



Worcester County Administration Office  
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## **Addendum # 1 Housing Rehabilitation – Berlin #6 REBID**

Date of Addendum: 11/10/2022

### **NOTICE TO ALL BIDDERS AND PLANHOLDERS**

The Bid Documents for the above-referenced Project are modified as set forth in this Addendum. The original Bid Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Bid Documents. Vendors will take this Addendum into consideration when preparing and submitting a bid, and shall acknowledge receipt of this Addendum in the space provided in the Bid Documents.

### **BID SUBMITTAL DEADLINE**

The bid submittal time has not been changed.

### **1.0 – ATTACHMENTS**

<b>Item</b>	<b>Description</b>
1.1	REVISED BID FORM – To be used in lieu of bid form provided in original Bid Documents. *Building permit, lead paint abatement and termite treatment line items have been added.
1.2	Termite treatment inspection report as referenced under Item D of the Scope of Work.

### **2.0 – QUESTIONS AND ANSWERS**

The following questions and answers are provided as a matter of information to clarify issues raised about the Bid Documents.

<b>Item</b>	<b>Questions and Answers</b>
2.1	Q. Are multiple building permits required for the same property? A. If both projects of one property are awarded to the same vendor, only one building permit would be required. The County has attached a revised bid form with the building permit cost on its own line.
2.2	Q. Lead Paint – Can we get some guidance on how to propose a price on this? A. The County has added a line item under the scope of work for the lead abatement areas pertaining to the repairs. Also, included is the lead paint risk assessment for the property.

**END OF ADDENDUM**

# **ADDENDUM**

**Housing Rehabilitation Bid**

**Berlin # 6 – November 28, 2022**

PROJECT: EDNA TINDLEY

DATE: 08 22-2022

ADDRESS: 8516 FOREMAN ROAD

BERLIN, MD 21811

PHONE: 301-518-3955

**SCOPE OF WORK**

**A: Contractor is to obtain all necessary permits. (If a contractor is awarded another project for the same property we will only require one building permit.)**

**PRICE:** \_\_\_\_\_

**B: Remove all existing windows. Replace all windows with white vinyl, insulated Low-E glass, single hung, Energy Star units with screens. All bedroom windows shall meet minimum egress size per current Code. Windows are to be caulked, foam sealed at all edges, and flex taped for energy efficiency. All interior trim is to match existing as close as possible and be painted two (2) coats. Remove all existing gutter and downspouts. Install with new continuous white aluminum, .027 gauge thickness, "K" style, gutter and downspouts. Contractor is to supply plastic or concrete splash blocks at all downspouts. Contractor is to remove all construction related debris.**

**PRICE:** \_\_\_\_\_

**C: Lead Abatement: Kitchen window 1 and 2, kitchen window exterior**

**PRICE:** \_\_\_\_\_

**D: Contractor is to have termite treatment completed per attached pest control company report.**

**PRICE:** \_\_\_\_\_

**TOTAL PRICE:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**PRINTED NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_



# DEBRA W HALL INSPECTIONS, INC

7519 Fire Tower Road

Hebron, MD 21830

July 12th, 2022

Davida Washington  
Housing Rehabilitation Program Administrator  
Worcester County Government Center  
One W Market Street, Room 1201  
Snow Hill, MD 21863

RE: 8516 Foreman Rd Berlin, MD

Dear Davida

Please find enclosed the pre-rehabilitation lead paint risk assessment for the home located at 8516 Foreman Rd, Berlin, Maryland. The property is 1,132 sq ft home built in 1964. The home is owner occupied.

The XRF LBP testing was performed within current acceptable industry guidelines. The risk assessment was conducted using a NITON XLP 300 x-ray fluorescence (XRF) lead paint analyzer to sample paint for lead. Licensed Maryland Lead Paint Risk Assessor, Debra W Hall (license #15003 / #15004 expiration date 5/5/23) tested this site on 7/11/22.

The risk assessment determined that there is lead-based paint and lead hazards present in the property as of the date of the assessment. See enclosed floor plan, xrf readings and attached pictures.

