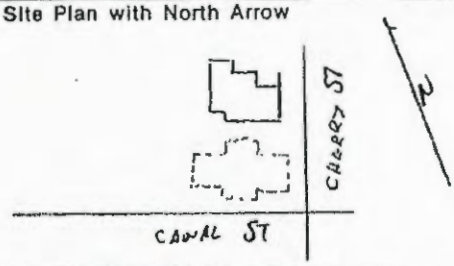
See attached Ohio Historic Inventory

Exhibit A

OHIO HISTORIC INVENTORY

Ohio Historic Preservation Offic
Ohio Historical Center
Columbus, Ohio 43211

1. No. 10928-002710 MIA-55-05
2. County: Miami
3. Location of Negatives: Regional office J 21
4. Present Name(s): Carole E. Kerber House
5. Other Name(s): Eliot Miller House
6. Specific Location: 126 S. Cherry St.
7. City or Town: Troy — If Rural, Township & Vicinity:
8. Site Plan with North Arrow:



9. Coordinates: Troy
Lat. _____ Long. _____
U.T.M. Reference

Zone	Easting	Northing
16	738410	4435500

10. Site ☐ Building ☒ Structure ☐ Object ☐
11. On National Register? Yes ☐ No ☒
12. Is It Eligible? Yes ☐ No ☒
13. Part of Estab. Hist. Dist.? Yes ☒ No ☐
14. District Potent'l? Yes ☐ No ☒
15. Name of Established District:
16. Thematic Category: C
17. Date(s) or Period: 1878
18. Style or Design: High Victorian Italianate
19. Architect or Engineer:
20. Contractor or Builder:
21. Original Use, if apparent: residence
22. Present Use: residence
23. Ownership: Public ☐ Private ☒
24. Owner's Name & Address, if known: Carole E. Kerber, 126 S. Cherry St, Troy, OH
25. Open to Public? Yes ☐ No ☒
26. Local Contact Person or Organization: Troy Historical Society
27. Other Surveys in Which Included: N/A
28. No. of Stories: 2
29. Basement? Yes / No
30. Foundation Material: stone
31. Wall Construction: frame
32. Roof Type & Material: Gable . asphalt shi
33. No. of Bays: Front 2 Side
34. Wall Treatment: shiplap
35. Plan Shape: L
36. Changes (Explain in #42): Additior / Alterec / Movec
37. Condition: Interior _____ Exterior good
38. Preservation Underway? Ye / N
39. Endangered? By What? Ye / N
40. Visible from Public Road? Ye / N
41. Distance from and Frontage on Road: 15' back 60' wide

42. Further Description of Important Features

The double moulded door is crowned by a shaped moulded and bracketed cap. A polygonal bay in the left bay was box cornice with brackets on a panelled frieze. Ugly porch on front. Porch with doors in reentrant angle modified. Windows are 2/2 D.H.S. with shaped surround.

Two story frame residence in the High Victorian Italianate style, formerly 128 S. Cherry, CDF: include the double moulded door is crowned by a shaped and moulded cap with

43. History and Significance

A fine house but for the bad porch.

Built by Eliot Miller in 1878 with a small addition in 1879.

44. Description of Environment and Outbuildings

Mature residential next to the commercial center of Troy.
Small urban setting of closely spaced buildings and numerous shade trees.

45. Sources of Information

46. Prepared by: L.S. Gannon, Jr.
47. Organization: Regional office
48. Date: 12/13
49. Revision Dat

Tim Davis

From: Rob England <REngland@MiamiCountyOhio.gov>
Sent: Thursday, May 7, 2020 11:59 AM
To: Tim Davis
Subject: RE: Upgrades to existing structures

Tim,

That is correct, The Ohio Building Code (commercial) is the same. Any new or upgraded installations must meet current code. There are some small exceptions for elevators or ADA considerations in limited circumstances but the majority of alterations or upgrades must be compliant with current codes.

Rob England
Chief Building Official
Miami County Department of Development
937-440-8121

From: Tim Davis [mailto:tim.davis@troyohio.gov]
Sent: Thursday, May 07, 2020 10:42 AM
To: Rob England
Subject: RE: Upgrades to existing structures

Would the same apply to commercial? If alterations were made it needs to be brought up to code?

Tim

From: Rob England <REngland@MiamiCountyOhio.gov>
Sent: Thursday, May 7, 2020 10:12 AM
To: Tim Davis <tim.davis@troyohio.gov>
Subject: Upgrades to existing structures

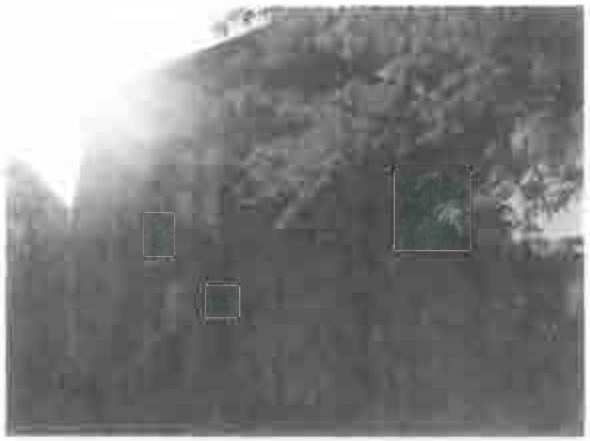
To whom it may concern,

The Residential code of Ohio as well as the Ohio Building Code require that any alterations or upgrades to structures be inspected per the current codes. This requires new or altered systems to be brought to current code status in order to pass inspections.

Please feel free to contact me with any questions.

Exhibit B

Lead Based Paint Inspection and Lead Risk Assessment Report



Performed at:
Private Residence
126 S Cherry St
Troy, OH 45373-3312
Miami County

Estimated Date of Construction: 1879

Property Owner Information:

The First United Methodist Church Of Troy
110 W. Franklin St
Troy, OH 45373

Prepared By:

Rebecca Reed
Ohio Department Of Health
OH Risk Assessor License LA007791
246 N High St
6th Floor
Columbus, OH 43215
Phone: (614) 387-1317
Fax: (614) 728-6793

Signature: Rebecca Reed

Date of Assessment: August 18, 2016
Date of Report: September 29, 2016

TABLE OF CONTENTS

DISCLOSURE REQUIREMENTS FOR RESIDENTIAL UNITS

Ohio law (section 5302.30 of the Revised Code) requires every person who intends to transfer any residential real property by sale, land installment contract, lease with option to purchase, exchange, or lease for a term of ninety-nine years and renewable forever, to complete and provide a copy to the prospective transferee of the applicable property disclosure forms, disclosing known hazardous conditions of the property, including lead-based paint hazards.

Federal law (24 CFR part 35 and 40 CFR part 745) requires sellers and lessors of residential units constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than six years of age resides or is expected to reside in such housing) or any zero-bedroom dwelling to disclose and provide a copy of this report to new purchasers or lessees before they become obligated under a lease or sales contract. Property owners and sellers are also required to distribute an educational pamphlet approved by the United States environmental protection agency and include standard warning language in sales contracts or in or attached to lease contracts to ensure that parents have the information they need to protect children from lead-based paint hazards.

BACKGROUND INFORMATION

A two story, single family home built in 1879. The building is in good condition and there have been additions and remodeling done post 1900, some with post 1978 materials. Most of the windows and wood trim are varnished and did not test positive. The kitchen appears to be recently remodeled with a new floor and some of the walls are wallpapered and/or wood paneling. Most of the bedrooms are carpet. The upstairs laundry is also newly remodeled or added on along with the back stairs. The basement is rock walls, dirt/concrete floors, and not used.

The exterior is painted and chipping and flaking. Most of the exterior windows downstairs are not accessible due to permanent storm sashes. The front porch has a concrete floor, and unpainted stone walls and columns. The side porch has a newer wood floor. The rear porch appears to have been added recently and all newer materials. The garage is only accessible on sides A, B, and D due to a fence. There is a large area of bare soil in the back yard that the children play in.

EXECUTIVE SUMMARY

Pursuant to sections 3742.35 and 3742.36 of the Ohio Revised Code, on August 18, 2016, a lead inspection and lead risk assessment was conducted at 126 S Cherry St, Troy, OH 45373-3312. As a result of the lead based paint inspection and lead hazard risk assessment (to be referred to as "Assessment") conducted on August 18, 2016, it was found that Lead-Based Paint (LBP) and LBP hazards were present on the subject property as of the date of the Assessment. The assessment consisted of the following activities:

- ✓ Completion of a questionnaire to determine possible sources of lead;
- ✓ Visual inspection of paint condition;
- ✓ Use of a portable X-ray fluorescence (XRF) analyzer to test for lead in paint; and

(15)

✓ Collection of environmental lead samples.

Following is a report of the information collected during this Assessment.

IDENTIFYING INFORMATION AND PURPOSE OF ASSESSMENT

An Assessment was conducted at 126 S Cherry St, Troy, OH 45373-3312 on August 18, 2016. The Assessment was conducted by Rebecca Reed, a licensed Lead Inspector and Risk Assessor (Ohio License Number LA007791). The purpose of the Assessment was to identify the presence of lead hazards on surfaces inside and outside the residence and attached or unattached structures located within the same lot line as the residential unit.

IDENTIFIED LEAD PAINT HAZARDS

While the building and its paint was in fair condition during the Assessment, the XRF results from the paint that was tested showed that LBP hazards exist, as defined in the Residential LBP Hazard Reduction Act of 1992 (Title X) and as defined by the Environmental Protection Agency (EPA) regulation published in the January 5, 2001 Federal Register. The XRF results indicate that lead levels above EPA and/or US Department of Housing and Urban Development (HUD) criteria exist in the following locations:

SUMMARY OF EXISTING LEAD BASED PAINT AND LEAD HAZARDS IDENTIFIED

The following areas are coated with LBP that is *deteriorated* and currently present existing lead-based paint hazards. All component substrates are primarily wood unless otherwise noted in sample collection notes. Long-term and Temporary control options are provided for each paint hazard identified.

***Components in the same room/area having a same and similar construction and paint history will be treated the same.**

Exterior Lead-Based Paint Hazards

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Exterior	*Side	A, B, C, and D	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	Door threshold	A, 1, 1st floor	Removal and replacement; enclosure	None

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Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Exterior	Door casing	A, 1, 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window sash	A, 1; A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2nd floor	Removal and replacement	None
Exterior	*Window sill	A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window sill	C, 1;C, 3;D, 1; D, 2; D,3; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window sill	A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4:C, 1; D, 1; 2nd floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window jamb	C, 1, 2nd floor	Removal and replacement; enclosure	None
Exterior	*Window casing	A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window casing	A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor	Removal and replacement; enclosure; encapsulation	Paint stabilization

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Exterior	*Window casing	A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Window casing	C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	*Corner board	All- A, B, C, D except A, left	Removal and replacement; enclosure; encapsulation	Paint stabilization
Exterior	Horizontal trim	A, 1st floor	Removal and replacement; enclosure; encapsulation	Paint stabilization
Garage	*Door	A, left and right	Removal and replacement; friction point treatment	None
Garage	*Side	A, B, C, and D	Removal and replacement; enclosure; encapsulation	Paint stabilization
Garage	Window sash	B, right	Removal and replacement	None
Garage	Window sill	B, right	Removal and replacement; enclosure; encapsulation	Paint stabilization

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Garage	Window casing	B, right	Removal and replacement; enclosure; encapsulation	Paint stabilization

Interior Lead-Based Paint Hazards

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Bedroom 1	Window sash	C, left; D, center of far left wall	Removal and replacement	None
Bedroom 1	Window sill	C, left; D, center of far left wall	Removal and replacement; enclosure; encapsulation	Paint stabilization
Bedroom 1	Window casing	C, left and D, center of far left wall	Removal and replacement; enclosure; encapsulation	Paint stabilization
Kitchen	Door	C, center	Removal and replacement; friction point treatment	None
Kitchen	Door casing	A, right; C, center; D, right	Removal and replacement; enclosure; encapsulation	Paint stabilization
Kitchen	Door jamb	A, right; C, center; D, right	Removal and replacement	None
Kitchen	Window sash	B, left; C, left	Removal and replacement	None

Room	Component	Position (Wall/Side)	Long-term Control Option(s)	Temporary Control Option(s)
Kitchen	Window casing	C, right	Removal and replacement; enclosure; encapsulation	Paint stabilization
Living room	Window sash	A, left, right and center	Removal and replacement	None
Office	Floor	A	Removal and replacement; enclosure	None
Office	Window sash	A, center	Removal and replacement	None
Toy room	Window sash	B, left	Removal and replacement	None

Other

- An old trunk in Bedroom 1 that a child has been chewing on tested negative

Hazard control options for the components identified as containing LBP and that represent current lead-based paint hazards are included. In an effort to aid in the interpretation of the listed findings a glossary of terms and a list of publications and resources addressing lead hazards and their health effects are included at the end of this report.

A listing of environmental sampling locations and their associated lead contamination levels can be found in the sections addressing the analytical laboratory results for paint, dust, soil, paint chip and water.

EXCLUDED COMPONENTS

The following table lists those components and areas which the lead risk assessor was not able to test and the reason for which it was not tested. It is recommended for the safety of the occupants of this unit that components and areas listed as inaccessible be tested so as to determine the presence of lead based paint as soon as possible. Components listed as inaccessible are not eligible to be defined as presenting Lead Based Paint Hazards due to the inability to complete inspection-required testing by the Risk Assessor. It is highly recommended that any future disturbance of these component surface coatings be treated with caution and safety measures taken. Lead Safe Work Practices are always recommended.

EXCLUDED COMPONENTS LIST

Room Equivalent	Component	Position (Side/Wall)	Reason not Tested
Dining Room	Floor		Covered
Laundry Room	All		NEW
Kitchen	Window sash	C	NEW
Exterior	Window Sashes	1st floor	INA
Bedroom 1	Door	A, right	INA- blocked
Stairway front	Risers/treads		Covered
Front Porch	Floor		Uncoated
Bedroom 3	Floor		covered
Bedroom 4	Floor		covered

KEY:
UNC – UNCOATED
INA – INACCESSIBLE
ENCL – ENCLOSED
NEW – POST-1978 COMPONENT

ONGOING MONITORING

On-going monitoring will be necessary in this property since lead based paint (LBP) is present. When LBP is present, the potential exists for LBP hazards to develop. Hazards can develop by means such as, but not limited to: the failure of lead hazard control measures; previously intact LBP becoming deteriorated; dangerous levels of lead-in-dust (dust lead) re-accumulating through friction, impact, and deterioration of paint; or, through the introduction of contaminated exterior dust and soil into the interior of the structure. Ongoing monitoring typically includes two different activities: re-evaluation and annual visual assessments. A re-evaluation is a risk assessment that includes limited soil and dust sampling and a visual evaluation of paint films and any existing lead hazard controls. Re-evaluations are supplemented with visual assessments by the property owner, which should be conducted at least once a year, when the property owner or its management agent (if the housing is rented in the future) receives complaints from residents about deteriorated paint or other potential lead hazards, when the residence (or if, in the future, the house will have more than one dwelling unit, any unit that turns over or becomes vacant), or when significant damage occurs that could affect the integrity of hazard control treatments (e.g., flooding, vandalism, fire). The visual assessment should cover the dwelling unit (if, in the future, the housing will have more than one dwelling unit, each unit and each common area used by residents), exterior painted surfaces, and ground cover (if control of soil-lead hazards is required or recommended). Visual assessments should confirm that all paint with known LBP is not deteriorating, that lead hazard control methods have not failed, and that structural problems do not threaten the integrity of any remaining known or suspected LBP.

Visual assessments do not replace the need for professional re-evaluations by a certified risk assessor. The re-evaluation should include:

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1. A review of prior reports to determine where lead-based paint and lead-based paint hazards have been found, what controls were done, and when these findings and controls happened;
2. A visual assessment to identify deteriorated paint, failures of previous hazard controls, visible dust and debris, and bare soil;
3. Environmental testing for lead in dust, newly deteriorated paint, and newly bare soil; and
4. A report describing the findings of the reevaluation, including the location of any lead-based paint hazards, the location of any failures of previous hazard controls, and, as needed, acceptable options for the control of hazards, the repair of previous controls, and modification of monitoring and maintenance practices.

The first reevaluation should be conducted no later than two years after completion of hazard controls, or, if specific controls or treatments are not conducted, two years from the beginning of ongoing lead-based paint monitoring and maintenance activities. Subsequent reevaluations should be conducted at intervals of two years, plus or minus 60 days. If two consecutive reevaluations are conducted two years apart without finding a lead-based paint hazard, reevaluation may be discontinued.

Please refer to your community development agency, housing authority, or other applicable agency for additional local/regional regulations and guidelines governing re-evaluation activities.

DISCLOSURE REGULATIONS

A copy of this complete report must be made available to new lessees (tenants) and must be provided to purchasers of this property under Federal law before they become obligated under any future lease or sales contract transactions (Section 1018 of Title X – found in 24 CFR Part 35 and 40 CFR Part 745), until the demolition of this property. Landlords (Lessors) and/or sellers are also required to distribute an educational pamphlet developed by the EPA entitled "Protect Your Family From Lead in Your Home" and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from LBP hazards.

CONDITIONS & LIMITATIONS

Staff of the Ohio Department of Health has performed the tasks listed above in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment.. The Ohio Department of Health cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. The Ohio Department of Health cannot and will not warrant that the Assessment will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of property owner of the property subject to this assessment to know and abide by all applicable laws, regulations, and standards, including EPA's Renovation, Repair and Painting regulation.

The results reported and conclusions reached by the Ohio Department of Health are solely for the benefit of the owner. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the

Assessment. The Ohio Department of Health assumes no obligation to advise the owner of any changes in any real or potential lead hazards at this residence and on attached and unattached structures located within the same lot line as the residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the owner with the contract for services.

SITE INFORMATION AND FIELD TESTING

PAINT SAMPLING AND TESTING

LBP testing, conforming with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, was completed at this residence. No paint chip samples were taken. On August 18, 2016, a total of 192 tests (assays) were taken on surfaces inside and outside of the residence and on attached and unattached structures located within the same lot line of the residence using an X-ray fluorescence analyzer. Lead concentrations that meet or exceed the HUD published levels identified as being potentially dangerous (e. g., greater than or equal to 1.0 milligrams per centimeter square [$\geq$ 1.0 mg/cm^2]) were encountered.

Some of the remaining test locations exhibited lead levels below the EPA/HUD limits, but in great enough quantities to be detectable by our XRF analyzer. These components will have a NEGATIVE notation in the XRF report results but may read **>0 mg/cm^2**. It should be noted that lead concentrations (in paint) that are less than the levels that identify a surface coating as LBP still have the potential of causing lead poisoning. Should these LBP painted components and/or surfaces be disturbed in any manner that generates dust, extreme care must be taken to limit its spread. Lead Safe Work Practices are always recommended.

Equipment Information

XRF Manufacturer:	Heuresis
Serial Number:	1151
Date of Radioactive Source:	8/10/2016
Model:	Pb 200i
Mode of Operation:	Action Level

XRF Calibration Checks

XRF Lead-Based Paint Testing Results

Reading	Mode of Operation	Standard Used	Result (mg/cm^2)
1	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
2	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
4	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
5	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	1.00 ± 0.10
6	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10
7	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10
201	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
202	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.10 ± 0.30
203	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (Blank)	0.00 ± 0.30
204	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10
209	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	0.80 ± 0.10

213	Action Level	Heuresis Corp., Lead Paint Standard, Version 4.4; (1.02 mg/cm^2)	1.00 ± 0.10

Full XRF results can be found in Appendix A.

