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6230 N. Kenmore Limited Partnership

August 15, 2007

VIA CERTIFIED MAIL AND RETURN RECEIPT

U.S. EPA, Region 5
P.O. Box 371531
Pittsburgh, PA 15251-7531

✓Regional Hearing Clerk, (13J)
U.S. EPA, Region 5
77 West Jackson Blvd.
Chicago, IL 60604-3590

Pamela Grace, (DT-8J)
Pesticides and Toxics
Enforcement Section
U.S. EPA, Region 5
77 West Jackson Blvd.
Chicago, IL 60604-3590

Mary T. McAuliffe, (C-14J)
Office of Regional Counsel
U.S. EPA, Region 5
77 West Jackson Blvd.
Chicago, IL 60604-3509

**Re: Consent Agreement Re: AP Management, Inc. (Respondent)/Docket #
TSCA-05-2007-0005/B D No. 2750747x005**

Pursuant to paragraph 48 of the Consent Agreement with Respondent, I am enclosing a copy of the report that Neighborhood Housing Services of Chicago, Inc. has provided to us. With this, I believe that our obligations under the Consent Agreement have been satisfied. Please let us know if you believe otherwise.

Sincerely,



Fred Langtry

NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

Rebuilding Chicago's Neighborhoods

1279 N. Milwaukee Ave., 5th Floor
Chicago, Illinois 60622
773 329-4010
fax: 773-329-4120
www.nhschicago.org



Pamela Grace
Pesticides & Toxic Enforcement Section
U.S. EPA, Region 5
77 West Jackson Blvd.
Chicago, IL 60604-3590

July 27, 2007

RE: MOU between NHS of Chicago and AP Management, Inc.; Docket # TSCA-05-2007-0005;
BC # 2750747X005

Attached is a report on the use of the settlement funds from the above-mentioned MOU.

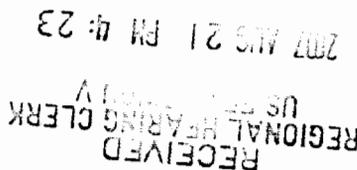
The project is located at 619 S. Campbell on Chicago's West Side. The owner is Narvia Henry, an 82 year old African-American woman. Residing in the home with Ms. Henry are her adult son and his wife; their 6 children ranging in age from 3 to 19 years old; and Ms. Henry's great-grandchild, less than 6 months old.

The settlement funds of \$12,125 have been fully expended in this project – as noted the cost of the lead-paint abatement work was \$24,800, with the balance coming from a loan that Ms. Henry obtained for the improvements to the home.

We have included a listing of the work completed, copies of the Lead-based paint exam and clearance report, as well as photos of the property prior to the start of the work and photos of the work at mid-July.

We thank you for the opportunity to make use of these funds to assist a low-income family.

James K. Wheaton
Deputy Director, Programs & Strategy
NHS of Chicago, Inc.



NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

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**NHS Lending
Services**

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Chicago, Illinois 60622
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www.nhschicago.org



Environmental Clearance Report for:

**Narvia Henry
619 South Campbell
Chicago, Illinois 60612**

Prepared for:

**United States Environmental Protection Agency
&
Banner Apartments**

By:

Darris L. Shaw

**Neighborhood Housing Services of Chicago, Inc.
1279 North Milwaukee, Suite 500
Chicago, IL 60622
(773) 329-4159
dshaw@nhschicago.org**



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- 1. Existing Conditions Summary**
- 2. Scope of Lead-related Work**
- 3. Lead Clearance Report**
- 4. Before and After Photos**

Summary of Existing Conditions – January 5, 2007

The subject property is a brick, two story single-family home. The overall structure is very poor and unstable condition. The deteriorated roofing system has caused considerable damage to framing systems for the interior walls, ceilings and floors. Masonry at the roof line, north east and north west corners are in poor condition. The west elevation masonry façade is covered with deteriorated paint. All existing wood windows are in poor condition, with deteriorated painted surfaces.