Sincerely

*DEBRA W HALL*

Debra W Hall, President  
Maryland Lead Paint Risk Assessor #15003

Phone: 443-859-2303

[drhall@comcast.net](mailto:drhall@comcast.net)

Fax: 410-742-2321

## **Summary**

A lead paint risk assessment was conducted at 8516 Foreman Rd Berlin, Maryland for the Worcester County Housing Rehabilitation Program, Worcester County, Maryland on July 11th, 2022. The assessment was conducted by Debra W Hall Inspections, Inc, MDE Contractor #15004 and performed by Debra W Hall, State of Maryland Lead Risk Assessor # 15003. The purpose of the assessment was to identify the presence of lead-based paint and lead-based paint hazards on and/or in the surfaces inside and outside the residence, as well as to identify the presence of deteriorated lead-based paint (LBP) and LBP that may be disturbed during planned renovations. Worcester County is providing funds from Community Development Block Grant monies, the State Special Loans Program and the Lead Hazard Reduction Grant and Loan Program. The assessment was also completed to help Worcester County to determine if any of the upcoming HUD and State funded renovation activities have the potential to create additional lead hazards. As part of the assessment, a visual survey of the property and structure was conducted and limited on-site paint testing using an x-ray fluorescence (XRF) lead analyzer was performed. The testing of the painted components of was conducted using a NITON XLP300 XRF Portable Analyzer.

The calibration of the XRF is done in accordance with the Performance Characteristic Sheet (PCS) for this instrument. This XRF instrument is calibrated using the NIST Standard Reference Material (SRM) supplied by the manufacturer. Three calibration readings are taken before and after the testing is conducted to insure manufacturer's standards are met. If for any reason the readings are outside the acceptable calibration check range, the manufacturer's instructions will be followed to bring the instrument into control XRF testing proceeds. If the instrument cannot be brought back into calibration it is taken off the site and sent back to the manufacturer for repair and/or re-calibration.

As a result of the Lead Hazard Risk Assessment and Lead Based Paint Testing conducted on 7/11/22, it was found that LBP paint and LBP hazards were present in the subject property. The analytical results from the assessment identified the following LBP paint and LBP hazards as defined by MDE and EPA / HUD standards.

**Findings**

The following components were found to contain lead-based paint in amounts greater than or equal to 0.7 mg/cm2 .

**LBP:**

**Interior:**

Kitchen (#1)	Ceiling		white	Positive
	Window Sash	Side C	white	Positive
	Window Sill	Side C	white	Positive
Hall (#10)	Door, Door Jamb	Side A	white	Positive
	Door Casing	Side A	white	Positive
	Closet Dr, Casing	Side B	white	Positive

**Exterior :**

None

The home was built in 1964. The home has had some remodeling/renovations over the years. All but two windows have been replaced. Two exterior halls have been added on to the rear of the house. The majority of the interior of the home has paneling. Lead paint was found on the kitchen ceiling and kitchen window (side C). The hallway from the kitchen on side C was added onto the house at some point. The ceiling in hall #10 was the rear ext porch ceiling as was covered with plywood. The reading on the ceiling was very close to positive so it can be presumed that the original porch ceiling is behind the plywood and is positive for lead paint. The plywood ceiling encasing the original ceiling is beginning to deteriorate and should be replaced. The door & adjoining components to the kitchen (side A) are positive for lead paint. The closet door and door casing (side B) are also positive for lead paint. Due to multiple renovations over the years and the inconsistent paint history, it should be presumed that any painted surfaces uncovered during renovations are positive for lead based paint. Clearance testing will be required at the end the rehabilitation project.

**Conclusions:**

The above listed components were determined to be positive for lead paint as defined by the Maryland Dept of the Environment, and Environmental Protection Agency/Department of Housing and Urban Development (EPA/HUD) as containing lead

in concentrations greater than or equal to 0.7 mg/cm<sup>2</sup>. When evaluating this report, it is assumed that according to Chapter 7 HUD guidelines, that if one testing combination (i.e. window, door) is positive for lead in an interior or exterior room equivalent, that all other similar testing combinations (same construction and paint history) in those areas are assumed to be positive. The same is true for negative readings.

### **Lead Hazard Control Options:**

Lead-safe work practices and worker/occupant protection practices complying with current MDE, 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 based paint 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. 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 EPA lead based paint regulations, the State Of Maryland lead based paint regulations, and the OSHA regulations found in its Lead in Construction Industry Standard.

All work shall be done in accordance with the EPA RRP rule or the EPA Lead Abatement Rule, as applicable, based on the control strategy determined by the Worcester County Rehabilitation Inspector and Lead Paint Inspector. All firms performing interim control or lead abatement activities must be certified by the State of Maryland, which is authorized by the EPA to conduct the certification programs. All persons performing interim control and abatement activities must have successfully completed a State of Maryland accredited training program in "renovation" (more specifically, renovation, repair and repainting); or have successfully completed a State of Maryland accredited training program in lead abatement work or supervision and been certified by the State of Maryland, as applicable.