INTERIOR DUST SAMPLING

Dust samples must be collected from a window sill and floor area in all rooms of the housing unit where young children will come into contact with dust. A sample at the principle entryway must also be collected. A minimum of nine (9) samples should be collected. A total of nine dust wipe samples were collected in an effort to help to determine the levels of lead-containing dust on the interior window sills and floors. These samples were collected from areas most likely to be lead contaminated if lead-in-dust is present. These samples were collected in accordance with the requirements of ASTM Standard E-1728, Standard Practice for Field Collection of Settled Dust Samples Using Wipe Sampling Methods for Lead Determination by Atomic Spectrometry Techniques. In accordance with this standard, a field blank was also collected (sample 01- RR 0818 Pantry Floor Wall A).

EPA, HUD and State of Ohio regulations define the following as hazardous levels for lead dust in residences: floors – ≥40 μg/ft^2 (micrograms per square foot); interior window sills – ≥250 μg/ft^2. There is no EPA dust-lead hazard standard for window troughs. Please refer to *Appendix B – Dust Wipe Analytical Results* for the laboratory reports and to *Appendix I – Additional Lead and Lead Safety Resource Data* for a list of publications and resources addressing lead hazards and their health effects; both are located at the end of this report. As indicated below, a hazardous level of leaded dust, as defined by EPA and HUD, was detected in four sample(s). Testing data in **bold** indicates dust lead levels at or above the EPA Hazardous Levels of Lead regulations that were published on January 5, 2001.

Interior Dust Sampling Results

Sample	Location	Sample Area (ft^2)	Results (mg/ft^2)	Control option(s)
02-RR0818	Floor @ Front Entry Foyer	1.00	<10	No treatment required
03-RR0818	Living Room Floor Wall A	1.00	<10	No treatment required
04-RR0818	**Living Room Right Sill Wall A**	**0.30**	**7600**	**Specialized cleaning**

05-RR0818	Bedroom 1 Floor Wall A	1.00	<10	No treatment required
06-RR0818	Bedroom 1 Rt. Sill Wall A	0.51	<20	No treatment required
07-RR0818	**Bedroom 2 Sill Wall B**	**0.65**	**270**	**Specialized cleaning**
08-RR0818	**Bedroom 2 Floor Wall B**	**1.00**	**91**	**Specialized cleaning**
09-RR0818	Bedroom 5 Floor Wall C	1.00	<10	No treatment required
10-RR0818	**Bedroom 5 Sill Wall C**	**0.57**	**430**	**Specialized cleaning**

Laboratory Information

Laboratory:	EMSL Analytical, Inc.
Address:	200 Route 130 North Cinnaminson, NJ, 08077
Dust Wipe Analysis Protocol:	EPA SW-846-3050B:7000B – (FLAA), implementing modified Hotblock Digestion
Dust Wipe Medium:	GhostWipes (Environmental Express, Inc.), compliant with ASTM designation 1792
National Lead Laboratory Accreditation Program Serial Number:	#100194

SOIL SAMPLING

One soil samples were collected at this residence in accordance with the requirements of ASTM Standard E-1727, Standard Practice for Field Collection of Soil Samples for Lead Determination by Atomic Spectrometry Techniques. The samples were collected from bare soil areas only. See the following table for a summary of the soil sampling results. Please refer to *Appendix C – Soil Sample Analytical Data* for the detailed analytical reports. Testing data in **bold**

indicates soil lead levels at or above the EPA Hazardous Levels of Lead regulations that were published on January 5, 2001.

Soil Sampling Results

Sample	Location	Play Area? (Y or N)	Results (ppm)	Control option(s)
11-RR0818	**Play area side C**	**Y**	**520**	**Appropriate temporary cover, permanent cover, or removal and replacement**

Laboratory Information

Laboratory:	EMSL Analytical, Inc.
Address:	200 Route 130 North Cinnaminson, NJ, 08077
Soil Analysis Protocol:	EPA SW-846-3050B:7000B – (FLAA), implementing modified Hotblock Digestion
National Lead Laboratory Accreditation Program Serial Number:	#100194

LEAD HAZARD CONTROL OPTIONS

Lead abatement, interim controls, lead-safe work practices and worker/occupant protection practices complying with current EPA, HUD and OSHA standards will be necessary to safely complete all work involving the disturbance of LBP coated surfaces and components. In addition, any work considered lead hazard control will enlist the use of interim control (temporary) methods and/or abatement (permanent) methods. It should be noted that all lead hazard control activities have the potential of creating additional hazards or hazards that were not present before. Properly trained and certified persons, as well as properly licensed firms (as mandated) should accomplish all abatement/interim control activities conducted at this residence.

Details for the listed lead hazard control options and issues surrounding occupant/worker protection practices can be found in the publication entitled: *Guidelines for the Evaluation and Control of LBP Hazards in Housing* published by HUD, the Environmental Protection Agency (EPA) lead-based paint regulations, and the Occupational Safety and Health Administration (OSHA) regulations found in its Lead in Construction Industry Standard. Further recommendations for temporary or long-term control have been provided in each section above.

Interim controls, as defined by HUD, means a set of measures designed to temporarily reduce human exposure to LBP hazards and/or lead containing materials. These activities include, but are not limited to: component and/or substrate stabilization, paint and varnish stabilization, and tilling and placement of appropriate ground cover over bare soil areas.

Abatement, as defined by HUD, means any set of measures designed to permanently eliminate LBP and/or LBP hazards. The product manufacturer and/or contractor must warrant abatement methods to last a minimum of twenty (20) years, or these methods must have a design life of at least twenty (20) years. These activities include, but are not necessarily limited to: the removal of LBP from substrates and components; the replacement of lead based paint components; the permanent enclosure of LBP with construction materials; the encapsulation of LBP with approved products; and the removal or permanent covering (concrete or asphalt) of soil-lead hazards.

APPENDICES

APPENDIX A XRF SAMPLE ANALYTICAL DATA

Full XRF data is included on the following pages.

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
1	42600.58958	Action L	0	0	0		0	0	0	0	0	Negative	0.00	0.30
2	8/18/16 14:09	Action I	0	0	0		0	0	0	0	0	Negative	0.00	0.30
3	8/18/16 14:09	Action I	0	0	0		0	0	0	0	0	Negative	0.20	0.30
4	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Negative	0.00	0.30
5	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Positive	1.00	0.10
6	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Negative	0.80	0.10
7	8/18/16 14:10	Action I	0	0	0		0	0	0	0	0	Negative	0.80	0.10
8	8/18/16 14:11	Action I	0	0	0		0	0	0	0	0	Negative	0.80	0.10
9	8/18/16 14:13	Action I	FOYER	WALL	RIGHT	A	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.50	0.30
10	8/18/16 14:13	Action I	FOYER	WALL	RIGHT	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.50	0.30
11	8/18/16 14:13	Action I	FOYER	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.20	0.30
12	8/18/16 14:14	Action I	FOYER	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.20	0.30
13	8/18/16 14:15	Action I	FOYER	BASEBOARD	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
14	8/18/16 14:15	Action I	FOYER	DOOR CAS	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.30
15	8/18/16 14:16	Action I	FOYER	DOOR CAS	RIGHT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.30
16	8/18/16 14:16	Action I	LIVING RM	WALL	RIGHT	A	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.10	0.30
17	8/18/16 14:17	Action I	LIVING RM	WALL	LEFT	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.10	0.30
18	8/18/16 14:18	Action I	LIVING RM	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	-0.20	0.30
19	8/18/16 14:18	Action I	LIVING RM	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
20	8/18/16 14:20	Action I	LIVING RM	BASEBOARD	RIGHT	A	INTACT	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
21	8/18/16 14:20	Action I	LIVING RM	WIND SASH	RIGHT	A	DETERIORATED	Brown	Wood	1st Floor	0	Negative	0.80	0.10
22	8/18/16 14:21	Action I	LIVING RM	WIND SASH	LEFT	A	DETERIORATED	Brown	Wood	1st Floor	0	Positive	2.00	0.30
23	8/18/16 14:22	Action I	LIVING RM	WIND SASH	RIGHT	A	DETERIORATED	Brown	Wood	1st Floor	0	Positive	4.70	0.30
24	8/18/16 14:23	Action I	LIVING RM	WIND SASH	CENTEF	A	DETERIORATED	Brown	Wood	1st Floor	0	Positive	5.00	0.30
25	8/18/16 14:24	Action I	LIVING RM	WIND SILL	CENTEF	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.20
26	8/18/16 14:25	Action I	LIVING RM	WIND SILL	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.10	0.20
27	8/18/16 14:25	Action I	LIVING RM	WIND JAMB	RIGHT	A	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
28	8/18/16 14:26	Action I	LIVING RM	WIND JAMB	RIGHT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.50	0.30

(30)

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
29	8/18/16 14:26	Action I	LIVING RM	WIND SASH	RIGHT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.40	0.30
30	8/18/16 14:27	Action I	DINING RM	WALL	LEFT	A	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	-0.30	0.30
31	8/18/16 14:28	Action I	DINING RM	WALL	RIGHT	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
32	8/18/16 14:28	Action I	DINING RM	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
33	8/18/16 14:29	Action I	DINING RM	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.20	0.30
34	8/18/16 14:29	Action I	DINING RM	BASEBOARD	RIGHT	D	INTACT	Varnish	Wood	1st Floor	0	Negative	0.10	0.30
35	8/18/16 14:30	Action I	DINING RM	WIND SASH	LEFT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.20	0.30
36	8/18/16 14:30	Action I	DINING RM	WIND CAS	LEFT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.00	0.30
37	8/18/16 14:30	Action I	DINING RM	WIND SILL	LEFT	B	DETERIORATED	Varnish	Wood	1st Floor	0	Negative	0.40	0.30
38	8/18/16 14:34	Action I	TOY RM	WIND SASH	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.60	0.30
39	8/18/16 14:34	Action I	TOY RM	WIND SILL	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.50	0.30
40	8/18/16 14:35	Action I	TOY RM	WIND SASH	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Positive	4.70	0.30
41	8/18/16 14:35	Action I	TOY RM	WIND SILL	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
42	8/18/16 14:36	Action I	TOY RM	WIND CAS	LEFT	B	INTACT	White	Wood	1st Floor	0	Negative	0.40	0.30
43	8/18/16 14:36	Action I	TOY RM	CHAIR RAIL	LEFT	B	INTACT	White	Wood	1st Floor	0	Negative	0.40	0.30
44	8/18/16 14:37	Action I	TOY RM	DOOR CAS	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
45	8/18/16 14:39	Action I	KITCHEN	WALL	RIGHT	A	INTACT	Green	Plaster	1st Floor	0	Negative	0.40	0.30
46	8/18/16 14:39	Action I	KITCHEN	WALL	CENTEF	B	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.30	0.30
47	8/18/16 14:40	Action I	KITCHEN	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	1st Floor	0	Negative	0.00	0.30
48	8/18/16 14:41	Action I	KITCHEN	BASEBOARD	RIGHT	A	INTACT	Off-Whit	Wood	1st Floor	0	Positive	1.00	0.10
49	8/18/16 14:41	Action I	KITCHEN	BASEBOARD	RIGHT	B	INTACT	Off-Whit	Wood	1st Floor	0	Negative	0.50	0.30
50	8/18/16 14:42	Action I	KITCHEN	WIND SASH	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Positive	3.40	0.30
51	8/18/16 14:42	Action I	KITCHEN	WIND SILL	LEFT	B	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
52	8/18/16 14:43	Action I	KITCHEN	WIND CAS	LEFT	B	INTACT	White	Wood	1st Floor	0	Negative	0.10	0.30
53	8/18/16 14:43	Action I	KITCHEN	DOOR	RIGHT	A	INTACT	White	Wood	1st Floor	0	Negative	0.20	0.30
54	8/18/16 14:43	Action I	KITCHEN	DOOR CAS	RIGHT	A	INTACT	White	Wood	1st Floor	0	Negative	0.00	0.30
55	8/18/16 14:44	Action I	KITCHEN	WIND SASH	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	5.20	0.30
56	8/18/16 14:44	Action I	KITCHEN	WIND SILL	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Negative	0.30	0.30

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Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
57	8/18/16 14:46	Action I	KITCHEN	WIND CAS	LEFT	C	INTACT	White	Wood	1st Floor	0	Negative	0.60	0.30
58	8/18/16 14:47	Action I	KITCHEN	DOOR	CENTEF	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.50	0.30
59	8/18/16 14:47	Action I	KITCHEN	DOOR CAS	CENTEF	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.60	0.30
60	8/18/16 14:48	Action I	KITCHEN	DOOR JAMB	CENTEF	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.60	0.30
61	8/18/16 14:49	Action I	KITCHEN	WIND SILL	RIGHT	C	DETERIORATED	White	Wood	1st Floor	0	Negative	0.10	0.30
62	8/18/16 14:49	Action I	KITCHEN	WIND CAS	RIGHT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	2.10	0.30
63	8/18/16 14:54	Action I	KITCHEN	DOOR CAS	RIGHT	A	DETERIORATED	White	Wood	1st Floor to bas		Positive	15.00	0.30
64	8/18/16 14:55	Action I	KITCHEN	DOOR JAMB	RIGHT	A	DETERIORATED	White	Wood	1st Floor	0	Positive	8.30	0.30
65	8/18/16 14:56	Action I	KITCHEN	DOOR JAMB	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Positive	12.80	0.30
66	8/18/16 14:56	Action I	KITCHEN	DOOR	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Negative	0.40	0.30
67	8/18/16 15:00	Action I	KITCHEN	DOOR CAS	RIGHT	D	DETERIORATED	White	Wood	1st Floor	0	Positive	7.30	0.30
68	8/18/16 15:04	Action I	BEDROOM 1	WALL	CENTEF	A	INTACT	White	Plaster	1st Floor	0	Negative	0.30	0.30
69	8/18/16 15:04	Action I	BEDROOM 1	WALL	LEFT	B	INTACT	White	Plaster	1st Floor	0	Negative	-0.50	0.30
70	8/18/16 15:05	Action I	BEDROOM 1	WALL	RIGHT	C	INTACT	Brown	Plaster	1st Floor	0	Positive	2.60	0.30
71	8/18/16 15:05	Action I	BEDROOM 1	WALL	CENTEF	D	INTACT	Brown	Plaster	1st Floor	0	Negative	0.40	0.30
72	8/18/16 15:06	Action I	BEDROOM 1	BASEBOARD	CENTEF	C	INTACT	White	Wood	1st Floor	0	Positive	4.60	0.30
73	8/18/16 15:06	Action I	BEDROOM 1	WIND SASH	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	9.80	0.30
74	8/18/16 15:06	Action I	BEDROOM 1	WIND SILL	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	12.70	0.30
75	8/18/16 15:07	Action I	BEDROOM 1	WIND CAS	LEFT	C	DETERIORATED	White	Wood	1st Floor	0	Positive	16.90	0.30
76	8/18/16 15:07	Action I	BEDROOM 1	WIND CAS	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Positive	16.80	0.30
77	8/18/16 15:07	Action I	BEDROOM 1	WIND SASH	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Positive	8.00	0.30
78	8/18/16 15:07	Action I	BEDROOM 1	WIND SILL	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Positive	1.70	0.30
79	8/18/16 15:08	Action I	BEDROOM 1	FURNITURE	CENTEF	D	DETERIORATED	White	Wood	1st Floor	0	Negative	0.00	0.30
80	8/18/16 15:09	Action I	BEDROOM 1	WIND SASH	LEFT	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
81	8/18/16 15:10	Action I	BEDROOM 1	WIND SILL	LEFT	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.20	0.30
82	8/18/16 15:10	Action I	BEDROOM 1	WIND SASH	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.30	0.30
83	8/18/16 15:10	Action I	BEDROOM 1	WIND CAS	CENTEF	A	DETERIORATED	White	Wood	1st Floor	0	Negative	0.10	0.30
84	8/18/16 15:11	Action I	BEDROOM 1	WIND CAS	RIGHT	D	INTACT	Natural	Wood	1st Floor	0	Negative	-0.10	0.30

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Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
85	8/18/16 15:11	Action I	BEDROOM 1	WIND SASH	RIGHT	D	INTACT	Natural	Wood	1st Floor	0	Negative	0.10	0.20
86	8/18/16 15:12	Action I	BEDROOM 1	DOOR	LEFT	A	INTACT	Natural	Wood	1st Floor	0	Negative	0.00	0.20
87	8/18/16 15:12	Action I	BEDROOM 1	DOOR CAS	LEFT	A	INTACT	Natural	Wood	1st Floor	0	Negative	-0.10	0.30
88	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	A	INTACT	Off-Whit	Plaster	2nd Floo	0	Negative	0.20	0.30
89	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	B	INTACT	Off-Whit	Plaster	2nd Floo	0	Negative	0.30	0.30
90	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	C	INTACT	Off-Whit	Plaster	2nd Floo	0	Negative	0.10	0.30
91	8/18/16 15:17	Action I	OFFICE	WALL	RIGHT	D	INTACT	Off-Whit	Plaster	2nd Floo	0	Negative	0.40	0.30
92	8/18/16 15:18	Action I	OFFICE	BASEBOARD	RIGHT	A	INTACT	Brown	Wood	2nd Floo	0	Negative	0.00	0.30
93	8/18/16 15:18	Action I	OFFICE	FLOOR	RIGHT	A	DETERIORATED	Brown	Wood	2nd Floo	0	Positive	14.50	0.30
94	8/18/16 15:18	Action I	OFFICE	WIND SASH	CENTEF	A	DETERIORATED	Brown	Wood	2nd Floo	0	Positive	8.50	0.30
95	8/18/16 15:19	Action I	OFFICE	WIND CAS	CENTEF	A	DETERIORATED	Varnish	Wood	2nd Floo	0	Negative	0.00	0.20
96	8/18/16 15:19	Action I	OFFICE	WIND SILL	CENTEF	A	DETERIORATED	Varnish	Wood	2nd Floo	0	Negative	0.10	0.30
97	8/18/16 15:29	Action I	BEDROOM 2	WALL	RIGHT	A	INTACT	Tan	Plaster	2nd Floo	0	Negative	0.50	0.30
98	8/18/16 15:30	Action I	BEDROOM 2	WALL	RIGHT	B	INTACT	Tan	Plaster	2nd Floo	0	Negative	0.20	0.30
99	8/18/16 15:30	Action I	BEDROOM 2	WALL	RIGHT	C	INTACT	Tan	Plaster	2nd Floo	0	Negative	0.50	0.30
100	8/18/16 15:31	Action I	BEDROOM 2	WALL	RIGHT	D	INTACT	Tan	Plaster	2nd Floo	0	Negative	0.30	0.30
101	8/18/16 15:32	Action I	BEDROOM 2	BASEBOARD	RIGHT	D	INTACT	Varnish	Wood	2nd Floo	0	Negative	0.10	0.30
102	8/18/16 15:36	Action I	BEDROOM 2	WIND SASH	CENTEF	A	DETERIORATED	Varnish	Wood	2nd Floo	0	Negative	0.40	0.30
103	8/18/16 15:37	Action I	BEDROOM 2	WIND CAS	CENTEF	A	DETERIORATED	Varnish	Wood	2nd Floo	0	Negative	0.20	0.30
104	8/18/16 15:37	Action I	BEDROOM 2	WIND SILL	CENTEF	A	DETERIORATED	Varnish	Wood	2nd Floo	0	Negative	0.00	0.30
105	8/18/16 15:38	Action I	BEDROOM 2	FLOOR	CENTEF	A	DETERIORATED	Varnish	Wood	2nd Floo	0	Negative	0.20	0.30
106	8/18/16 15:39	Action I	BEDROOM 3	WALL	RIGHT	A	INTACT	Varnish	Plaster	2nd Floo	0	Negative	0.50	0.30
107	8/18/16 15:39	Action I	BEDROOM 3	WALL	RIGHT	B	INTACT	Varnish	Plaster	2nd Floo	0	Negative	0.30	0.30
108	8/18/16 15:40	Action I	BEDROOM 3	WALL	RIGHT	C	INTACT	Varnish	Plaster	2nd Floo	0	Negative	0.10	0.30
109	8/18/16 15:40	Action I	BEDROOM 3	WALL	RIGHT	D	INTACT	Varnish	Plaster	2nd Floo	0	Negative	0.30	0.30
110	8/18/16 15:40	Action I	BEDROOM 3	BASEBOARD	RIGHT	D	INTACT	Varnish	Wood	2nd Floo	0	Negative	0.30	0.30
111	8/18/16 15:41	Action I	BEDROOM 3	WIND SASH	RIGHT	B	INTACT	Varnish	Wood	2nd Floo	0	Negative	0.20	0.20
112	8/18/16 15:41	Action I	BEDROOM 3	WIND CAS	RIGHT	B	INTACT	Varnish	Wood	2nd Floo	0	Negative	0.00	0.30