Damaged plumbing drains, discharge waste onto the basement floor. Exposed electrical wires on all levels pose an immediate safety hazard. The property is infested with rodents and other insects; requiring a thorough pest control program.

Interior finished surfaces are in poor condition. Many walls and ceilings throughout have holes, falling plaster, and deteriorated paint. Due to the age of the property, the presence of lead-based paint is presumed.

Substandard repairs, deferred maintenance, and infestation have created health and safety conditions that will require immediate attention.

Lead Related Work Completed – effective July 13, 2007

LEAD SAFE WORK PRACTICES- (L.S.W.P.)

GENERAL REQUIREMENTS

CODES AND ORDINANCES: All work shall comply with all relevant codes and ordinances of the City of Chicago, State of Illinois and OSHA Standard (29 CFR 1926.62) pertaining to building construction, zoning, safe work environment and environmental protection. Post OSHA compliance notice to workers as follows:

WARNING
LEAD WORK AREA
POISON
NO SMOKING OR EATING

WASTE DISPOSAL

Wrap all architectural components in plastic to prevent dust release during transport. Separate hazardous and non-hazardous waste. Ensure that all waste both hazardous and non-hazardous is managed in accordance with state or local regulations. The contractor and the owner are jointly responsible for ensuring waste classified as hazardous is transported, manifested, and delivered by licensed transporters.

DEMOLITION - L.S.W.P

Remove all debris, existing electrical, plumbing and heating fixtures throughout entire building. Remove all wall and floor coverings to studs and subflooring. Remove all old windows, doors and trim throughout

CHEMICAL WASH - L.S.W.P.

Contractor shall pressure wash below mentioned areas with proper solution of detergent/mild chemicals and water for this purpose. Protect all surrounding surfaces and window/door openings prior to Chemical Wash. Pressure wash all brick surface and stone trim from top of parapet/fire wall down to ground level with high pressure machine and proper solution of acid and water followed by a high pressure air and water rinse at a minimum 800 P.S.I, to a clean surface, with special care around window/ door openings. Rinse with clean, clear water to a clean surface. All stone shall be clean free of dirt, soot, paint and carbon. Approx. location: Front/west elevation.

VINYL WINDOWS - (L.S.W.P)

Provide and install new window(s) with new double hung, all welded frame, double glazed thermal pane w/ min. 5/8" dead air space and thermal break, tilt in vinyl window(s) and jamb(s), sized to completely fit opening. Include half screen and sash checks. Match existing mullion and muntin configuration unless otherwise noted. Standard white color to be selected by Owner from contractor provided samples. Installation as per Manufacturer's instructions. Provide product literature with proposal.

NEW EXTERIOR DOORS - (L.S.W.P.)

Remove and dispose of existing exterior door and jamb. Provide and install new prehung, exterior door and rabbeted jamb with new 1-3/4" insulated 24 gauge steel door, with pre-drilled lock holes, and new wood jamb. Minimum 20 minute fire rating. Hung with 3 matched 4" square butt hinges, wide angle peepsight at 5' a.f.f., entry and 1" throw, single cylinder locksets, aluminum threshold with vinyl bubble and weatherstripping. All hardware finishes to match.

Casing: Install new exterior casing/brick mold. Include drip cap. Interior trim to match existing in style and configuration using stock material.

Finish: Metal Door: paint with 1 coat rust inhibiting primer and 2 coats exterior oil paint, all 6 sides. Color to be selected by owner. *Manufactured by Steelcraft, Pease or approved equal* **4 Panel, Fan Lite:** Rear Entries (2)

Front entry door to be fiberglass.

DRYWALL, WALLS & CEILINGS, PAINT - (L.S.W.P.)

Install 5/8" drywall on all walls and ceilings. Drywall on ceilings to be installed using screws penetrating joists a minimum of one-half length of screw or per code. Tape all joints and apply three coat finish on all joints and screws. Outside corners to have screwed metal corner bead. All walls to have a smooth finish.

Apply primer and two coats/two colors of finish paint as selected by Owner.