### **Hazard 1: Kitchen Window**

- a) ABATEMENT - RECOMMENDED: Remove and replace window with new lead free vinyl replacement along with new interior casings and sill. The window is badly deteriorated and inoperable.
  
- b) INTERIM CONTROLS - Not recommended due to poor condition of the window.



### **Hazard 2: Door /Door Components between Kitchen and Hall**

- a) ABATEMENT - RECOMMENDED - Remove and replace existing door, door jamb and door casing due to the age and deterioration of the door.
- a) INTERIM CONTROLS - Not recommended

### **Hazard 3: Hall Closet Door**

- a) ABATEMENT - RECOMMENDED - Remove and replace existing deteriorated door/door components or remove altogether.
- b) INTERIM CONTROLS - Not recommend due to extremely poor condition of door.

### **Hazard 4: Hall Plywood Ceiling**

- a) INTERIM CONTROLS - Remove and replace the ceiling with either new plywood or other hard, rigid barrier that is mechanically fastened and sealed to prevent dust from escaping.

- b) INTERIM CONTROLS - STABILIZATION: Remove stop and door. Plane door as necessary to eliminate friction surfaces. Reinstall door and new stop. Following preparation work, the lead-based paint coatings may be addressed by stabilizing the underlying substrate and then repainting.

### **Clearance Following Lead Hazard Control Activities:**

Because this housing is receiving federal rehabilitation assistance, and the total amount of painted surfaces to be disturbed in the lead hazard control and rehabilitation work exceed HUD's *de minimis* amounts, HUD requires a clearance examination following the rehabilitation. Lead clearance testing is to be conducted in compliance with MDE standards and the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, Second Edition July 2012.

### **Ongoing Monitoring:**

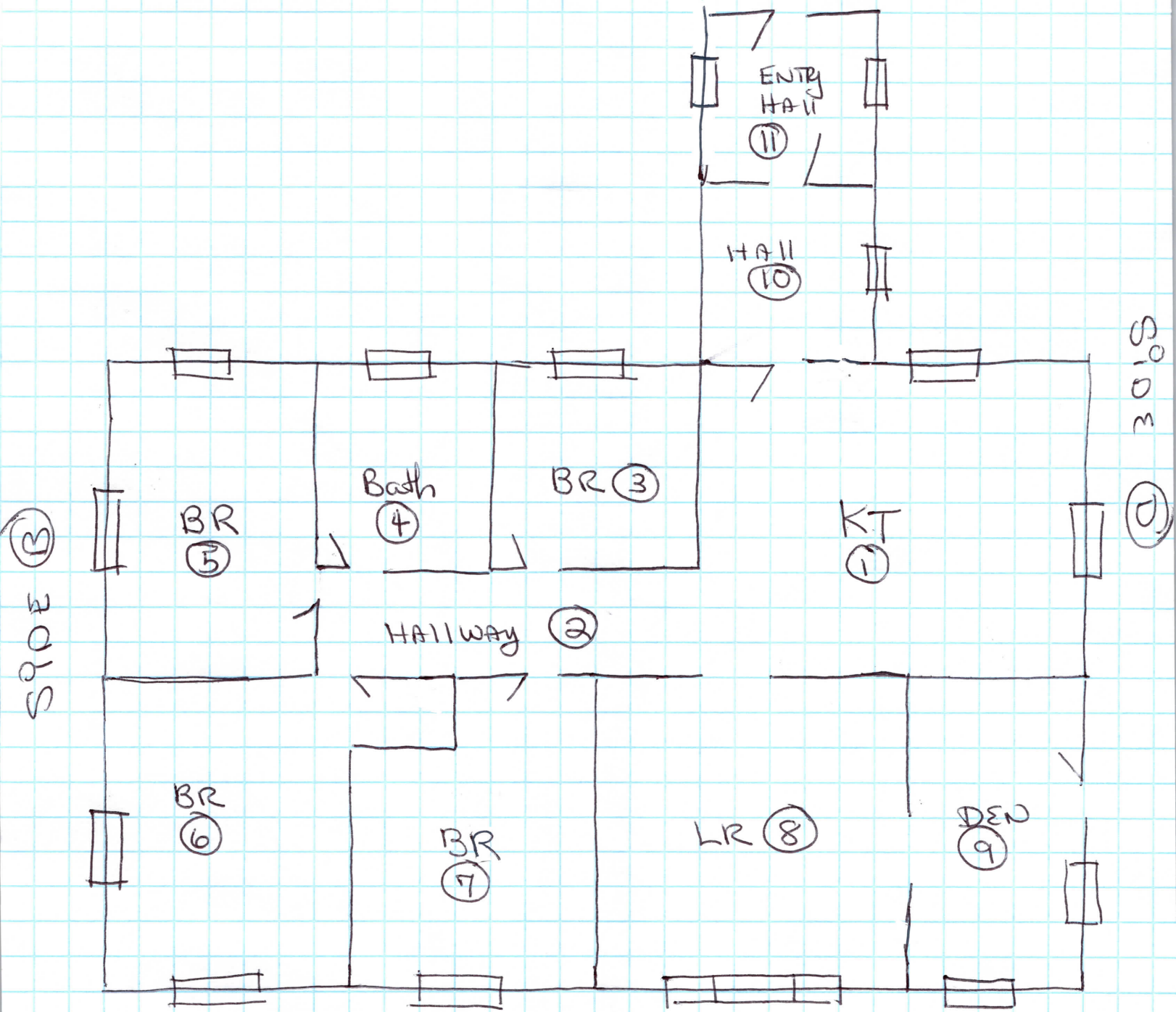
Ongoing monitoring is necessary in all dwellings in which LBP is known or presumed to be present. An annual visual assessment should be conducted by the homeowner to