Ohio Healthy Homes

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
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Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
113	8/18/16 15:41	Action I	BEDROOM 3	WIND SILL	RIGHT	B	INTACT	Varnish	Wood	2nd Floo	0	Negative	0.00	0.30
114	8/18/16 15:43	Action I	BEDROOM 4	WALL	RIGHT	A	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.70	0.20
115	8/18/16 15:43	Action I	BEDROOM 4	WALL	RIGHT	B	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.50	0.30
116	8/18/16 15:43	Action I	BEDROOM 4	WALL	RIGHT	C	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.50	0.30
117	8/18/16 15:44	Action I	BEDROOM 4	WALL	RIGHT	D	INTACT	Blue	Plaster	2nd Floo	0	Negative	0.60	0.20
118	8/18/16 15:46	Action I	BEDROOM 4	BASEBOARD	LEFT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.10	0.30
119	8/18/16 15:47	Action I	BEDROOM 4	DOOR CAS	LEFT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30
120	8/18/16 15:47	Action I	BEDROOM 4	DOOR	LEFT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.70	0.20
121	8/18/16 15:48	Action I	BEDROOM 4	WIND SASH	RIGHT	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
122	8/18/16 15:48	Action I	BEDROOM 4	WIND CAS	RIGHT	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
123	8/18/16 15:48	Action I	BEDROOM 4	WIND SILL	RIGHT	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.00	0.30
124	8/18/16 15:51	Action I	BEDROOM 5	WALL	LEFT	A	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.20	0.30
125	8/18/16 15:51	Action I	BEDROOM 5	WALL	LEFT	B	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.30	0.30
126	8/18/16 15:51	Action I	BEDROOM 5	WALL	RIGHT	C	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.10	0.30
127	8/18/16 15:52	Action I	BEDROOM 5	WALL	RIGHT	D	INTACT	Brown	Plaster	2nd Floo	0	Negative	0.30	0.30
128	8/18/16 15:52	Action I	BEDROOM 5	BASEBOARD	RIGHT	D	INTACT	White	Wood	2nd Floo	0	Negative	0.10	0.30
129	8/18/16 15:53	Action I	BEDROOM 5	WIND SASH	LEFT	A	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
130	8/18/16 15:54	Action I	BEDROOM 5	WIND SASH	CENTEF	C	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.20	0.30
131	8/18/16 15:54	Action I	BEDROOM 5	WIND CAS	CENTEF	C	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
132	8/18/16 15:54	Action I	BEDROOM 5	WIND SILL	CENTEF	C	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
133	8/18/16 15:55	Action I	BEDROOM 5	DOOR	CENTEF	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
134	8/18/16 15:56	Action I	BEDROOM 5	DOOR CAS	CENTEF	B	DETERIORATED	White	Wood	2nd Floo	0	Negative	0.10	0.30
135	8/18/16 15:57	Action I	BEDROOM 6	WALL	RIGHT	A	INTACT	Yellow	Plaster	2nd Floo	0	Negative	0.40	0.30
136	8/18/16 15:57	Action I	BEDROOM 6	WALL	RIGHT	B	INTACT	Yellow	Plaster	2nd Floo	0	Negative	0.20	0.30
137	8/18/16 15:57	Action I	BEDROOM 6	WALL	RIGHT	C	INTACT	Yellow	Plaster	2nd Floo	0	Negative	-0.30	0.30
138	8/18/16 15:58	Action I	BEDROOM 6	WALL	RIGHT	D	INTACT	Yellow	Plaster	2nd Floo	0	Negative	0.40	0.30
139	8/18/16 15:58	Action I	BEDROOM 6	WIND SASH	CENTEF	D	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30
140	8/18/16 15:59	Action I	BEDROOM 6	WIND CAS	CENTEF	D	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30

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Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
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Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
141	8/18/16 16:02	Action I	BEDROOM 6	DOOR	RIGHT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30
142	8/18/16 16:02	Action I	BEDROOM 6	DOOR CAS	RIGHT	A	INTACT	White	Wood	2nd Floo	0	Negative	0.20	0.30
143	8/18/16 16:07	Action I	EXTERIOR	SIDE	RIGHT	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	22.80	0.30
144	8/18/16 16:08	Action I	EXTERIOR	THRESHOLD	1	A	DETERIORATED	Gray	Wood	1st Floor	0	Positive	14.50	0.30
145	8/18/16 16:08	Action I	EXTERIOR	DOOR CAS	1	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	32.00	0.00
146	8/18/16 16:09	Action I	EXTERIOR	SIDE	LEFT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	21.40	0.30
147	8/18/16 16:09	Action I	EXTERIOR	CORNER BOA	LEFT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	22.50	0.30
148	8/18/16 16:10	Action I	EXTERIOR	CORNER BOA	CENTEF	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	6.70	0.30
149	8/18/16 16:11	Action I	PORCH SIDE	FLOOR	CENTEF	D	DETERIORATED	Brown	Wood	1st Floor	0	Negative	0.00	0.30
150	8/18/16 16:12	Action I	EXTERIOR	HORIZ TRIM	CENTEF	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	4.20	0.30
151	8/18/16 16:12	Action I	EXTERIOR	WIND SILL	2	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.10	0.10
152	8/18/16 16:13	Action I	EXTERIOR	WIND CAS	2	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.00	0.10
153	8/18/16 16:13	Action I	EXTERIOR	WIND CAS	4	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	14.10	0.30
154	8/18/16 16:15	Action I	EXTERIOR	CORNER BOA	LEFT	A	DETERIORATED	Beige	Wood	1st Floor	0	Negative	0.10	0.30
155	8/18/16 16:15	Action I	EXTERIOR	SIDE	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	20.20	0.30
156	8/18/16 16:16	Action I	EXTERIOR	WIND CAS	5	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	3.90	0.30
157	8/18/16 16:16	Action I	EXTERIOR	WIND SILL	5	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	6.20	0.30
158	8/18/16 16:17	Action I	EXTERIOR	WIND SILL	1	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	9.60	0.30
159	8/18/16 16:17	Action I	EXTERIOR	WIND CAS	1	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.30	0.30
160	8/18/16 16:18	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	31.00	0.00
161	8/18/16 16:19	Action I	EXTERIOR	WIND SASH	3	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.30	0.20
162	8/18/16 16:19	Action I	EXTERIOR	CORNER BOA	CENTEF	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	20.30	0.30
163	8/18/16 16:21	Action I	EXTERIOR	WIND CAS	3	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	4.30	0.30
164	8/18/16 16:21	Action I	EXTERIOR	WIND CAS	2	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.60	0.30
165	8/18/16 16:22	Action I	EXTERIOR	SIDE	RIGHT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	11.20	0.30
166	8/18/16 16:22	Action I	EXTERIOR	WIND CAS	2	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	5.80	0.30
167	8/18/16 16:22	Action I	EXTERIOR	WIND SILL	2	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	1.30	0.20
168	8/18/16 16:23	Action I	EXTERIOR	CORNER BOA	RIGHT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	19.70	0.30

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Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
169	8/18/16 16:24	Action I	EXTERIOR	SIDE	LEFT	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	11.80	0.30
170	8/18/16 16:24	Action I	EXTERIOR	WIND CAS	1	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	10.20	0.30
171	8/18/16 16:24	Action I	EXTERIOR	WIND SILL	1	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.20	0.30
172	8/18/16 16:25	Action I	EXTERIOR	WIND CAS	3	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	13.80	0.30
173	8/18/16 16:26	Action I	EXTERIOR	WIND SILL	3	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.20	0.30
174	8/18/16 16:27	Action I	EXTERIOR	WIND SILL	2	C	DETERIORATED	Beige	Wood	1st Floor	0	Negative	0.10	0.30
175	8/18/16 16:27	Action I	EXTERIOR	WIND CAS	2	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	3.40	0.30
176	8/18/16 16:28	Action I	EXTERIOR	WIND CAS	3	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	12.80	0.30
177	8/18/16 16:28	Action I	EXTERIOR	WIND SILL	3	C	DETERIORATED	Beige	Wood	1st Floor	0	Positive	5.70	0.30
178	8/18/16 16:30	Action I	GARAGE	SIDE	CENTEF	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	9.50	0.30
179	8/18/16 16:30	Action I	GARAGE	DOOR	LEFT	A	DETERIORATED	Beige	Wood	1st Floor	0	Positive	26.10	0.30
180	8/18/16 16:30	Action I	GARAGE	SIDE	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	9.50	0.30
181	8/18/16 16:31	Action I	GARAGE	WIND CAS	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	2.60	0.30
182	8/18/16 16:31	Action I	GARAGE	WIND SASH	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	3.00	0.30
183	8/18/16 16:31	Action I	GARAGE	WIND SILL	RIGHT	B	DETERIORATED	Beige	Wood	1st Floor	0	Positive	5.60	0.30
184	8/18/16 16:32	Action I	GARAGE	SIDE	LEFT	D	DETERIORATED	Beige	Wood	1st Floor	0	Positive	24.10	0.30
185	8/18/16 16:37	Action I	EXTERIOR	WIND SASH	1	C	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	4.30	0.30
186	8/18/16 16:37	Action I	EXTERIOR	WIND CAS	1	C	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	2.50	0.30
187	8/18/16 16:37	Action I	EXTERIOR	WIND JAMB	1	C	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	13.50	0.30
188	8/18/16 16:38	Action I	EXTERIOR	WIND SILL	1	C	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	8.10	0.30
189	8/18/16 16:39	Action I	EXTERIOR	WIND SILL	1	D	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	1.00	0.10
190	8/18/16 16:40	Action I	EXTERIOR	WIND CAS	1	D	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	17.20	0.30
191	8/18/16 16:40	Action I	EXTERIOR	WIND SASH	1	D	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	4.60	0.30
192	8/18/16 16:43	Action I	EXTERIOR	WIND SASH	4	B	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	3.60	0.30
193	8/18/16 16:43	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floo	0	Negative	0.50	0.30
194	8/18/16 16:43	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floo	0	Negative	0.60	0.20
195	8/18/16 16:43	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floo	0	Negative	0.70	0.20
196	8/18/16 16:44	Action I	EXTERIOR	WIND CAS	4	B	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	1.50	0.30

3b

Full XRF Results

126 S. Cherry St.
Troy, OH 45373

The Ohio Department of Health
Rebecca Reed
246 N High St., 6th Floor
Columbus, OH 43215

Index	Time	Type	Room	Component	Pos	ABCD	Condition	Color	Substrate	Floor	Misc	Results	PbC	PbC Error
197	8/18/16 16:44	Action I	EXTERIOR	WIND SILL	4	B	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	1.60	0.20
198	8/18/16 16:46	Action I	EXTERIOR	WIND SILL	2	B	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	4.80	0.30
199	8/18/16 16:47	Action I	EXTERIOR	WIND CAS	2	B	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	1.00	0.10
200	8/18/16 16:47	Action I	EXTERIOR	WIND SASH	2	B	DETERIORATED	Beige	Wood	2nd Floo	0	Positive	2.90	0.30
201	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.00	0.30
202	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.10	0.30
203	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.00	0.30
204	8/18/16 16:50	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.80	0.10
205	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
206	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
207	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.40	0.30
208	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
209	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.80	0.10
210	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
211	8/18/16 16:51	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.50	0.30
212	8/18/16 16:52	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Negative	0.40	0.30
213	8/18/16 16:52	Action I	0	0	0	0	0	0	Wood	1st Floor	0	Positive	1.00	0.10

APPENDIX B DUST WIPE SAMPLE ANALYTICAL DATA

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax (856) 303-2500 / (856) 786-5974
http://www.EMSL.com cinnaminsonleadlab@emsl.com

EMSL Order:	201609091
CustomerID:	OHDH42
CustomerPO:	45156
ProjectID:	D0H01-0000045156

Attn: **Rebecca Reed**
Ohio Department of Health
246 North High Street
Columbus, OH 43215

Phone: (614) 728-3105
Fax:
Received: 08/23/16 10:15 AM
Collected: 8/18/2016

Project: **Cherry St.**

Test Report: Lead in Dust by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Area Sampled*	*Lead Concentration*
01-RR0818	*201609091-0001*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Pantry FL Wall A				
02-RR0818	*201609091-0002*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: FL @ Front Entry Foyer				
03-RR0818	*201609091-0003*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Living Room FL Wall A				
04-RR0818	*201609091-0004*	8/18/2016	8/25/2016	42.75 in²	7600 µg/ft²
	Site: Living Room Sill Rt Wall A				
05-RR0818	*201609091-0005*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Bedroom 1 FL Wall A				
06-RR0818	*201609091-0006*	8/18/2016	8/25/2016	73.125 in²	<20 µg/ft²
	Site: Bedroom 1 Rt Sill Wall A				
07-RR0818	*201609091-0007*	8/18/2016	8/25/2016	93 in²	270 µg/ft²
	Site: Bedroom 2 Sill Wall B				
08-RR0818	*201609091-0008*	8/18/2016	8/25/2016	144 in²	91 µg/ft²
	Site: Bedroom 2 FL Wall B				
09-RR0818	*201609091-0009*	8/18/2016	8/25/2016	144 in²	<10 µg/ft²
	Site: Bedroom 5 FL Wall C				
10-RR0818	*201609091-0010*	8/18/2016	8/25/2016	82.5 in²	430 µg/ft²
	Site: Bedroom 5 Sill Wall C				

Phillip Worby, Lead Laboratory Manager
or other approved signatory

*Analysis following Lead in Dust by EMSL SOP/ Determination of Environmental Lead by FLAA. Reporting limit is 10 ug/wipe. ug/wipe = ug/ft2 x area sampled in ft2. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities (such as volume sampled) or analytical method limitations. Samples received in good condition unless otherwise noted. The lab is not responsible for data reported in µg/ft² which is dependent on the area provided by non-lab personnel. The test results contained within this report meet the requirements of NELAC unless otherwise noted. "<" (less than) results signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 08/26/2016 12:28:54

EMSL ANALYTICAL INC.

Lead (Pb) Chain of Custody

EMSL Order ID *(Lab Use Only)*: 2616070711

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company: Ohio Department of Health	**EMSL-Bill to:** ☒ Same ☐ Different If Bill to is Different note instructions in Comments**
Street: 246 N. High St.	*Third Party Billing requires written authorization from third party*
City: Columbus **State/Province:** Ohio	**Zip/Postal Code:** 43215 **Country:** USA
Report To (Name): Rebecca Reed	**Telephone #:** 614-387-1317
Email Address: rebecca.reed@odh.ohio.gov	**Fax #:** 614-728-6793 **Purchase Order:** ~~DOH01-0000040768~~
Project Name/Number: Cherry St	**Please Provide Results:** ☐ Fax ☒ Email
U.S. State Samples Taken: Ohio	**CT Samples:** ☐ Commercial/Taxable ☒ Residential/Tax Exempt

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☒ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide*

Matrix	Method	Instrument	Reporting Limit	Check
Chips ☐ % by wt. ☐ mg/cm² ☐ ppm	SW846-7000B	Flame Atomic Absorption	0.01%	☐
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	☐
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	☐
	NIOSH 7300 modified	ICP-AES/ICP-MS	0.5 µg/filter	☐
Wipe* ASTM ☒ non ASTM ☐ *if no box is checked, non-ASTM Wipe is assumed	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	☒
	SW846-6010B or C	ICP-AES	1.0 µg/wipe	☐
	SW846-7000B/7010	Graphite Furnace AA	0.075 µg/wipe	☐
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	SW846-1131/SW846-6010B or C	ICP-AES	0.1 mg/L (ppm)	☐
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	☒
	SW846-7010	Graphite Furnace AA	0.3 mg/kg (ppm)	☐
	SW846-6010B or C	ICP-AES	2 mg/kg (ppm)	☐
Wastewater Unpreserved ☐ Preserved with HNO_3 pH < 2 ☐	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	☐
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	EPA 200.7	ICP-AES	0.020 mg/L (ppm)	☐
Drinking Water Unpreserved ☐ Preserved with HNO_3 pH < 2 ☐	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	☐
	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	☐
TSP/SPM Filter	40 CFR Part 50	ICP-AES	12 µg/filter	☐
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	☐
Other:				☐

Name of Sampler: Rebecca Reed **Signature of Sampler:** Rebecca Reed

Sample #	Location	Volume/Area	Date/Time Sampled
01-RR0818	Pantry FL Wall A	144 in²	8/18/16 16:40
02-RR0818	FL@ Front Entry Foyer	144 in²	
03-RR0818	Living Room FL Wall A	144 in²	
04-RR0818	Living Room Sill-Rt Wall A	2¼" X 19"	
05-RR0818	Bedroom 1 FL Wall A	144 in²	

Client Sample #'s 01 - 11 RR0818 **Total # of Samples:** 11

Relinquished (Client): Rebecca Reed **Date:** 8/19/16 **Time:** 10:00

Received (Lab): (illegible) **Date:** 8/23/16 **Time:** 1015 EMSL RDK

Comments:

(40)

EMSL ANALYTICAL INC.