Location and approximate sq. ft: All rooms 1st and 2nd floors

FLOOR/DOOR AND WINDOW TRIM - (L.S.W.P.)

Install matching pine molding around perimeter of room. Moldings to be coped on inside corners and mitered on outside corners. Set all nails below the surface of the molding and fill holes with wood filler. Fill any existing gaps with wood filler.

Molding must be tight to wall upon completion. Approximate locations: All rooms 1st and 2nd floors.

NEW PREHUNG INTERIOR DOOR – (L.S.W.P.)

Provide and install new birch faced, 1-3/8" solid core, prehung door with new jamb, stops and casings on both sides of wall. All new doors to be minimum 2'-8" width and 6'-8" height.

Trim and Casing: Install new matching trim and casing where missing.

Finish: Doors to be sanded on all 6 sides and finished with 2 coats transparent, high gloss polyurethane over one coat compatible sealer.

Hardware: Bedrooms or Bathrooms: Complete with privacy lockset, include all hardware trim. Closets: Complete with latchset, include all hardware trim.

Door to be hung plumb, true and straight. Clearance between door and jamb to be equal all around and not greater than 1/8". Locations and quantity: All rooms and closets 1st and 2nd floor.

NEW HARDWOOD FLOOR – (L.S.W.P.)

Contractor shall carefully remove and save all shoe molding and floor registers for reuse. Cover and tape all ductwork openings in rooms to be refinished. Remove and dispose of existing finish flooring (carpet, vinyl tile etc.), down to subfloor/underlayment. Provide and install vapor barrier prior to new floor installation. Furnish and install new, unfinished tongue and groove, oak hardwood flooring, in strip design. Install and finish as per manufacturer's instructions. Type of finish Owner's choice. Matching thresholds or nosing shall be installed at all rooms where the existing flooring shall remain. Locations: 1st floor entry, hall, living rooms and dining room, 2nd floor bedrooms and closets.

TOTAL COST OF WORK\$ 24,800.00



DESSA CONSTRUCTION & SERVICES, INC.

2614 WINDSOR DRIVE, APT # 204 • ARLINGTON HEIGHTS, IL 60004 • VOICE: 847-840-2120 • FAX: 847-392-4675

Lead Visual Exam and Clearance Report Prepared For: Neighborhood Housing Services Project ID: NHS-072007-1

Date of Report: July 12, 2007
Date of Clearance: July 07, 2007
Property Owner: NARVIA
Address: 619 S. CAMPBELL
City/State: CHICAGO, IL

Visual Assessment: Exterior: X Passed Failed N/A
Interior: X Passed Failed N/A

Room Description	Surface	µg lead /ft ²	Pass/Fail
LIVING ROOM / DININGROOM	FW	<20	PASS
½ BATH	FW	<20	PASS
N.E. BEDROOM	FW	<20	PASS
W. BEDROOM	FW	<20	PASS
KITCHEN	WS	<60	PASS
S.E. BEDROOM	WS	<60	PASS
LIVING ROOM / DININGROOM	WT	<60	PASS
2 ND FL BATHROOM	WT	<60	PASS

This clearance was conducted in accordance with HUD's 24 CFR 35.1340, US EPA's 40 CFR 745.227 (e) (8) (v), and IDPH Title 77 Subpart 845.30 (S). All clearances comply with a these referenced combined HUD, EPA and IDPH regulatory limits of 40 µg lead /ft² on interior floors, 50 µg lead /ft² on floors and 200 µg lead /ft² on all horizontal surfaces. Note: minimum number of sample per EPA/HUD protocol is eight (8).

Sample Type: FW = Floor wipe O = Other (Specify in notes)
 WS = Window Sill Wipe WT = Window Trough Wipe

NOTE: SCOPE OF WORK INTERIOR TOTAL GUT AND REMODELING 1ST AND 2ND FLOORS, INCLUDING WINDOW REPLACEMENT - STANDARD TREATMENTS WERE USED. PAINT REMOVAL FRONT EXTERIOR WALLS - STANDARD TREATMENTS WERE USED. BASEMENT - NO CLEARANCE SCOPE OF WORK NOTED.