confirm that all paint with known or suspected 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, presumed or suspected LBP.

**Disclosure:**

Results of this inspection must be provided to new lessees (tenants) and prospective buyers of the property under the Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must be provided by the owner to prospective buyers and it must be made available prospective tenants and to renewing tenants if they have not been provided the information previously. The inspectors plain language summary of the report must be provided to the client (property owner or manager) when the complete report is provided. The landlord (lessor) or seller is also required to distribute an educational pamphlet developed by the US Environmental Protection Agency entitled "**Protect Your Family From Lead in Your Home**" and include the Lead Warning Statement in the leases or sales contracts to ensure that parents have the information needed to protect their children from lead-based paint hazards. Complete disclosure requires the landlord/sellers and renters/buyers (and their agents) to sign and date acknowledgement that the required information and materials were provided and received. Also, prospective buyers must be provided the opportunity to have their own lead-based inspection, lead hazard screen or risk assessment performed before the purchase agreement is signed, the standard period is ten (10) days, but this period may be changed or waived by agreement between the seller and prospective buyer. EPA regulations require the inspector to keep the inspection report for at least three (3) years.

SIDE C



← 8516 Foreman Rd →

SIDE A

Job: 8516 Foreman Rd, Berlin MD  
 Date: 7/11/22

Debra W Hall Inspections Inc #15004  
 Debra W Hall Risk Assessor #15003

drhall@comcast.net  
 443-859-2303

Reading Time	Type	Duratio Units	Component	Side	Substrate	Color	Condition	Room	Address	Results	Depth	I PbC	PbC Error
384	7/11/2022 12:35	PAINT	20 mg / cm ^2		Calibrate	White				Negative	1	0	0.02
<b>385</b>	<b>7/11/2022 12:37</b>	<b>PAINT</b>	<b>20 mg / cm ^2</b>		<b>Calibrate</b>	<b>Yellow</b>				<b>Positive</b>	<b>1.31</b>	<b>3.2</b>	<b>0.1</b>
<b>387</b>	<b>7/11/2022 12:41</b>	<b>PAINT</b>	<b>20 mg / cm ^2</b>		<b>Calibrate</b>	<b>Red</b>				<b>Positive</b>	<b>1.15</b>	<b>1</b>	<b>0.1</b>
<b>389</b>	<b>7/11/2022 12:50</b>	<b>PAINT</b>	<b>3.03 mg / crr Ceiling</b>	<b>B</b>	<b>Drywall</b>	<b>White</b>	<b>Intact</b>	<b>Kitchen #1</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>10</b>	<b>2.2</b>	<b>1.2</b>
390	7/11/2022 12:51	PAINT	1.07 mg / cm Door	C	Wood	White	Intact	Kitchen #1	8516 Foreman Rd	Negative	1	0	0.02
391	7/11/2022 12:51	PAINT	1.07 mg / cm Door Jamb	C	Wood	White	Intact	Kitchen #1	8516 Foreman Rd	Negative	1	0	0.02
393	7/11/2022 12:54	PAINT	11.65 mg / cm Wall	A	Wood	White	Intact	Kitchen #1	8516 Foreman Rd	Negative	10	0.3	0.21
394	7/11/2022 12:55	PAINT	1.15 mg / cm Wall	B	Wood	White	Intact	Kitchen #1	8516 Foreman Rd	Negative	1	0	0.02
<b>395</b>	<b>7/11/2022 12:56</b>	<b>PAINT</b>	<b>1.89 mg / crr Window Sash</b>	<b>C</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Kitchen #1</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>6.42</b>	<b>2</b>	<b>1.2</b>