LEAD (Pb) CHAIN OF CUSTODY

EMSL ORDER ID *(Lab Use Only)*:

2161610411

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Location	Volume/Area	Date/Time Sampled
06-RR0818	Bedroom1 Rt Sill Wall A	3¼" X 22½"	8/18/16 16:40
07-RR0818	Bedroom2 Sill Wall B	3" X 31"	
08-RR0818	Bedroom2 FL Wall B	144 in^2	
09-RR0818	Bedroom5 FL Wall C	144 in^2	
10-RR0818	Bedroom5 Sill Wall C	3" X 27½"	
11-RR0818	Soil Play Area Side C		

Comments/Special Instructions:

(41)

APPENDIX C SOIL SAMPLE ANALYTICAL DATA

EMSL Analytical, Inc.
200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax (856) 303-2500 / (856) 786-5974
http://www.EMSL.com cinnaminsonleadlab@emsl.com

EMSL Order:	201609091
CustomerID:	OHDH42
CustomerPO:	45156
ProjectID:	D0H01-0000045156

Attn: **Rebecca Reed**
Ohio Department of Health
246 North High Street
Columbus, OH 43215

Phone: (614) 728-3105
Fax:
Received: 08/23/16 10:15 AM
Collected: 8/18/2016

Project: **Cherry St.**

Test Report: Lead in Soils by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	*Lab ID*	*Collected*	*Analyzed*	*Lead Concentration*
11-RR0818	*201609091-0011*	8/18/2016	8/26/2016	520 mg/Kg
	Site: Soil Play Area Side C			

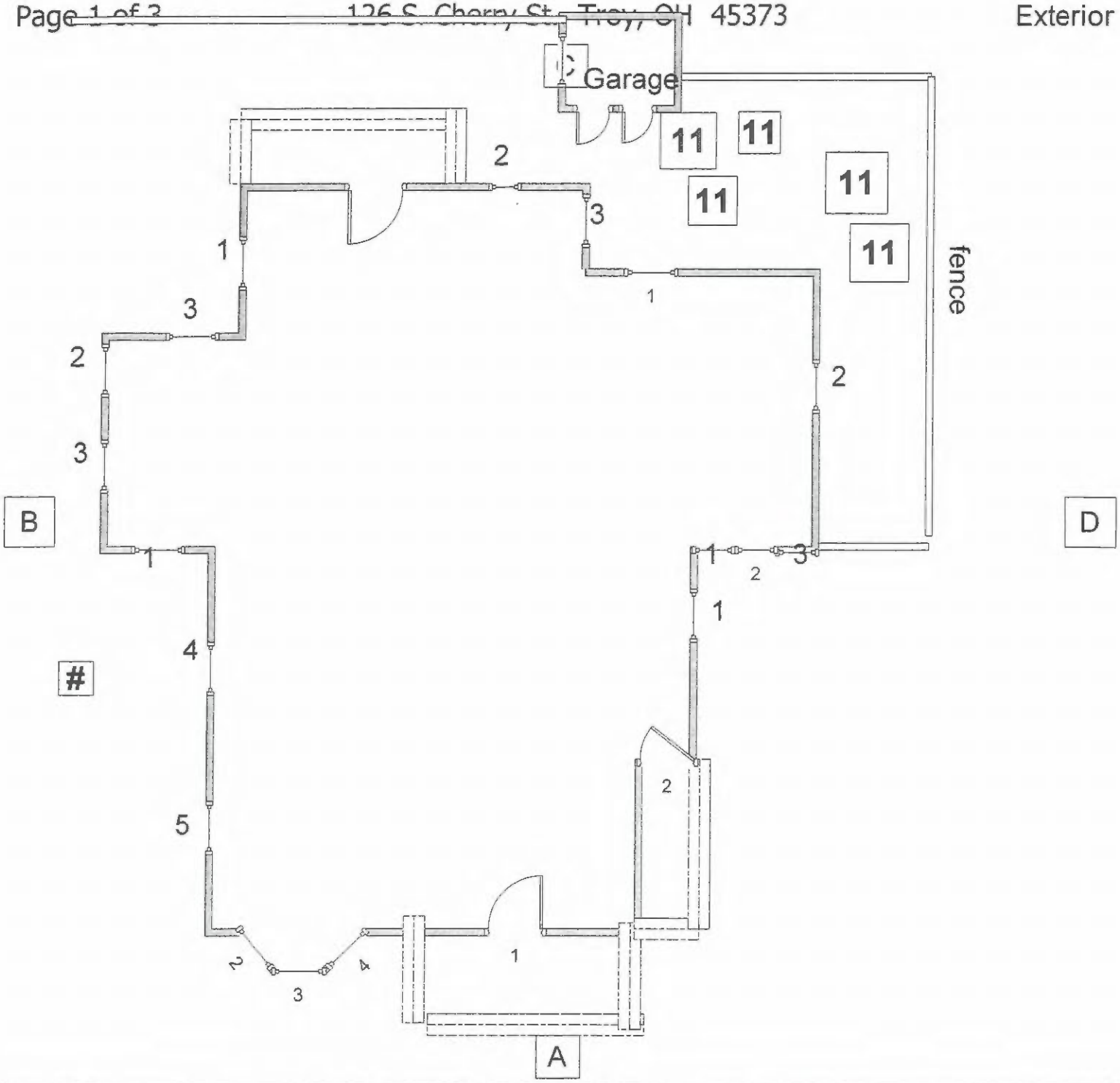
Phillip Worby, Lead Laboratory Manager
or other approved signatory

*Analysis following Lead in Soil/Solids by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities. Samples received in good condition unless otherwise noted. Results reported based on dry weight. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. The QC data associated with the sample results included in this report meet the recovery and precision requirements unless specifically indicated otherwise. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NELAP Certifications: NJ 03036, NY 10872, PA 68-00367, AIHA-LAP, LLC ELLAP 100194, A2LA 2845.01

Initial report from 08/26/2016 12:28:54

 126 S. Cherry St., Troy, OH 45373 Exterior



S. Cherry St.

NOTES:

Drawing not to scale.
Wall A in any room is street side, others are clockwise from A.
Left and right positions are determined by head-on orientation.
Dust Samples:
Blank:
Soil:

KEY:

Hazardous Results	#
Non-Hazardous Results	#
Carpet	
Linoleum/Tile	
Wood	

DRAWN BY
Rebecca Reed, R.S.

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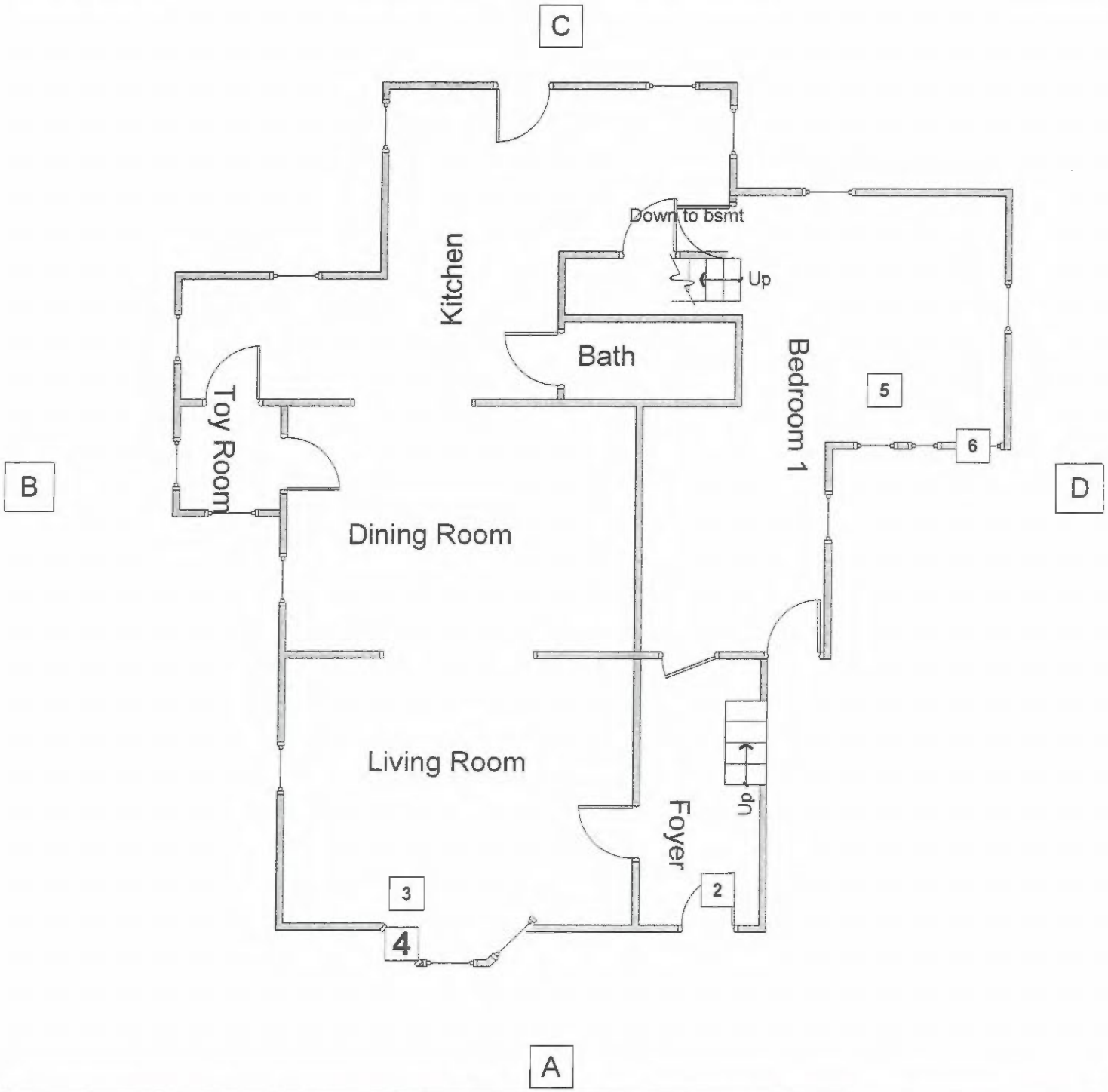


S. Cherry St.

NOTES:

Drawing not to scale.
Wall A in any room is street side, others are clockwise from A.
Left and right positions are determined by head-on orientation.
Dust Samples: 02-10 RR0818
Blank: 01-RR0818
Soil: 11-RR0818

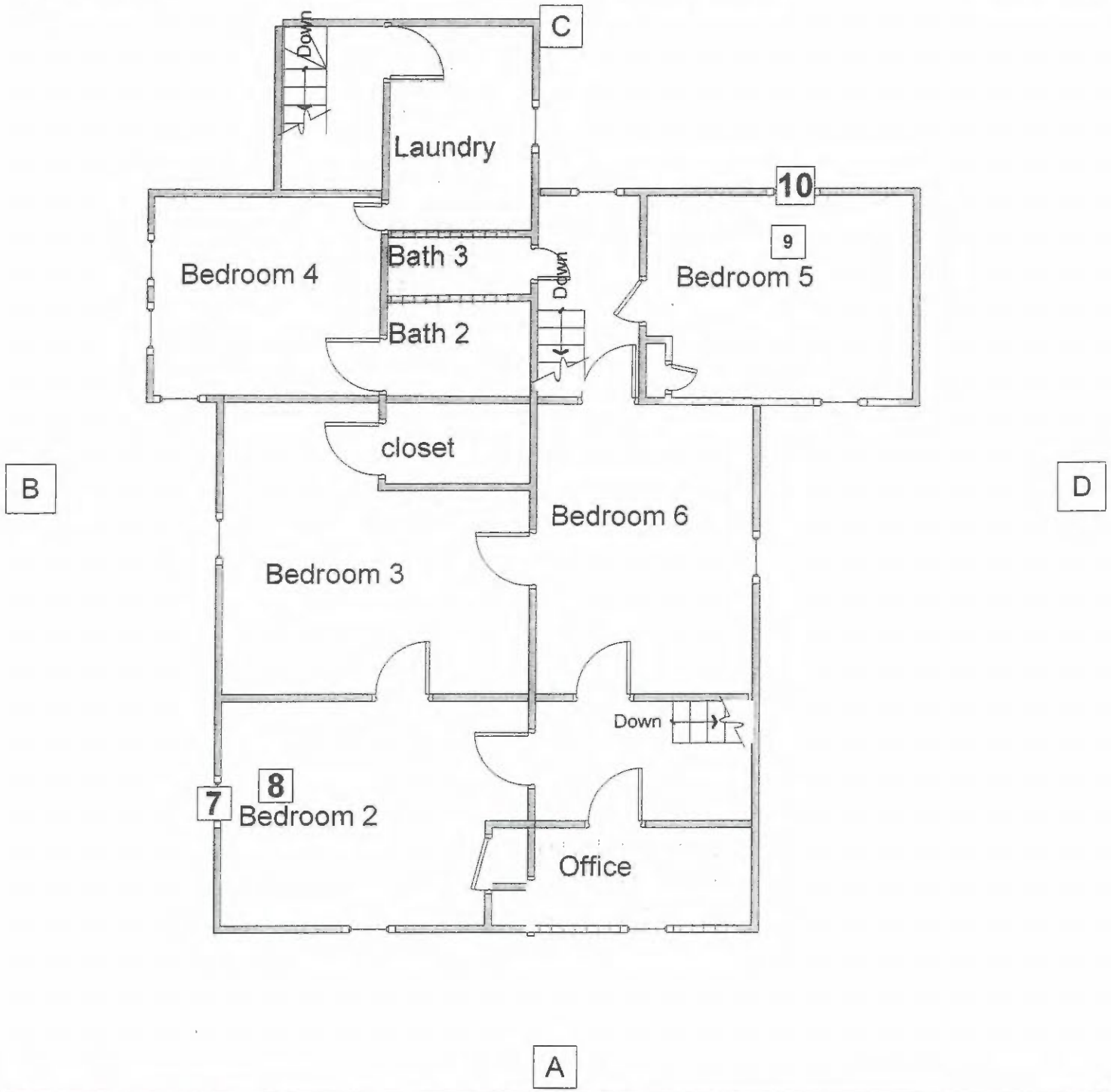
KEY:

Hazardous Results	#
Non-Hazardous Results	#
Carpet	
Linoleum/Tile	
Wood	

DRAWN BY
Rebecca Reed, R.S.

126 S. Cherry St. Troy, OH 45373

2nd Floor



S. Cherry St.

NOTES:

Drawing not to scale.
Wall A in any room is street side, others are clockwise from A.
Left and right positions are determined by head-on orientation.
Dust Samples: 02-10 RR0818
Blank: 01-RR08018
Soil:

KEY:

Hazardous Results	#
Non-Hazardous Results	#
Carpet	
Linoleum/Tile	
Wood	

DRAWN BY

Rebecca Reed, R.S.

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Ohio Department of Health

Lead Visual Assessment Form

As required by Ohio Administrative Code Chapter 3701-32-07(G)(3)

Property Owner Name		Date of Assessment	
First United Methodist Church of Troy		8/18/16	
Property Address	**City**	**State**	**Zip**
126 S. Cherry St.	Troy	OH	45373
Lead Risk Assessor Name		**Lead Risk Assessor License #**	
Rebecca Reed		RA-007791	

A. OVERALL BUILDING CONDITION – GENERAL OBSERVATIONS

Condition	Yes	No	Notes
Roof missing parts of surfaces (tiles, boards, shakes, etc.)	☐	☑	
Roof has holes or large cracks	☐	☑	
Gutters or downspouts broken, missing or leaking	☐	☑	
Chimney masonry cracked, bricks loose or missing, obviously out of plumb	☐	☑	
Foundation has major cracks, missing material, structure leans, or visibly unsound	☐	☑	
Porch or steps have major elements broken, missing or boarded up	☐	☑	
Exterior siding and/or trim has missing boards, pieces, shingles, or rotted wood	☐	☑	
Exterior or interior walls have obvious large cracks or holes, requiring more than routine pointing (if masonry) or painting	☐	☑	
Water stains on interior walls or ceilings	☐	☑	
Walls, floors or ceilings deteriorated	☐	☑	
Two or more windows or doors broken, missing or boarded up	☐	☑	
Other:	☐	☐	

B. AREAS OF BARE SOIL

Location	Check all that apply			Notes
	Play Area	Non-Play Area[1]	Samples Collected	
Play Areas Side C	☒	☐	☒	Tested OK
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	
	☐	☐	☐	

[1] If Non-Play Area is selected, list in "Notes" if bare soil is in dripline/foundation or rest of the yard.

APPENDIX F RISK ASSESSOR'S LICENSE AND CERTIFICATION

The In-Service Training Network

Lead Risk Assessor
Refresher Course

Rebecca Reed
246 N. High St, 6th Floor
Columbus, OH 43215

Course Date: December 14, 2016

Certificate Number: 016715

Performance Characteristic Sheet

EFFECTIVE DATE: **December 1, 2015**

MANUFACTURER AND MODEL:

Make: ***Heuresis***

Models: ***Model Pb200i***

Source: ***^{57}Co, 5 mCi (nominal – new source)***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:

Action Level mode

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

ACTION LEVEL MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in November 2015, with two separate instruments running software version 2.1-2 in Action Level test mode. The actual source strength of each instrument on the day of testing was approximately 2.0 mCi; source ages were approximately one year.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.0 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

> Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.
>
> Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.
>
> For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):
>
> Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th *Reading*)/6 - 1.02 mg/cm^2
>
> Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

In the Action Level paint test mode, the instrument takes the longest time to complete readings close to the Federal standard of 1.0 mg/cm^2. The table below shows the mean and standard deviation of actual reading times by reading level for paint samples during the November 2015 archive testing. The tested instruments reported readings to one decimal place. No significant differences in reading times by substrate were observed. These times apply only to instruments

with the same source strength as those tested (2.0 mCi). Instruments with stronger sources will have shorter reading times and those with weaker sources, longer reading times, than those in the table.

Mean and Standard Deviation of Reading Times in Action Level Mode by Reading Level		
Reading (mg/cm^2)	**Mean Reading Time (seconds)**	**Standard Deviation (seconds)**
< 0.7	3.48	0.47
0.7	7.29	1.92
0.8	13.95	1.78
0.9 – 1.2	15.25	0.66
1.3 – 1.4	6.08	2.50
≥ 1.5	3.32	0.05

CLASSIFICATION OF RESULTS:

XRF results are classified as **positive** if they are **greater than or equal** to the stated threshold for the instrument (1.0 mg/cm^2), and *negative* if they are *less than* the threshold.

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997.

This XRF Performance Characteristic Sheet (PCS) was developed by QuanTech, Inc., under a contract with the XRF manufacturer.

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APPENDIX H "LEAD SPEAK:" A BRIEF GLOSSARY

Abatement: A measure or set of measures designed to permanently eliminate lead-based paint hazards or lead-based paint. Abatement strategies include the removal of lead-based paint, enclosure, encapsulation, replacement of building components coated with lead-based paint, removal of lead contaminated dust, and removal of lead contaminated soil or overlaying of soil with a durable covering such as asphalt (grass and sod are considered interim control measures). All of these strategies require preparation; cleanup; waste disposal; post-abatement clearance testing; recordkeeping; and, if applicable, monitoring. (For full EPA definition, see 40 CFR 745.223).

Bare soil: Soil not covered with grass, sod, some other similar vegetation, or paving, including the sand in sandboxes.

Chewable surface: An interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an "accessible surface" as defined in 42 U.S.C. 4851b(2). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

Deteriorated paint: Any paint coating on a damaged or deteriorated surface or fixture, or any interior or exterior lead-based paint that is peeling, chipping, blistering, flaking, worn, chalking, alligatoring, cracking, or otherwise becoming separated from the substrate.

Drip line/foundation area: The area within 3 feet out from the building wall and surrounding the perimeter of a building.

Dust-lead hazard: Surface dust in residences that contains an area or mass concentration of lead equal to or in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for dust-lead hazards, which are based on wipe samples, are published at 40 CFR 745.65(b); as of the publication of this edition of these *Guidelines,* these are 40 $\mu g/ft^2$ on floors and 250 $\mu g/ft^2$ on interior windowsills. Also called lead-contaminated dust.

Friction surface: Any interior or exterior surface, such as a window or stair tread, subject to abrasion or friction.

Garden area: An area where plants are cultivated for human consumption or for decorative purposes.

Impact surface: An interior or exterior surface (such as surfaces on doors) subject to damage by repeated impact or contact.

Interim controls: A set of measures designed to temporarily reduce human exposure or possible exposure to lead-based paint hazards. Such measures include, but are not limited to, specialized cleaning, repairs, maintenance, painting, temporary containment, and the establishment and operation of management and resident education programs. Monitoring, conducted by owners,

and reevaluations, conducted by professionals, are integral elements of interim control. Interim controls include dust removal; paint film stabilization; treatment of friction and impact surfaces; installation of soil coverings, such as grass or sod; and land use controls. Interim controls that disturb painted surfaces are renovation activities under EPA's Renovation, Repair and Painting Rule.