Inspector/Risk Assessor Name: (REQUIRED) VICTOR OVSEY (L-5005)

Inspector Risk Assessor Signature (REQUIRED): *Victor O. Ovsey*

**Attachments: Dust Sampling Form
Laboratory Results/Certification**

The findings contained in this report are limited in time and scope to the circumstances, as they existed at the time of the report preparation. Although quality control measures are employed, detection of lead-based coatings in building materials is subject to normal sampling error inherent in to any sampling strategy. **Odessa Construction & Services, Inc.** assumes no responsibility for lead-containing materials, which are hidden, inaccessible, or covered with other building materials.

The only warranty made by **Odessa Construction & Services, Inc.** in connection with the services provided is that, I have used the degree of skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended.

These results are reportable to tenants and prospective buyers as provided for in the EPA and HUD Real Estate Notification and Disclosure Rule pursuant to Section 1018, Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X).

STAT Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766

Tel: (312) 733-0551 Fax: (312) 733-2386 STATInfo@STATAnalysis.com

Accreditation Numbers: IEPA ELAP 100445; ORELAP IL300001; AIHA 101160; NVLAP LabCode 101202-0

July 11, 2007

Odessa Construction and Services
2614 Windsor Dr #204
Arlington Heights, IL 60004
Telephone: (847) 840-2120
Fax: (847) 392-4675

RE: Narvia, NHS-072007-1, 619 S. Campbell, Chicago, IL

STAT Project No: 07070227

Dear Victor Ovsey:

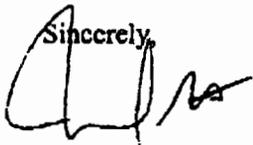
STAT Analysis received 9 samples for the referenced project on 7/10/2007. The analytical results are presented in the following report.

All analyses were performed in accordance with methods as referenced on the analytical report. Those analytical results expressed on a dry weight basis are also noted on the analytical report.

All analyses were performed within established holding time criteria, and all Quality Control criteria met AIHA, EPA or laboratory specifications except when noted in the Case Narrative or Analytical Report. If required, an estimate of uncertainty for the analyses can be provided. Sample results have not been corrected for contamination based on field blank or other analytical blank, unless noted in the case narrative.

Thank you for the opportunity to serve you and I look forward to working with you in the future. If you have any questions regarding the enclosed materials, please contact me at (312) 733-0551.

Sincerely,



Jennifer Hass
Project Manager

The information contained in this report and any attachments is confidential information intended only for the use of the individual or entities named above. The results of this report relate only to the samples tested. If you have received this report in error, please notify us immediately by phone. This report shall not be reproduced, except in its entirety, unless written approval has been obtained from the laboratory.

STAT Analysis Corporation

2242 West Harrison St., Suite 200, Chicago, IL 60612-3766
 Tel: (312) 733-0551 Fax: (312) 733-2386 STATinfo@STATanalysis.com
 Accreditation Numbers : IEPA ELAP 100445 ; ORELAP IL300001 ; AIHA 101160



Date Reported: July 11, 2007

Date Printed: July 11, 2007

Client: Odessa Construction and Services
Lab Order: 07070227
Project: Narvia, NHS-072007-1, 619 S. Campbell, Chicago, IL

Client ID	Additional Info	Sample ID	Matrix	Lead Result	Units	Qualifier	Analyst	Date Analyzed	Analytical Method
N-1	F/B	07070227-001A	Wipe	< 20	µg/wipe		LB	07/10/2007	N7082
N-2	LR/DR F	07070227-002A	Wipe	< 20	µg/ft ²		LB	07/10/2007	N7082
N-3	1/2 Bath F	07070227-003A	Wipe	< 20	µg/ft ²		LB	07/10/2007	N7082
N-4	NH BR 2nd F	07070227-004A	Wipe	< 20	µg/ft ²		LB	07/10/2007	N7082
N-5	W BR 2nd F	07070227-005A	Wipe	< 20	µg/ft ²		LB	07/10/2007	N7082
N-6	K WS	07070227-006A	Wipe	< 60	µg/ft ²		LB	07/10/2007	N7082
N-7	SE WS	07070227-007A	Wipe	< 60	µg/ft ²		LB	07/10/2007	N7082
N-8	LR/DR WW	07070227-008A	Wipe	< 60	µg/ft ²		LB	07/10/2007	N7082
N-9	2nd Fl Bath WW	07070227-009A	Wipe	< 60	µg/ft ²		LB	07/10/2007	N7082