<b>396</b>	<b>7/11/2022 12:57</b>	<b>PAINT</b>	<b>4.69 mg / crr Window Sill</b>	<b>C</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Kitchen #1</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>8.17</b>	<b>1.9</b>	<b>0.6</b>
397	7/11/2022 12:58	PAINT	1.07 mg / cm Window Sill	D	Wood	Red	Intact	Kitchen #1	8516 Foreman Rd	Negative	1	0	0.02
398	7/11/2022 12:59	PAINT	3.03 mg / cm Ceiling	A	Drywall	White	Intact	Hallway #2	8516 Foreman Rd	Negative	1	0	0.02
399	7/11/2022 12:59	PAINT	1.06 mg / cm Wall	A	Wood Panel	White	Intact	Hallway #2	8516 Foreman Rd	Negative	1	0	0.02
400	7/11/2022 13:00	PAINT	1.07 mg / cm Window Sill	C	Wood	White	Intact	Bedroom #3	8516 Foreman Rd	Negative	1	0	0.02
401	7/11/2022 13:01	PAINT	1.06 mg / cm Wall	B	Wood Panel	White	Intact	Bedroom #3	8516 Foreman Rd	Negative	1	0	0.02
402	7/11/2022 13:01	PAINT	1.23 mg / cm Door	A	Wood	White	Intact	Bedroom #3	8516 Foreman Rd	Negative	1	0	0.02
403	7/11/2022 13:02	PAINT	1.07 mg / cm Cabinet Wall	A	Wood	White	Intact	Bedroom #3	8516 Foreman Rd	Negative	1	0	0.02
404	7/11/2022 13:02	PAINT	1.07 mg / cm Closet Shelf	A	Drywall	White	Intact	Bedroom #3	8516 Foreman Rd	Negative	1	0	0.02
405	7/11/2022 13:03	PAINT	1.55 mg / cm Ceiling	A	Drywall	White	Intact	Bath #4	8516 Foreman Rd	Negative	1	0	0.02
406	7/11/2022 13:04	PAINT	1.07 mg / cm Window Sill	C	Wood	White	Intact	Bath #4	8516 Foreman Rd	Negative	1	0	0.02
408	7/11/2022 13:05	PAINT	1.97 mg / cm Ceiling	A	Drywall	White	Intact	Bedroom #5	8516 Foreman Rd	Negative	1	0	0.02
410	7/11/2022 13:06	PAINT	1.07 mg / cm Window Sill	C	Wood	White	Intact	Bedroom #5	8516 Foreman Rd	Negative	3.27	0.04	0.14
411	7/11/2022 13:07	PAINT	2.71 mg / cm Ceiling	C	Drywall	White	Intact	Bedroom #6	8516 Foreman Rd	Negative	1	0	0.02
412	7/11/2022 13:07	PAINT	1.06 mg / cm Window Sill	B	Drywall	White	Intact	Bedroom #6	8516 Foreman Rd	Negative	1	0	0.02
413	7/11/2022 13:08	PAINT	1.07 mg / cm Door	C	Wood	White	Intact	Bedroom #6	8516 Foreman Rd	Negative	1	0	0.02
414	7/11/2022 13:08	PAINT	1.07 mg / cm Door Jamb	C	Wood	White	Intact	Bedroom #6	8516 Foreman Rd	Negative	1	0	0.02
415	7/11/2022 13:10	PAINT	1.07 mg / cm Window Sash	A	Wood	White	PEELING	Bedroom #7	8516 Foreman Rd	Negative	1	0	0.02
416	7/11/2022 13:10	PAINT	1.07 mg / cm Window Sash	A	Wood	White	PEELING	Bedroom #7	8516 Foreman Rd	Negative	1	0	0.02
417	7/11/2022 13:11	PAINT	1.64 mg / cm Ceiling	A	Wood	White	Intact	Bedroom #7	8516 Foreman Rd	Negative	1	0	0.02
418	7/11/2022 13:12	PAINT	2.13 mg / cm Ceiling	A	Drywall	White	Intact	Livingroom #8	8516 Foreman Rd	Negative	1	0	0.02
419	7/11/2022 13:13	PAINT	3.04 mg / cm Wall	D	Drywall	White	Intact	Livingroom #8	8516 Foreman Rd	Negative	1	0	0.02
<b>420</b>	<b>7/11/2022 13:15</b>	<b>PAINT</b>	<b>1.97 mg / crr Door</b>	<b>A</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Hall #10</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>4.04</b>	<b>1.6</b>	<b>0.8</b>
<b>421</b>	<b>7/11/2022 13:16</b>	<b>PAINT</b>	<b>1.23 mg / crr Door Jamb</b>	<b>A</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Hall #10</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>3.09</b>	<b>1.7</b>	<b>0.9</b>