Lead-based paint: Any paint, varnish, shellac, or other coating that contains lead equal to or greater than 1.0 mg/cm^2 as measured by XRF or laboratory analysis, or 0.5 percent by weight (5000 mg/g, 5000 ppm, or 5000 mg/kg) as measured by laboratory analysis. (Local definitions may vary.)

Lead-based paint hazard: A condition in which exposure to lead from lead contaminated dust, lead contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, **paint-lead hazards**, **dust-lead hazards**, and **soil-lead hazards**.

Paint-lead hazard: Lead-based paint on a friction surface that is subject to abrasion and where a dust-lead hazard is present on the nearest horizontal surface underneath the friction surface (e.g., the window sill, or floor); damaged or otherwise deteriorated lead-based paint on an impact surface that is caused by impact from a related building component; a chewable lead-based painted surface on which there is evidence of teeth marks; or any other deteriorated lead-based paint in any residential building or child-occupied facility or on the exterior of any residential building or child-occupied facility.

Play area: An area of frequent soil contact by children of under age 6 as indicated by, but not limited to, such factors including the following: the presence of outdoor play equipment (e.g., sandboxes, swing sets, and sliding boards), toys, or other children's possessions, observations of play patterns, or information provided by parents, residents, care givers, or property owners.

Soil-lead hazard: Bare soil on residential property that contains lead in excess of the standard established by the EPA under Title IV of the Toxic Substances Control Act. EPA standards for soil-lead hazards, published at 40 CFR 745.65(c), as of the publication of this edition of these *Guidelines,* is 400 µg/g in play areas and 1,200 µg/g in the rest of the yard. Also called lead-contaminated soil.

APPENDIX I ADDITIONAL LEAD AND LEAD SAFETY RESOURCE DATA

Key Units of Measurement

Gram (g or gm): A unit of mass in the metric system. A nickel weighs about 1 gram, as does a 1 cube of water 1 centimeter on each side. A gram is equal to about 35/1000 (thirty-five thousandths of an ounce). Another way to think of this is that about 28.4 grams equal 1 ounce.

µg (microgram): A microgram is $1/1000^{th}$ of a milligram. To put this into perspective, a penny weighs 2 grams. To get a microgram, you would need to divide the penny into 2 million pieces. A microgram is one of those two million pieces.

µg/dL (microgram per deciliter): used to measure the level of lead in children's and worker's blood to establish whether intervention is needed. A deciliter is a little less than a half a cup.

µg/ft^2 (micrograms per square feet): the unit used to express levels of lead in dust samples. All reports should report levels of lead in dust in µg/ft^2.

mg/cm^2 (milligrams per square centimeter): used to report levels of lead in paint thru XRF testing.

ppm (parts per million): Typically used to express the concentrations of lead in soil. Can also be used to express the amount of lead in a surface coating on a mass concentration basis. This measurement can also be shown as: µg/g, mg/kg or mg/l.

ppb (parts per billion): Typically used to express the amount of lead found in drinking water. This measurement is also sometimes expressed as: µg/L (micrograms per liter).

EPA/HUD Lead-Based Paint and Lead-Based Paint Hazard Standards

Lead-Based Paint (may be determined in either of two ways)

- Surface concentration (mass of lead per area) — 1.0 mg/cm^2
- Bulk concentration (mass of lead per volume) — 0.5%, 5000 µg/g, or 5000 ppm

Dust-thresholds for Lead-Contamination

- Floors — 40 µg/ft^2
- Interior Window Sills — 250 µg/ft^2
- Window Troughs (clearance examination only) — 400 µg/ft^2

Soil-thresholds for Lead Contamination

- Play areas used by children under age 6 — 400 µg/g, or 400 ppm
- Other areas — 1200 µg/g, or 1200 ppm

APPENDIX J RESOURCES FOR ADDITIONAL INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

National Lead information Center & Clearinghouse:
1-800-424 LEAD
www.epa.gov/lead/pubs/nlic.htm

Centers for Disease Control and Prevention Lead Program:
www.cdc.gov/lead
Toll-free CDC Contact Center: 800-CDC-INFO; TTY 888-232-6348

Consumer Product Safety Commission
www.cpsc.gov
Toll-free consumer hotline: 1-800-638-2772; TTY 301-595-7054

Environmental Protection Agency Lead Program:
www.epa.gov/lead
202-566-0500

HUD Office of Healthy Homes and Lead Hazard Control:
www.hud.gov/offices/lead
202-402-7698

Any state Department of Health and Environment, Lead Poisoning Prevention Program
depthealth.state.an/lead/

Hearing- or speech-challenged individuals may access the federal agency numbers above through TTY by calling the toll-free Federal Relay Service at 800-877-8339; see also http://www.federalrelay.us/tty.

Lead Hazard Control—Method Selection
Ohio Department of Health

****YOU MUST RETURN THIS FORM****

Revised Code section 3742.38 and Ohio Administrative Code section 3701-30-10 states that you, the owner or manager of a residential unit, child day-care facility or school, shall inform the director of health in writing of the method you choose to control each lead hazard. In addition, you must notify our department of the name(s) of the lead abatement contractor(s) you have contacted.

Please complete the following form with a licensed lead abatement contractor and return this form at least **10 days prior to the start of lead abatement work on the property** to Ohio Department of Health, Attn: Dania Nixon, 246 N. High St., 6th Floor, Columbus, OH 43215. You may also fax this form to 614-728-6793 or e-mail it to Dania.Nixon@odh.ohio.gov. Any questions regarding this form should be directed to Dania Nixon at 614-387-1289 or toll free at 1-877-LEAD-SAFE.

When completing this form, please be aware of the fact that not all methods of control are appropriate for all surface types. ***Encapsulation and paint stabilization is not permitted on friction surfaces****, including window jambs and door jambs. Paint stabilization may be used to control some lead hazards; however, this is not considered a "permanent" method of control. As a result, if any hazards are controlled by paint stabilization, the owner is required to sign an Ongoing Monitoring and Maintenance Plan. Discuss the methods of control with your licensed lead abatement contractor, or with Ohio Department of Health's Division of Quality Assurance at 1-877-NOT-LEAD, and make sure the method selected for each hazard is appropriate for your needs and that you have a complete understanding of any further obligations that choice requires.*

Property Address	126 S. Cherry St. Troy, OH 45373		
Owner Name	First United Methodist Church of Troy		
Owner Address	110 W. Franklin St. Troy OH 45373		
E-mail address		Telephone #	

Name of Licensed Abatement Contractor contacted	Abatement License #	Consultation Date

Owner Signature: _____ Date: _____

Owner Printed Name: _____

LEAD HAZARDS	METHOD OF CONTROL Selected by Property Owner (Check Boxes)
Lead-based paint hazards: **Exterior**	
Exterior, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†
Exterior, door threshold on side A, 1, 1st floor	____ Removal and replacement ____ Paint removal
Exterior, door casing on side A, 1, 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window sash on side(s) A, 1: A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2ndfloor	____ Removal and replacement ____ Paint removal
Exterior, window sill on side(s) A, 1:A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window sill on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; D, 1; 2nd floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window jamb on side C, 1, 2nd floor	____ Removal and replacement ____ Paint removal

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Exterior, window casing on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window casing on side(s) C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, window casing on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, corner boards All- A, B, C, D except A, left	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Exterior, horizontal trim on side A, 1st floor	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Garage, door on side A, left and right	____ Removal and replacement ____ Paint removal ____ Friction/impact point treatment†
Garage, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†
Garage, window sash on side B, right	____ Removal and replacement ____ Paint removal

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

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Garage, window sill on side B, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Garage, window casing on side B, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†

Interior

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Paint removal
Bedroom 1, window silsl on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†
Bedroom 1, window casings on wall(s) C, left and D, center of far left wall	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Kitchen, door on wall C, center	____ Removal and replacement ____ Paint removal ____ Friction/impact point treatment†
Kitchen, door casings on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Kitchen, door jambs on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Paint removal
Kitchen, window sashes on wall(s) B, left; C, left	____ Removal and replacement ____ Paint removal

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

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Kitchen, window casings on wall C, right	____ Removal and replacement ____ Paint removal ____ Paint stabilization*†
Living room, window sashes on wall A, left, right and center	____ Removal and replacement ____ Paint removal
Office, floor	____ Removal and replacement ____ Paint removal
Office, window sash on wall A, center	____ Removal and replacement ____ Paint removal
Toy room, window sash on wall B, left	____ Removal and replacement ____ Paint removal

Dust-lead hazards:

Living room Sills	____ **Source removal: component removed** _____ ____ **Specialized cleaning Other** _____
Bedroom 2 Sills	____ **Source removal: component removed** _____ ____ **Specialized cleaning Other** _____
Bedroom 2 Floor Bedroom 5 Sills	____ **Source removal: component removed** _____ ____ **Specialized cleaning Other** _____ ____ **Source removal: component removed** _____ ____ **Specialized cleaning Other** _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

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Soil-lead hazards:

Play Areas Side C

_____ **Removal and replacement**
_____ **Impermanent soil covering**†
_____ **Other** _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† **Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.**

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ORDER TO CONTROL LEAD HAZARDS

This order is issued under section 3742.37 of the Ohio Revised Code and rule 3701-30-09 of the Ohio Administrative Code

Issued To: The First United Methodist Church Of Troy
110 W. Franklin St
Troy, OH 45373

Via Certified Mail 7000 0520 0012 5094 9925

For the property located at: 126 S Cherry St, Troy, OH 45373-3312

On August 18, 2016, lead-based paint testing was performed at 126 S Cherry St, Troy, OH 45373-3312 because a child with lead poisoning was associated with this property.

You have 90 days from the receipt of this order to repair the following hazards. The hazards MUST be repaired by an Ohio licensed lead abatement contractor.

Lead paint hazards:

Outside of the house:

Exterior, side(s) A, B, C, and D
Exterior, door threshold on side A, 1, 1st floor
Exterior, door casing on side A, 1, 1st floor
Exterior, window sash on side(s) A, 1; A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2ndfloor
Exterior, window sill on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window sill on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; D, 1; 2nd floor
Exterior, window jamb on side C, 1, 2nd floor
Exterior, window casing on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor
Exterior, window casing on side(s) C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, corner boards All- A, B, C, D except A, left
Exterior, horizontal trim on side A, 1st floor
Garage, door on side A, left and right
Garage, side(s) A, B, C, and D

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Garage, window sash on side B, right
Garage, window sill on side B, right
Garage, window casing on side B, right

Inside of the house:

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall
Bedroom 1, window silsl on wall(s) C, left; D, center of far left wall
Bedroom 1, window casings on wall(s) C, left and D, center of far left wall
Kitchen, door on wall C, center
Kitchen, door casings on wall(s) A, right; C, center; D, right
Kitchen, door jambs on wall(s) A, right; C, center; D, right
Kitchen, window sashes on wall(s) B, left; C, left
Kitchen, window casings on wall C, right
Living room, window sashes on wall A, left, right and center
Office, floor
Office, window sash on wall A, center
Toy room, window sash on wall B, left

Lead dust hazards:

Living Room Right Sill Wall A

Bedroom 2 Sill Wall B

Bedroom 2 Floor Wall B

Bedroom 5 Sill Wall C

Lead soil hazards:

Play area side C

Once the lead hazards are fixed by a licensed lead abatement contractor, a final inspection (also known as a "clearance examination") is required. The final inspection MUST be done by an Ohio licensed lead risk assessor.

This lead hazard control order will not be lifted until the Ohio Department of Health receives and approves the clearance examination report. The report should be faxed to Dania Nixon at 614-728-6793 or emailed to dania.nixon@odh.ohio.gov. Once the report is approved, a *Notice of Compliance* letter will be mailed to you.

******If you do not comply with this lead hazard control order, the Ohio Department of Health may issue an Order to Vacate which would prohibit anyone from living in the residence or using it as a child day-care or school. A warning sign would be posted to show the public that the property is unsafe.******

Should you have any questions about this order, please call Dania Nixon at 614-387-1289.

Richard Hodges, MPA
Director of Health

10-20-16
Date

Enclosures

cc: File

I hereby certify this to be a true and correct copy of the Order to Control Lead Hazards of the Ohio Director of Health.

Date

Custodian of the Director's Journals
Ohio Department of Health

Rev. 9/15

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OHIO DEPARTMENT OF HEALTH
246 North High Street
Columbus, Ohio 43215
614/466-3543
www.odh.ohio.gov
John R. Kasich/Governor
Richard Hodges/Director of Health

ORDER TO CONTROL LEAD HAZARDS

This order is issued under section 3742.37 of the Ohio Revised Code and rule 3701-30-09 of the Ohio Administrative Code

Issued To: The First United Methodist Church Of Troy
110 W. Franklin St
Troy, OH 45373

Via Certified Mail 7000 0520 0012 5094 9925

For the property located at: 126 S Cherry St. Troy, OH 45373-3312

On August 18, 2016, lead-based paint testing was performed at 126 S Cherry St, Troy, OH 45373-3312 because a child with lead poisoning was associated with this property.

You have 90 days from the receipt of this order to repair the following hazards. The hazards MUST be repaired by an Ohio licensed lead abatement contractor.

Lead paint hazards:

Outside of the house:

Exterior, side(s) A, B, C, and D
Exterior, door threshold on side A, 1, 1st floor
Exterior, door casing on side A, 1, 1st floor
Exterior, window sash on side(s) A, 1; A, 2; A, 3; B, 1;B, 2; B, 3; B, 4; C, 1; C, 2; D, 1; 2ndfloor
Exterior, window sill on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window sill on side(s) C, 1;C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; D, 1; 2nd floor
Exterior, window jamb on side C, 1, 2nd floor
Exterior, window casing on side(s) A, 1;A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4;C, 1; C, 2; D, 1; 2nd floor
Exterior, window casing on side(s) C, 1; C, 2; C, 3;D, 1; D, 2; D,3; 1st floor
Exterior, corner boards All- A, B, C, D except A, left
Exterior, horizontal trim on side A, 1st floor
Garage, door on side A, left and right
Garage, side(s) A, B, C, and D

Garage, window sash on side B, right
Garage, window sill on side B, right
Garage, window casing on side B, right

Inside of the house:

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall
Bedroom 1, window sills on wall(s) C, left; D, center of far left wall
Bedroom 1, window casings on wall(s) C, left and D, center of far left wall
Kitchen, door on wall C, center
Kitchen, door casings on wall(s) A, right; C, center; D, right
Kitchen, door jambs on wall(s) A, right; C, center; D, right
Kitchen, window sashes on wall(s) B, left; C, left
Kitchen, window casings on wall C, right
Living room, window sashes on wall A, left, right and center
Office, floor
Office, window sash on wall A, center
Toy room, window sash on wall B, left

Lead dust hazards:

Living Room Right Sill Wall A

Bedroom 2 Sill Wall B

Bedroom 2 Floor Wall B

Bedroom 5 Sill Wall C

Lead soil hazards:

Play area side C

Once the lead hazards are fixed by a licensed lead abatement contractor, a final inspection (also known as a "clearance examination") is required. The final inspection MUST be done by an Ohio licensed lead risk assessor.

This lead hazard control order will not be lifted until the Ohio Department of Health receives and approves the clearance examination report. The report should be faxed to Dania Nixon at 614-728-6793 or emailed to dania.nixon@odh.ohio.gov. Once the report is approved, a *Notice of Compliance* letter will be mailed to you.

*****If you do not comply with this lead hazard control order, the Ohio Department of Health may issue an Order to Vacate which would prohibit anyone from living in the residence or using it as a child day-care or school. A warning sign would be posted to show the public that the property is unsafe.*****

Should you have any questions about this order, please call Dania Nixon at 614-387-1289.

Richard Hodges, MD
Director of Health

10-20-16
Date

Enclosures

cc: File

I hereby certify this to be a true and correct copy of the Order to Control Lead Hazards of the Ohio Director of Health.

10-25-16
Date

Custodian of the Director's Journals
Ohio Department of Health

Rev. 9/15

Lead Hazard Control—Method Selection
Ohio Department of Health

****YOU MUST RETURN THIS FORM****

Revised Code section 3742.38 and Ohio Administrative Code section 3701-30-10 states that you, the owner or manager of a residential unit, child day-care facility or school, shall inform the director of health in writing of the method you choose to control each lead hazard. In addition, you must notify our department of the name(s) of the lead abatement contractor(s) you have contacted.

Please complete the following form with a licensed lead abatement contractor and return this form at least **10 days prior to the start of lead abatement work on the property** to Ohio Department of Health, Attn: Dania Nixon, 246 N. High St., 6th Floor, Columbus, OH 43215 You may also fax this form to 614-728-6793 or e-mail it to Dania.Nixon@odh.ohio.gov. Any questions regarding this form should be directed to Dania Nixon at 614-387-1289 or toll free at 1-877-LEAD-SAFE

When completing this form, please be aware of the fact that not all methods of control are appropriate for all surface types. ***Encapsulation and paint stabilization is not permitted on friction surfaces****, including window jambs and door jambs. Paint stabilization may be used to control some lead hazards; however, this is not considered a "permanent" method of control. As a result, if any hazards are controlled by paint stabilization, the owner is required to sign an Ongoing Monitoring and Maintenance Plan. Discuss the methods of control with your licensed lead abatement contractor, or with Ohio Department of Health's Division of Quality Assurance at 1-877-NOT-LEAD, and make sure the method selected for each hazard is appropriate for your needs and that you have a complete understanding of any further obligations that choice requires.*

Property Address	126 S. Cherry St. Troy, OH 45373		
Owner Name	First United Methodist Church of Troy		
Owner Address	110 W. Franklin St. Troy OH 45373		
E-mail address		Telephone #	

Name of Licensed Abatement Contractor contacted	Abatement License #	Consultation Date

Owner Signature: _____ Date: _____

Owner Printed Name: _____

LEAD HAZARDS	METHOD OF CONTROL Selected by Property Owner (Check Boxes)	
Lead-based paint hazards: **Exterior**		
Exterior, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, door threshold on side A, 1, 1st floor	____ Removal and replacement ____ Enclosure	____ Paint removal ____ Other
Exterior, door casing on side A, 1, 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window sash on side(s) A, 1; A, 2; A, 3; B, 1; B, 2; B, 3; B, 4; C, 1, C, 2; D, 1; 2nd floor	____ Removal and replacement ____ Other	____ Paint removal
Exterior, window sill on side(s) A, 1; A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window sill on side(s) C, 1; C, 3; D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window sill on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4; C, 1; D, 1; 2nd floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window jamb on side C, 1, 2nd floor	____ Removal and replacement ____ Enclosure	____ Paint removal ____ Other
Exterior, window casing on side(s) A, 1; A, 2; A, 3; A, 4; B, 1; B, 2; B, 3; B,4; B, 5; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other
Exterior, window casing on side(s) A, 1; A, 2; A, 3; B,1; B,2; B, 3; B, 4; C, 1; C, 2; D, 1; 2nd floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

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Exterior, window casing on side(s) C, 1; C, 2; C, 3; D, 1; D, 2; D,3; 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Exterior, window casing on side(s) C, 1; C, 3; D, 1; D, 2; D,3; 1st floor 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Exterior, corner boards All- A, B, C, D except A, left	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Exterior, horizontal trim on side A, 1st floor	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Garage, door on side A, left and right	____ Removal and replacement ____ Friction/impact point treatment† ____ Other _____	____ Paint removal
Garage, side(s) A, B, C, and D	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Garage, window sash on side B, right	____ Removal and replacement ____ Other _____	____ Paint removal
Garage, window sill on side B, right	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Garage, window casing on side B, right	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____

Interior

Bedroom 1, window sashes on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Other _____	____ Paint removal
Bedroom 1, window sills on wall(s) C, left; D, center of far left wall	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

Bedroom 1, window casings on wall(s) C, left and D, center of far left wall	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Kitchen, door on wall C, center	____ Removal and replacement ____ Friction/impact point treatment† ____ Other _____	____ Paint removal
Kitchen, door casings on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Kitchen, door jambs on wall(s) A, right; C, center; D, right	____ Removal and replacement ____ Enclosure	____ Paint removal ____ Other _____
Kitchen, window sashes on wall(s) B, left; C, left	____ Removal and replacement ____ Other _____	____ Paint removal
Kitchen, window casings on wall C, right	____ Removal and replacement ____ Encapsulation* ____ Paint stabilization*†	____ Paint removal ____ Enclosure ____ Other _____
Living room, window sashes on wall A, left, right and center	____ Removal and replacement ____ Other _____	____ Paint removal
Office, floor	____ Removal and replacement ____ Enclosure	____ Paint removal ____ Other _____
Office, window sash on wall A, center	____ Removal and replacement ____ Other _____	____ Paint removal
Toy room, window sash on wall B, left	____ Removal and replacement ____ Other _____	____ Paint removal

Dust-lead hazards:

Living room Sills	____ Source removal: component removed _____ ____ Specialized cleaning ____ Other _____
Bedroom 2 Sills	____ Source removal: component removed _____ ____ Specialized cleaning ____ Other _____
Bedroom 2 Floor	____ Source removal: component removed _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

† Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.