Reporting limit for wipes is 20 µg/ft² based on area wiped of 1 ft².

Qualifiers: B - Analyte detected in the associated Method Blank R - RPD outside accepted recovery limits
 S - Spike Recovery outside accepted recovery limits E - Value above quantitation range
 * - Non-accredited parameter

Odessa Construction & Services, Inc.

2614 Windsor Drive
 Apt. # 204
 Arlington Heights, IL 60004

Invoice

DATE	INVOICE #
10/10/2006	321

BILL TO
Neighborhood Housing Services of Chicago Attn: Mr. Darris Shaw 1279 N. Milwaukee Ave. 5th Floor Chicago, IL 60622

P.O. NO.	TERMS	PROJECT
Verbal	Net 30	

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Project ID: 102006 - 2 - Visual examination and Clearance exam of the Unit 1, of the Coffee property at 1346 S. Washtenaw #1, Chicago, IL, by Victor Ovsey IDPH Licence No. (L-5005) on 10/07/2006.	300.00	300.00
1	Project ID: 102006 - 3 - Visual examination and Clearance exam of the Unit 2, of the Coffee property at 1346 S. Washtenaw #2, Chicago, IL, by Victor Ovsey IDPH Licence No. (L-5005) on 10/07/2006.	300.00	300.00
1	Project ID: 102006 - 4 - Visual examination and Clearance exam of the Unit 3, of the Coffee property at 1346 S. Washtenaw #3, Chicago, IL, by Victor Ovsey IDPH Licence No. (L-5005) on 10/07/2006.	300.00	300.00
<p>The pricing is as follows based on Clearances Provided in a Calender Month:</p> <p>1-5 Units in a Calender Month □= \$300 ea 6-15 Units in a Calender Month = \$200 ea 16 Units and Up in a Calender Month = \$150 ea</p> <p>Basement as a seperate unit in a building with other cleared units will be billed at \$100 per basement Re-clearance will be billed at \$90 per re-clearance</p>			

All work is complete!	Total	\$900.00
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Due \$800-

Odessa Construction & Services, Inc.

2614 Windsor Drive
 Apt. # 204
 Arlington Heights, IL 60004

Invoice

DATE	INVOICE #
12/14/2006	330

BILL TO
Neighborhood Housing Services of Chicago Migdalia Reyes 1279 N. Milwaukee Ave. 5th Floor Chicago, IL 60622

P.O. NO.	TERMS	PROJECT
Requested	Bill To NHS	

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Project ID: 122006 - 3 - Visual examination & clearance of the Cintron #1 property at 2858 S. Karlov #1, Chicago, IL, by Victor Ovsey IDPH Licence No. (L-5005) on 12/02/2006.	300.00	300.00
1	Project ID: 122006 - 4 - Visual examination & clearance of the Cintron #2 property at 2858 S. Karlov #2, Chicago, IL, by Victor Ovsey IDPH Licence No. (L-5005) on 12/02/2006.	300.00	300.00
1	Project ID: 122006 - 3R - Visual examination & clearance of the Cintron #1 property at 2858 S. Karlov #1, Chicago, IL, by Victor Ovsey IDPH Licence No. (L-5005) on 12/09/2006.	90.00	90.00
1	Discount (one time re-clearance discount)	-40.00	-40.00
All work is complete!		Total	\$650.00

Due = \$150

02/06/2007

02/06/2007



01/05/2007

6
1
9

01/05/2007

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