(14)

	____ Specialized cleaning ____ Other _____
Bedroom 5 Sills	____ Source removal: component removed _____ ____ Specialized cleaning ____ Other _____

Soil-lead hazards:

Play Areas Side C	_____ Removal and replacement _____ Impermanent soil covering* ____ Other _____

*** Encapsulation and paint stabilization are not permitted on friction surfaces, including window jambs and door jambs.**

*** Requires an ongoing maintenance and monitoring schedule and an annual clearance examination; Rule 3701-30-10 of the Ohio Administrative Code.**

OHIO DEPARTMENT OF HEALTH

246 South High Street
Columbus, Ohio 4321[illegible]

[illegible]
www.odh.ohio.gov

John R. Kasich, Governor

Ohio Department of Health [illegible] of Health

NOTICE OF NONCOMPLIANCE AND ORDER TO VACATE

To: The First United Methodist Church of Troy
110 W. Franklin St.
Troy, Ohio 45373

Owner/Manager of: 126 S. Cherry St., Troy, Ohio 45373

Pursuant to Section 3742.40 of the Ohio Revised Code and rule 3701-30-11 of the Ohio Administrative Code, you are hereby ordered to vacate the property you own at 126 S. Cherry St., Troy, Ohio 45373. You are prohibited from using the property as a residential unit, child care facility or school.

On October 20, 2016, lead hazard control orders were issued for this property. As of this date, the Ohio Department of Health has not received evidence that the controls have been implemented. If the property is occupied, the occupants must be vacated within fourteen days. You must notify all occupants at least ten days prior to vacating the property.

The Ohio Department of Health will post a sign on one or more entrances to serve as a warning to the public that the property is unsafe for human occupation. This order shall remain in effect until the lead hazards have been controlled, a clearance examination has been passed, and you have received written notice of compliance. ***Failure to comply with this Order may result in a referral to the Attorney General's Office for enforcement of this Order.***

If you have any questions about this notice, please call Dania Nixon, Sanitarian Program Specialist, at (614) 387-1289.

Lance D. Himes
Director
Ohio Department of Health

10-20-17
Date

I hereby certify this to be a true and correct copy of the Ohio Director of Health's Notice of Noncompliance and Order to Vacate.

10-20-17
Date

Michelle Wilt
Custodian of the Director's Journals
Ohio Department of Health

7b

MIAMI COUNTY
Public Health

Prevent. Promote. Protect.

June 27, 2018

The First United Methodist Church of Troy
110 W. Franklin St.
Troy, OH 45373

RE: Lead Risk Assessment of 126 S. Cherry St, Troy OH

To whom it may concern:

After reviewing the report issued by the Ohio Department of Health dated September 29, 2016, Miami County Public Health concurs with their findings. Based on the report significant levels of lead based paint exists thru out this structure and this poses a significant health risk to persons residing in this home, particularly pregnant woman and young children.

High lead levels have been known to cause developmental delays and behavioral problems in children. Furthermore, pregnant woman with lead poisoning are more likely to have a miscarriage, have still born babies or have babies with low birth weight.

We recommend that you follow all recommendations and orders issued by the Ohio Department of Health. Please let me know if you have any questions.

Thank you,

Dennis R. Propes, RS, MPA
Health Commissioner

Dennis R. Propes, RS, MPA
Health Commissioner

James S. Burkhardt, DO
Medical Director

Miami County Public Health
510 West Water Street Suite 130
Troy, Ohio 45373-2985
P: 937-573-3500
F: 937-573-3501

info@miamicountyhealth.net
www.miamicountyhealth.net

Exhibit C

ALLIED
ENVIRONMENTAL SERVICES, INC.
For every environmental challenge

May 16, 2019
Allied Project No. 18573

Ms. Linda Bozick
First United Methodist Church of Troy
110 W Franklin Street
Troy, OH 45373

Phase I & Phase II Environmental Site Assessment

Soil & Groundwater Remediation

Industrial Cleaning & Vacuum Truck Service

Hazardous Materials Management & Transport

Emergency Spill Response

Industrial Hygiene Consulting

Indoor Air Quality & Mold Assessment

Asbestos Survey and Abatement

Lead-based Paint Survey and Abatement

Underground Storage Tank Closure & Remediation

RE: ESTIMATED REMEDIATION COSTS
126 S CHERRY STEET, TROY, OHIO 45373-3312

To Ms. Bozick:

Allied Environmental Services, Inc. (Allied) is pleased to provide an estimate of projected cost to conduct lead abatement and renovation processes at the residential structure located at 126 S Cherry Street in Troy, Ohio 45373. This proposal is based on email correspondence with Ms. Linda Bozick, Chairman of the Board of Trustees for the First United Methodist Church of Troy, located at 110 W. Franklin Street in Troy, Ohio. Mr. Keith Boyd, ODH Certified Lead Risk Assessor and Lead Contractor, and Mr. Rod Hogle, Abatement Services Manager representing Allied conducted a cursory site walk through on October 17, 2018 with Ms. Bozick to provide additional information on development of the scope of work.

This letter is to provide an estimate of projected cost to conduct lead abatement and renovation processes. The scope of work as provided in the Lead Hazard Control – Method Selection issued by the Ohio Department of Health (ODH), is based on the results of a Lead Based Paint Inspection and Lead Risk Assessment (LIRA) conducted by the ODH on August 18, 2016. The LIRA was conducted in response to the reporting of a resident child with an elevated blood lead level.

The subject site consists of a 3434 sq. ft. structure built in 1879. The residential dwelling consists of a two-story wood frame duplex over a partial basement with wood clapboard siding. A detached wood frame garage was also cited by ODH for lead hazards.

As per federal NESHAP requirements, Allied will conduct an asbestos inspection of building materials subject to disturbance by lead abatement processes. The identification of asbestos containing materials (ACM) will be managed in compliance with regulatory standards. Any costs incurred in the remediation or abatement of ACM are not included in this document.

Allied shall conduct lead abatement activities and conduct abatement processes in compliance with Ohio State regulations promulgated in OAC 3701 and ORC 3742 and Chapters 11-15 of the U.S. Department of Housing and Urban Development's (HUD's) Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. Allied has gained experience in conducting lead abatement since the initial cost estimate was submitted to Ms. Bozick on October 29, 2018. Based on the history of these projects, Allied projects

significantly greater labor requirements to complete the abatement of the Cherry Street residence than originally estimated. Allied anticipates employing six (6) abatement workers and one supervisor for a period of up to 10 40-hour weeks, or 400-hours per employee to complete the scope of work in the projected time period. This is based on utilizing abatement protocol and methods that would preserve the esthetics of the structure. Allied has allowed for 100-hours of project management.

As per the attached Lead Hazard Control – Method Selection, abatement will include the replacement of 10 windows on the 2nd floor. In preserving the esthetics of the residence, Allied recommends conducting paint removal on the bulk of exterior window and door trim, including a lesser quantity of interior casings and window sills, many of which were renovated in 1993. Allied recommends conducting enclosure on the exterior of the residence and the garage, wrapping the structure with house wrap and applying vinyl siding. Interior lead hazards were identified on the floors and window sills on both floors, to be controlled through containment and specialized cleaning processes. The site specific ODH documents, *Order to Control Lead Hazards* and the *Lead Hazard Control – Method Selection,* are attached with this letter providing an itemized list of identified lead hazards. Allied request the opportunity to further evaluate the itemized components to provide the best achievable control methods.

Upon completion of lead abatement processes, Allied will contract for third-party clearance sampling to be conducted as required following regulations and sampling protocol as promulgated in OAC 3701-32-12, Clearance Examinations. Following receipt of analytical results, the third-party contractor will submit an assessment report in compliance with OAC 3701-32-12(I)

Allied's anticipated ***minimum*** costs for the Scope of Work as provided in this document is projected at **$150,000.00**. These costs may vary based on the applied manpower and variables encountered during the abatement process.

Allied appreciates the opportunity to provide the First United Methodist Church of Troy with our environmental services. Please contact me with questions or concerns regarding our proposal. Thank you.

Respectfully submitted,
Allied Environmental Services, Inc.

Keith Boyd, Environmental Specialist
ODH Certified Lead Risk Assessor, License #LA000547

CONSULTING ENGINEERS, CORP.
"Your Partner in Structural Engineering"
225 South Main Street
Monroe, Ohio 45050
PH (513) 229-9000 FAX (513) 360-0109

Exhibit D

STRUCTURAL EVALUATION

126 SOUTH CHERRY STREET
TROY, OHIO 45373

August 21, 2019

MR. TRACY S. MITCHELL
OHIO PE#59349
CEC PROJECT NO: 192035

STATE OF OHIO
TRACY S. MITCHELL
59349
REGISTERED PROFESSIONAL ENGINEER

On this date I inspected this residence for any structural integrity issues. The single family residence is a two-story home with a stone foundation basement and crawlspace. According to the Miami County auditor's website the home consists of 3,434 square feet and was built in 1879. The front of the home faces predominately to the Southeast.

The roof construction consists of traditional asphalt shingles on OSB sheathing atop the original plank board sheathing supported by clear-span timber roof rafters. The roof rafters bear their weight on the front and rear walls at the rear of the house and on the side walls at the front. The interior walls of the second floor do support the ceiling joists. With the age of this house and repeated heavy loads due to snow loads the roof framing is separated in numerous locations along the ridge and should be secured together using metal clips and wood screws. The rafter framing around the chimney has deteriorated most likely due to water infiltration and should be rebuilt.

Picture of the newer OSB sheathing on the original plank board sheathing.

Picture of the cut and separating rafters at the ridge.

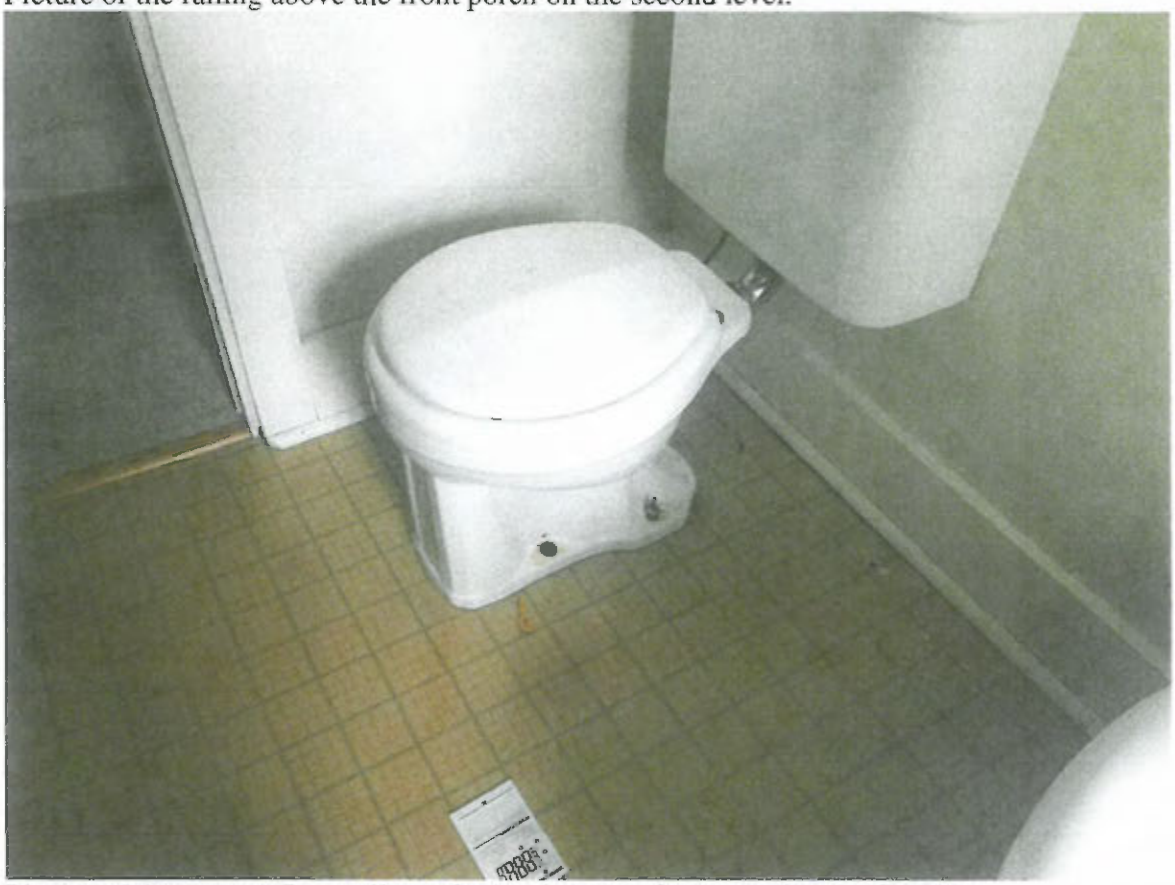
Picture of an attempted support and repair of the rafter framing at the chimney.

Picture of water stains on the plank boards and rafters.

The roof above the front porch is accessible through a second floor door and has a post and railing around the perimeter. The horizontal supports of the holding the vertical pickets have decayed and the railing should be rebuilt and any members replaced as necessary.

The second floor framing is not visible for direct inspection but most areas showed no areas of softness or weak joists except for the flooring around the toilet, a common problem due to leaking water. The floor should be pulled up to check for compromised subfloor and the floor joists fully inspected.

Picture of the railing above the front porch on the second level.

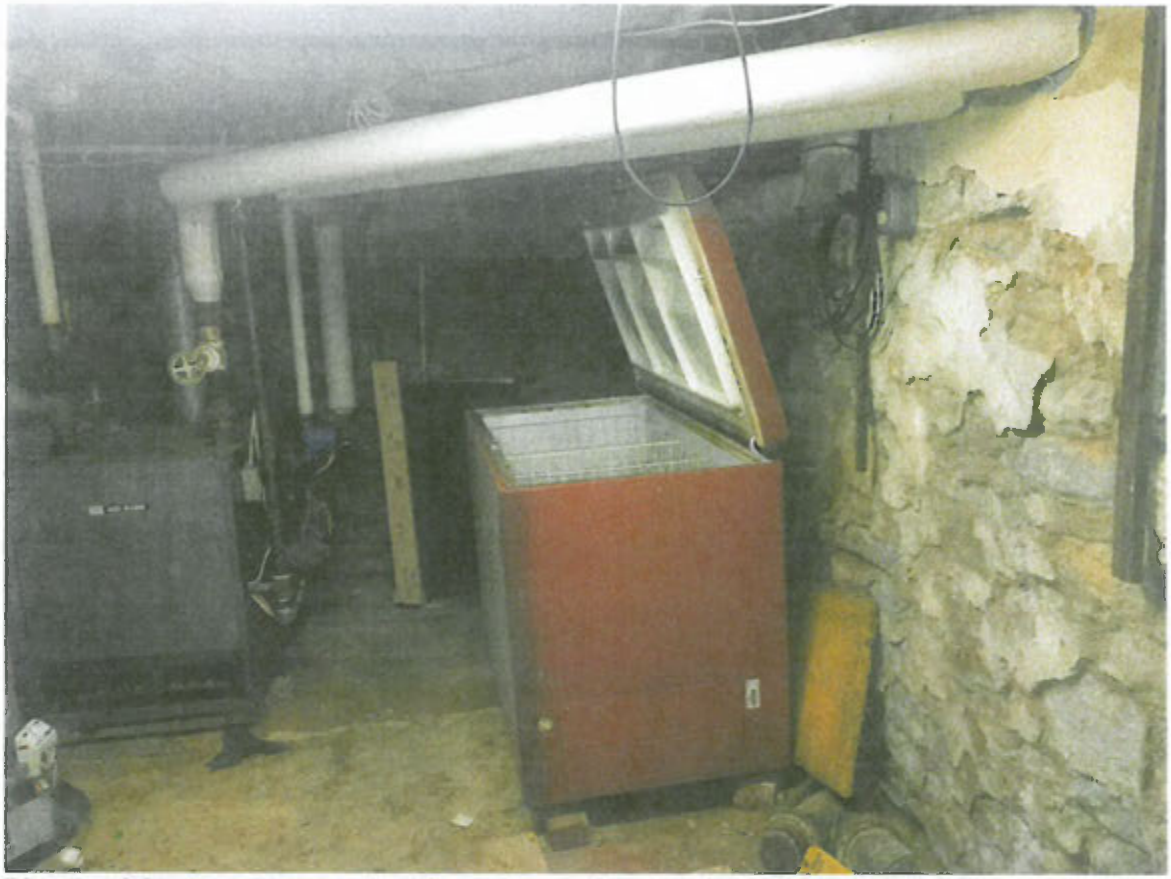


Picture of the second floor toilet to further inspect after removing the flooring.

On the north side of the house the first floor framing slopes significantly downward toward the outside foundation wall. This area is a crawlspace and not visible for direct inspection. The shallower footings have settled and the side wall and front and rear foundation walls will need to have steel piers installed below the footings to stabilize it and raise it back to its original height.

Picture of the unlevel floor on the northeast side.

The original cellar below the house is a stone wall basement below the original rear portion of the house. The front area of the house is built above a shallow crawlspace with no direct access. The stones of the cellar walls should be thoroughly cleaned, any dirt pushing from the exterior between the stones removed, and new mortar tuck pointed between the stones to restore the bond between the stones and restore the structural integrity of the walls. The floor is partially concrete and dirt, the dirt half should be prepped and a new concrete slab poured to complete the floor with at least a 4" thick concrete slab.



Picture of the stone basement walls to clean and tuck point with new mortar.

Picture of the concrete and dirt floors.

Picture of a deteriorated stone window well to be rebuilt.

The stone blocks of the foundation wall of the front porch show signs of lateral movement such as gaps in the vertical mortar joints. Any gaps such as this should have the mortar cut out and new mortar tuck pointed in to restore the bond between the blocks.

Picture of the foundation wall blocks of the front porch.

The stone retaining wall at the front of the property adjacent to the sidewalk has cracked and is leaning slightly. The wall should be rebuilt to correct any leaning and restore the strength between the stones with new mortar.

Picture of the cracked front retaining wall adjacent to the front steps.

The structural reinforcements and repairs to this property are extensive. This is in addition to the cosmetic repairs typically required and the possibility of lead paint and asbestos within the house to be removed professionally. A financial review of the repairs required should be weighed against the possibility of demolition of the property.

This report is exclusive only to the structural systems of the building and does not include any other systems such as mechanical, electrical, plumbing, etc. If there are any further questions please feel free to call our office directly.

Sincerely,

Mr. Tracy S. Mitchell, PE

Exhibit E

Westfield Construction Co., LLP

2570 Troy-Sidney Rd.
Troy, OH 45373
937-418-9142
Gwestfall07@gmail.com

Date: 7/22/2019
Quote #: 197

TO: Cherry Street

NOTES:

- All material and labor provided by Westfield Construction
- This quote does not included added lead paint abatement, asbestos abetment or any other unforeseen hazardous material

Description	Quantity	Unity Price	Amount
Exterior • Scrap entire house to remove excess and peeling paint • Replace siding and facia where needed • New roof with 30 year shingle o If roof needs re-sheeted with OSB, add $4,900 • Paint • Includes garage paint and fixing where needed	1	$55,500.00	$55,500.00
Electrical • Tear out existing knob and tube wiring throughout • Replace with new electrical system including GFCI's, breaker box, etc where needed	1	$39,275.00	$39,275.00
Mechanical • Plumbing and HVAC upgrades where needed	1	$22,650.00	$22,650.00
Flooring • New uniform flooring throughout home	1	$19,450.00	$19,450.00
Stairs • Add railing where needed on steel stairs	1	$7,400.00	$7,400.00
Bathrooms • Update all bathrooms with vanities, mirrors, toilet, tub, and surround • Complete gut and re-model	1	$33,585.00	$33,585.00
Paint • Paint interior of home	1	$16,492.00	$16,492.00
Contingency Fund • 15% contingency fund for unforeseen issues	1	29,152.80.00	29,152.80.00
Total Due:		$223,504.80	$223,504.80

80

Quotation prepared by: Grant Westfall

This is a quotation on the goods named, subject to the conditions noted below: Any changes to plans and changes orders will be added expense to owner.

To accept this quotation, sign here and return: _____

Thank you for your business!

Westfield Construction Co., LLC

Partners: Grant Westfall & Brad Fields

2570 Troy Sidney Rd

Troy, OH 45373

937-418-9142

Gwestfall07@gmail.com

Exhibit F

Foundation Services, LLC

4048 New Market-Banta Road
Lewisburg, OH 45338

Estimate

Date	Estimate #
4/10/2020	1436

Name / Address
First United Methodist Troy Bobby Phillips 126 S Cherry St

Description	Qty	Cost	Total
To remove back porch and support house. Remove all the old brick crawl space foundation walls, replace with new footer and block walls. New back porch not in this estimate. The foundation needs replaced because it is red brick below grade which is not a stable material. The brick gets soft and breaks down over time. It is also not dug down to 32" deep frost line which is code in our area. All this together makes for settling and instability. The cellar walls need some mortar repair as well.	108	250.00	27,000.00
Interior additional support beams and jacking of interior sagging areas. This is a ballpark allowance , between $6500-$9500 The floors are sagging and walls have cracks in them from weak load bearing points. This requires adding support beams underneath and jacking up sagging areas.		6,500.00	6,500.00

Foundation Services not responsible for privately installed utilities or unforeseen utilities. These are homeowners responsibilty to locate unless owner willing to pay Foundation Services to locate. Only line items spelled out in estimate are included in job. On jobs where applies, unstable soil that caves in and causes more hauling away and gravel hauled in will be a billable extra. Rock or buried tanks etc that create extra cost will be billed. Rock or buried debris that interferes with helcial piers or tie backs can create extra installation cost and voiding of warranty. Cracks that occur because of lifting are not our responsiblity.

Total $33,500.00

Customer Signature _____

Exhibit G

DOUBLE JAY CONSTRUCTION, INC.

937 832 3123
Fax – 937 832 2596
randy@doublejayinc.com

PROPOSAL

Date: 12/22/17

SUBMITTED TO: United Methodist Church of Troy, Ohio
ATTN: Linda Bozick
JOB NAME: Demolition
JOB LOCATION: Below

WE WILL FURNISH LABOR, MATERIAL AND EQUIPMENT TO COMPLETE THE FOLLOWING:

Demolition of three residential structures, garages and all concrete, asphalt walks and drives.
We include

1. Backfill of basements
2. Abandonment of water and sewer
3. Abandonment of gas
4. Minimum topsoil
5. Seed and straw disturbed areas

We do not include

Asbestos testing and abatement
Historical district solutions – request that property owner secure permits because of this concern.

For the above scope

126 S Cherry St	Total cost	$25,490
123 Plum St	Total cost	$11,849
127 Plum St	Total cost	$24,764

Thank you for the opportunity to quote this project

Sincerely

Randy Blair

Exhibit G

PROPOSAL

11942 [illegible]
[illegible] 937-1326

Proposal No. 1
Sheet No.
Date 12-27-17

Proposal Submitted To	Work To Be Performed At
Name FIRST UNITED METHODIST CHURCH	Street 126 CHERRY ST.
Street 110 W. FRANKLIN ST.	City TROY State OH. 45373
City TROY	Date of Plans
State OH 45373	Architect PH 335-7458
Telephone Number 937-335-2926	CELL 216-2323 LINDA

We hereby propose to furnish the materials and perform the labor necessary for the completion of

① DEMO/CLEARANCE/SITE RESTORATION AT 126 CHERRY ST. TROY, OH. 45373
② REMOVAL OF ALL CONCRETE, FOOTINGS, WALKS, AND SLABS
③ DISCONNECT ALL UTILITIES
④ BACKFILL WITH CLEAN FILL
⑤ SEED AND STRAW

HOUSE $19,330.00

DEMO GARAGE AT 126 CHERRY ST TROY, OH. 45373

GARAGE $1,740.00

THIS DOES NOT INCLUDE ASBESTOS INSPECTION OR ANY ASBESTOS ABATEMENT

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars ($21,070.00).

with payments to be made as follows: UPON COMPLETION

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Respectfully submitted Mike D. Balmer
For Balmer Enterprises

Note — This proposal may be withdrawn by us if not accepted within 90 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

Exhibit H

126 S. Cherry St. – Comparison and Cost

Comparable property list and square foot market value:

All properties below are listed as Victorian Italianate on the OHI Forms.

Subject property

126 S. Plum St.	3434	$179,800

Comparable properties

Address	Square Feet	Valuation
411 S. Plum St.	2,788	$147,000
232 S. Short St.	3,027	$142,000
312 S. Short St.	2,815	$151,400
414 S. Plum St.	2,569	$184,400
22 W. Race St.	3,106	$260,000
103 W. Simpson St.	2,643	$197,200
113 N. Market St.	2,400	$189,200

Average Square Foot = 2,764 Average Valuation = $181,600

Average dollar amount per average square foot price = **$65.70/ sqft.**

Costs presented for rehab and repairs:
Lead Abatement - $150,000

Foundation Services - $33,500

Westfield Const. Repairs and Rehab - $ 223,504

Total Cost combined: $ 407,004

Cost per square foot = **$118.52/ sqft**

126

FRONT
DOOR
126 S. CHERRY
EAST SIDE OF
BUILDING

(94)

OUTSIDE WALL of DEN off of KITCHEN (EAST WALL) ROTTING WOOD PAINT

NORTH WEST CORNER of BACK of BUILDING
ROTED FASCIA & TRIM BOARDS

BACK SCREEN PORCH
W/ WEST SIDE OF
BUILDING
PEELING PAINT
ROTTED SIDING

(26)

ROTTED SILL PLATES & SIDING ON BACK PORCH AT GROUND LEVEL

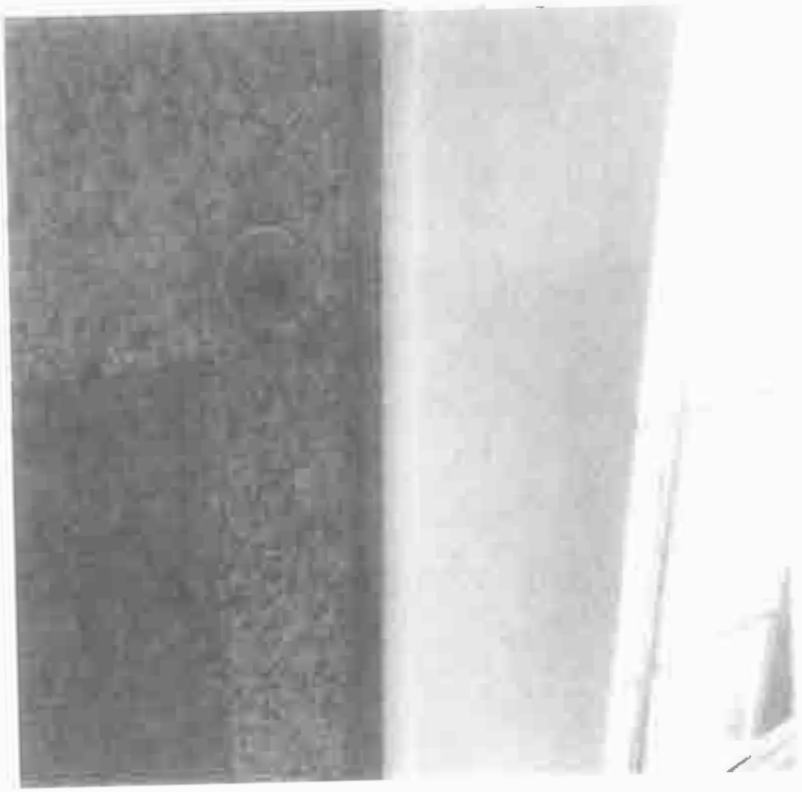
SOUTH WEST CORNER OF BACK OF BUILDING - NITE PAINT & POSSIBLE WOOD ROT IN SOFFIT ADJOINING PROPERTY

ROTTING SILL PLATE & SIDING AT GROUND LEVEL

ILLEGAL STAIRWAY, (NO RAILING)
REMOVED BY TENANT

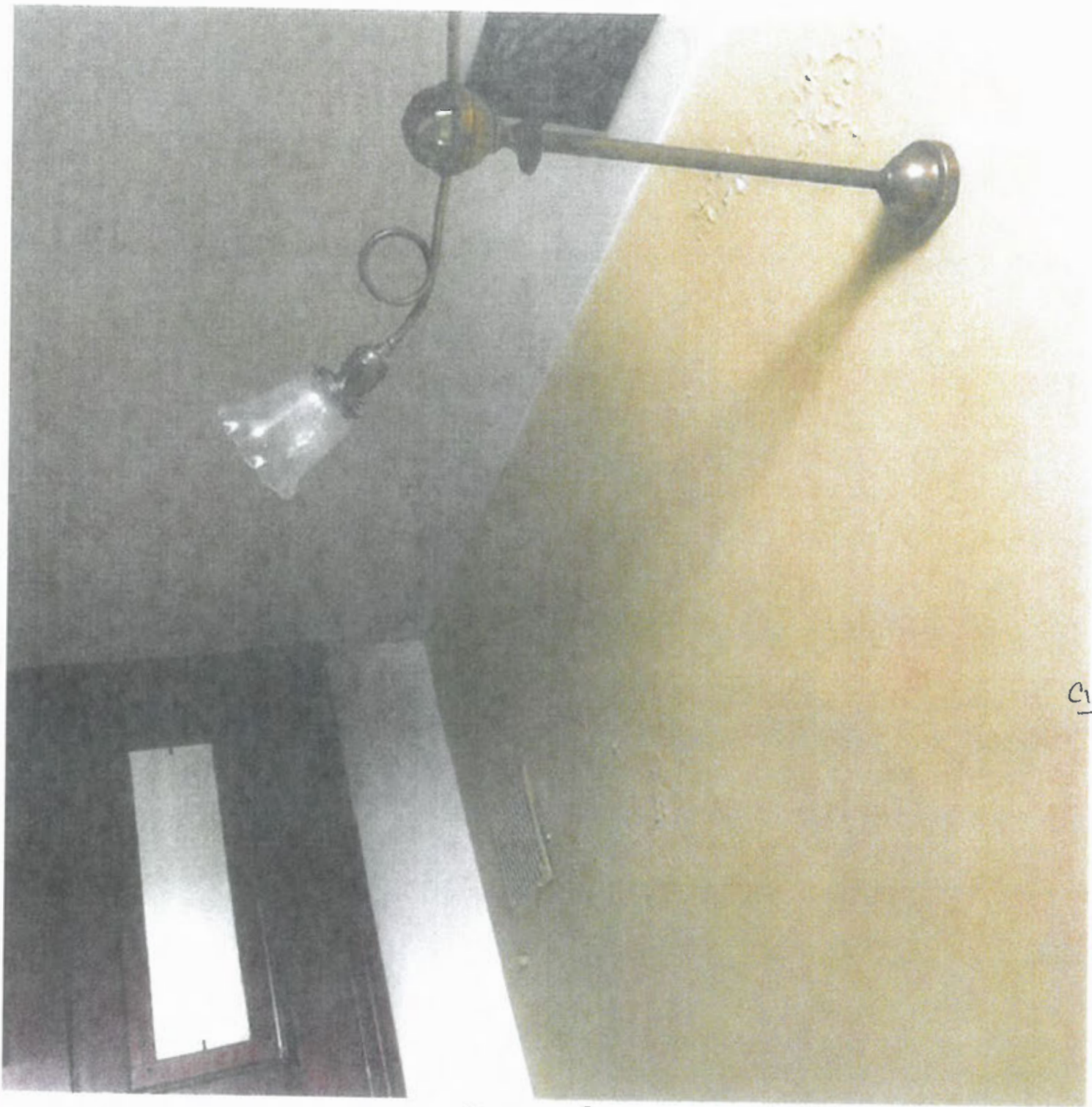
ASBESTOS IN FIREPLACE (GAS) LIVING ROOM

20" DOORWAY off of KITCHEN INTO SMALL ROOM



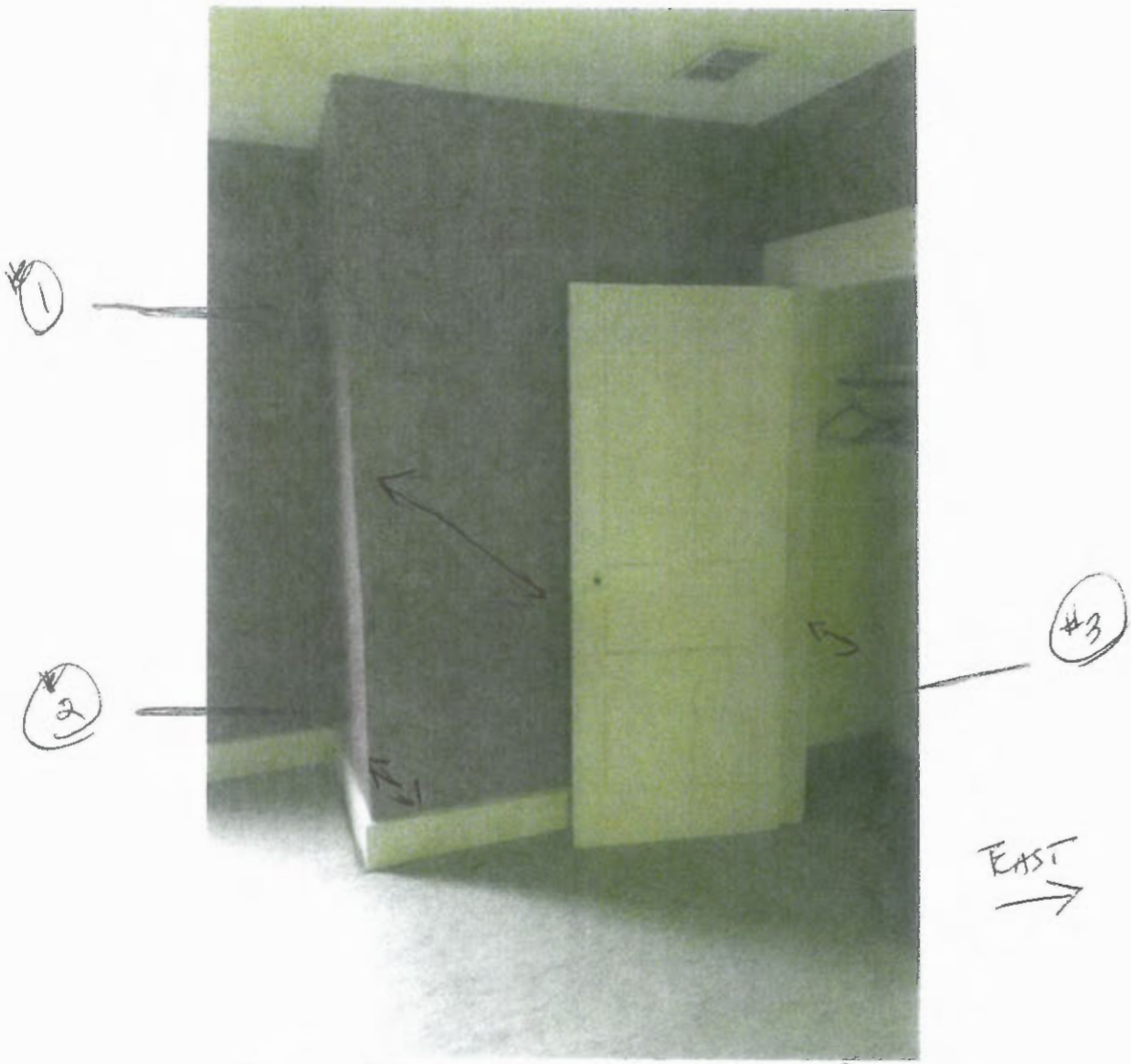
KNOB & TUBE SWITCH SOUTH BLUE BRADDY

2ND floor SOUTH EAST BEDROOM WITH SUBSTANDARD ACCESS TO BATHROOM 20" DOORWAY



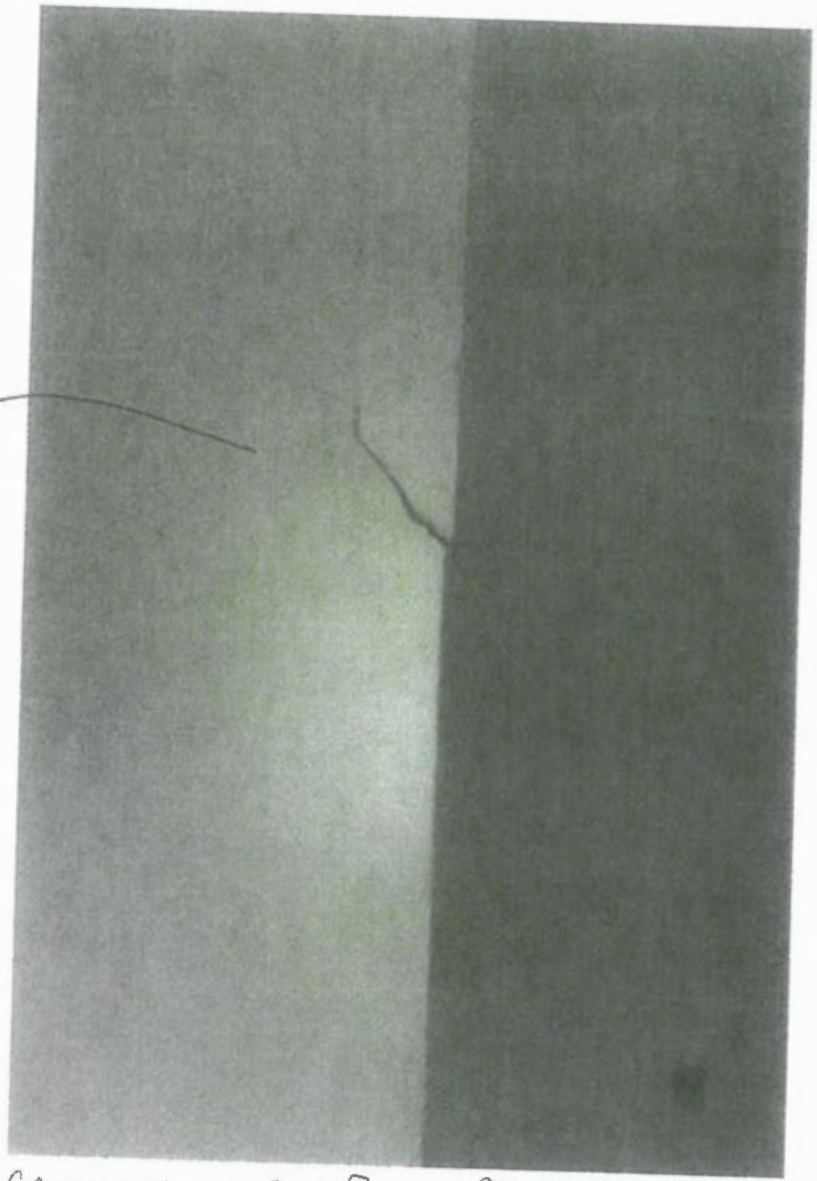
CEILING

WATER DAMAGE, PEELING PAINT 2ND FLOOR ROOM



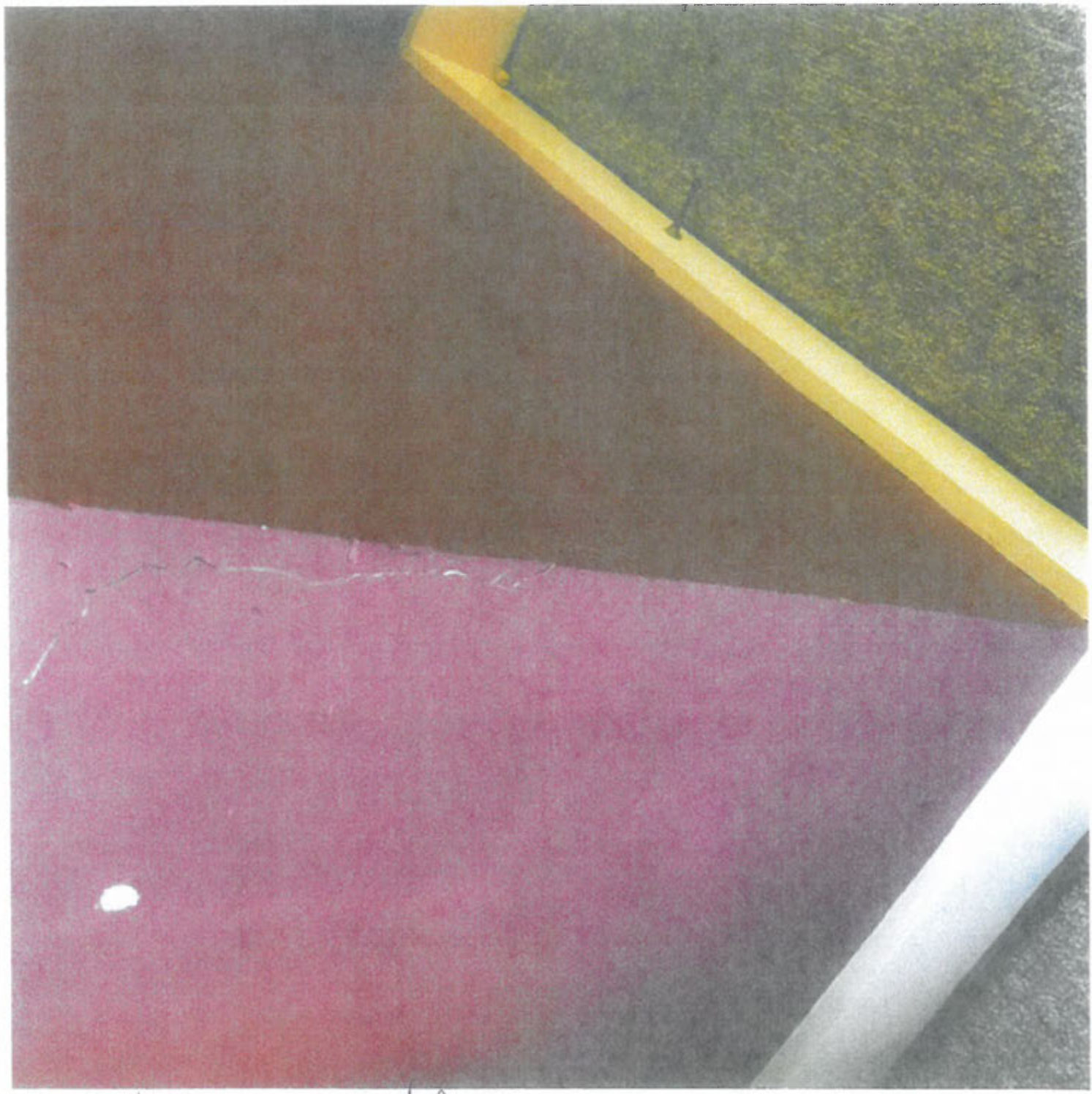
REAR BEDROOM WEST SIDE 2ND FLOOR
CRACKS IN WALL RUNNING EAST
SEE CLOSE UP PHOTO ACCOMPANYING

Tc.

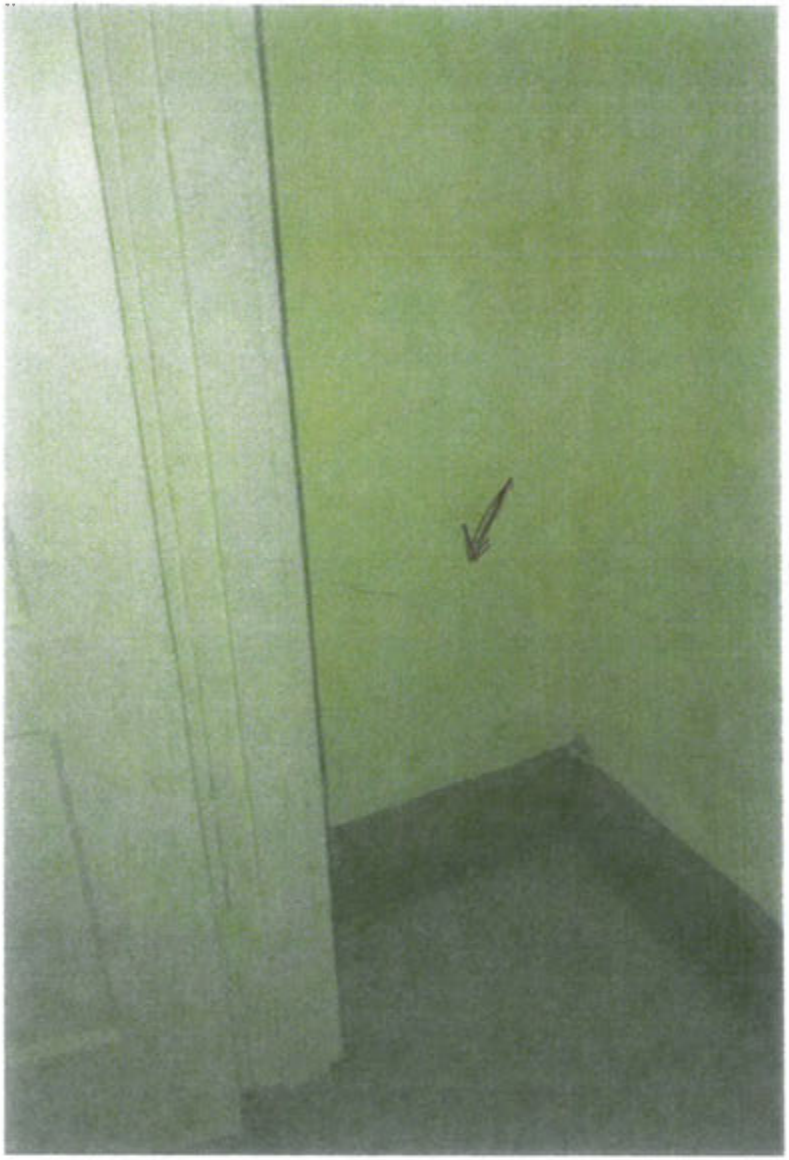


CRACKED WALL 2ND FLOOR BEDROOM WALL APPROX. 1/8" +/- OFFSET. CRACK RUNS ENTIRE LENGTH OF WALL TO THE EAST & DOWN THROUGH CLOSET WALL

TOP

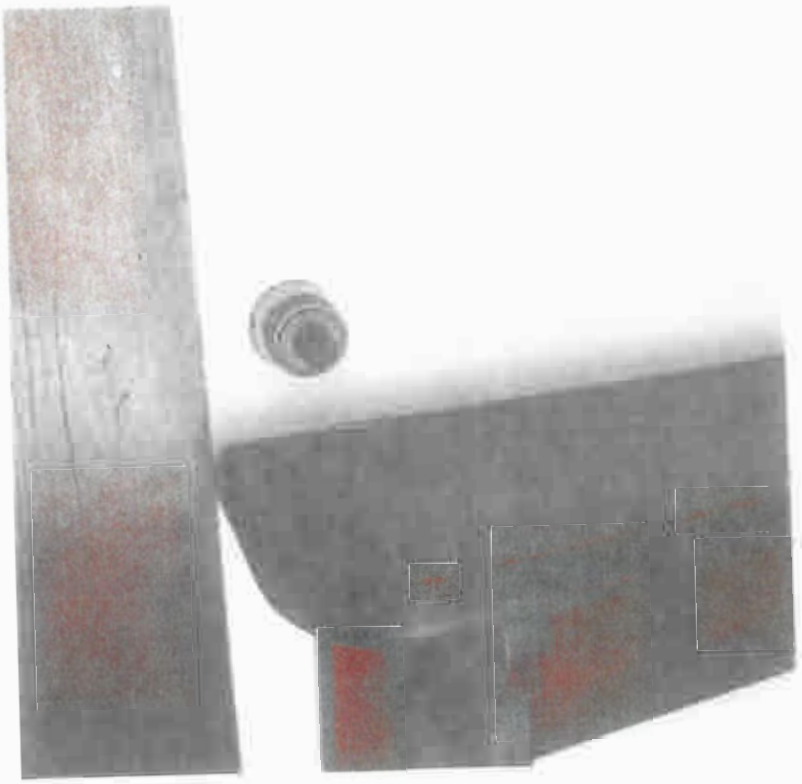


#2 LOWER CRACK IN PLASTER WALL



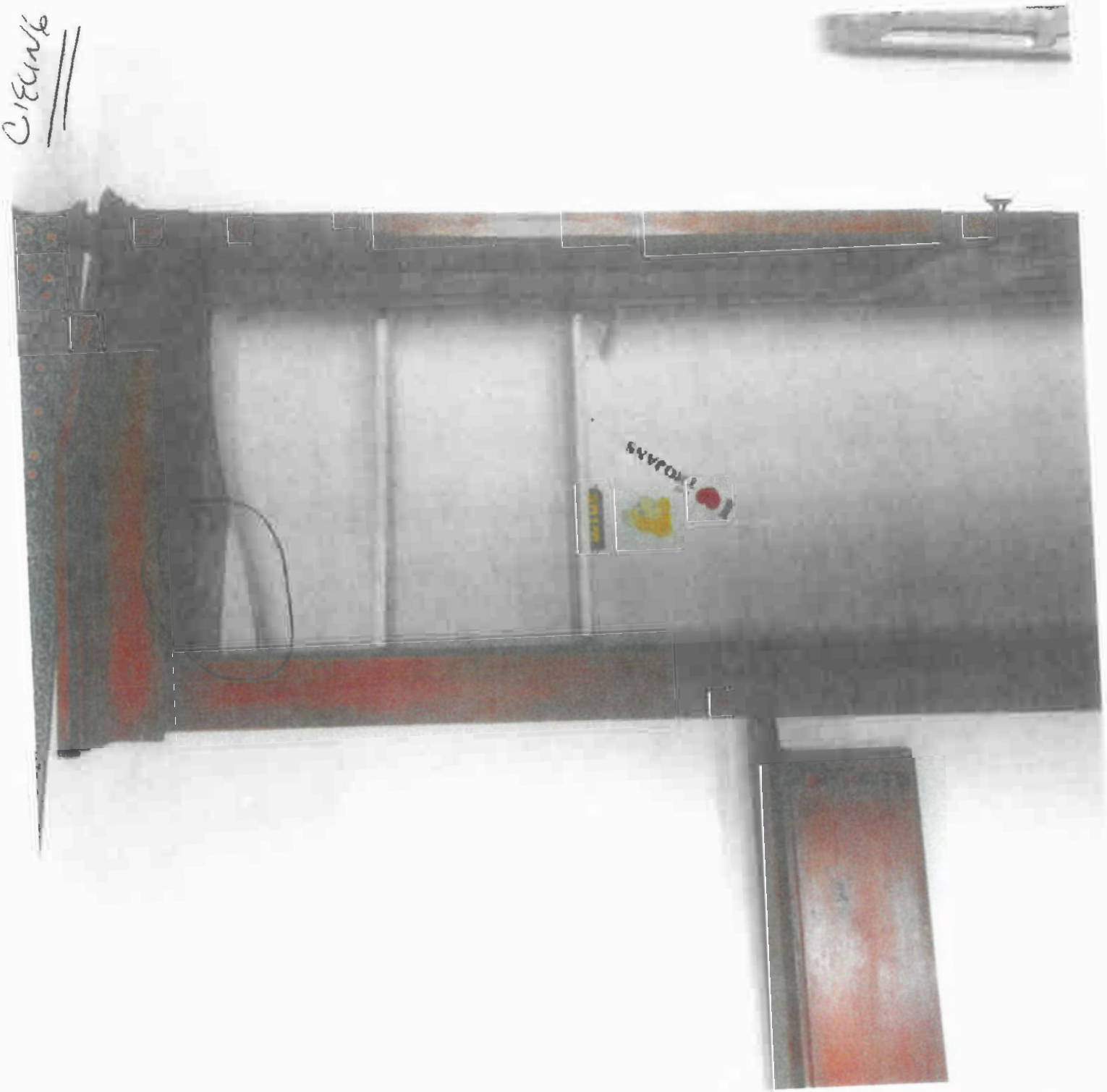
#3

CRACK FROM PURPLE WALL INTO CLOSET

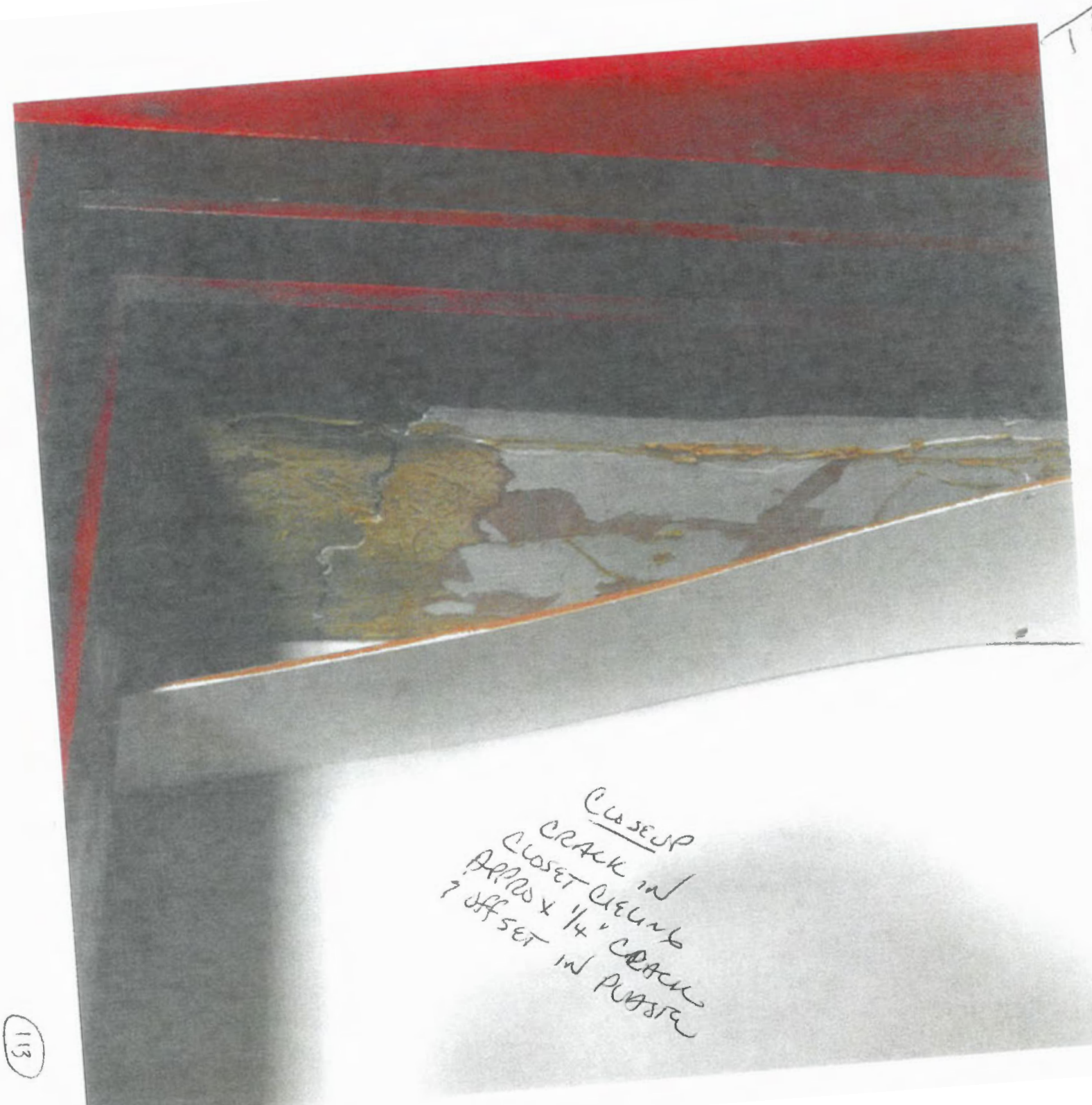


KNOB & TUBE LIGHT SWITCH - OPERABLE
EAST BEDROOM FRONT

CEILING



CRACK IN CEILING of CLOSET APPROX. 1/4" GAP & DROP IN PLASTER


TOP
CLOSE UP
CRACK IN
CLOSET CEILING
APPRO x 1/4" CRACK
? OFFSET IN PLASTER

TOP

BASEMENT EXPOSED KNOB & TUBE WIRING WITH EXPOSED ROMEX WIRING

UP ↑

KNOB AND TUBE WIRING NEAR STAIRWELL IN BASEMENT

STAIRS
TO KITCHEN

KNOB & TUBE
WIRING
RUNNING
THROUGH
DRYWALL

CEILING

CUT ROMEX WIRING IN BASEMENT

Floor Joist - Top

ASBESTOS INSULATION IN BASEMENT CRAWL SPACE
PIPE INSULATION

UP ↑

WATER PIPE IN BASEMENT CRAWL SPACE