Action level >0.7

Job: 8516 Foreman Rd, Berlin MD

Debra W Hall Inspections Inc #15004

drhall@comcast.net

Date: 7/11/22

Debra W Hall Risk Assessor #15003

443-859-2303

422	7/11/2022 13:16	PAINT	1.07 mg / cr	Door Threshold	C	Wood	Stain	Intact	Hall #10	8516 Foreman Rd	Negative	1	0	0.02
423	7/11/2022 13:17	PAINT	1.07 mg / cr	Wall	A	Asbestos	White	Intact	Hall #10	8516 Foreman Rd	Negative	1	0	0.02
424	7/11/2022 13:17	PAINT	1.07 mg / cr	Wall	B	Asbestos	White	Intact	Hall #10	8516 Foreman Rd	Negative	1	0	0.02
<b>425</b>	<b>7/11/2022 13:18</b>	<b>PAINT</b>	<b>1.14 mg / cr</b>	<b>Door</b>	<b>B</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Hall #10</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>3.54</b>	<b>1.9</b>	<b>1</b>
426	7/11/2022 13:19	PAINT	1.06 mg / cr	Window Sill	D	Wood	White	Intact	Hall #10	8516 Foreman Rd	Negative	1	0	0.03
427	7/11/2022 13:20	PAINT	1.07 mg / cr	Door Jamb	C	Wood	White	Intact	Hall #10	8516 Foreman Rd	Negative	1	0	0.02
428	7/11/2022 13:20	PAINT	3.61 mg / cr	Ceiling	C	Wood	White	Intact	Hall #10	8516 Foreman Rd	Negative	1.88	0.6	0.1
<b>429</b>	<b>7/11/2022 13:22</b>	<b>PAINT</b>	<b>1.15 mg / cr</b>	<b>Door Case</b>	<b>A</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Hall #10</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>1.65</b>	<b>1</b>	<b>0.3</b>
<b>430</b>	<b>7/11/2022 13:23</b>	<b>PAINT</b>	<b>7.3 mg / cr</b>	<b>Door Case</b>	<b>B</b>	<b>Wood</b>	<b>White</b>	<b>Intact</b>	<b>Hall #10</b>	<b>8516 Foreman Rd</b>	<b>Positive</b>	<b>2.67</b>	<b>0.8</b>	<b>0.1</b>
431	7/11/2022 13:24	PAINT	1.06 mg / cr	Ceiling	A	Wood	White	Intact	Entry Hall #11	8516 Foreman Rd	Negative	1	0	0.02
432	7/11/2022 13:25	PAINT	1.07 mg / cr	Wall	B	Wood	White	Intact	Entry Hall #11	8516 Foreman Rd	Negative	1	0	0.02
433	7/11/2022 13:25	PAINT	1.07 mg / cr	Window Sill	B	Wood	White	Intact	Entry Hall #11	8516 Foreman Rd	Negative	1	0	0.02
434	7/11/2022 13:27	PAINT	0.98 mg / cr	Porch Ceiling	C	Wood	White	Intact	Entry Hall #11	8516 Foreman Rd	Negative	1.73	0.01	0.06
435	7/11/2022 13:28	PAINT	1.06 mg / cr	Window Case	C	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	2.02	0.4	0.3
436	7/11/2022 13:29	PAINT	3.11 mg / cr	Window Case	C	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	2.17	0.6	0.2
437	7/11/2022 13:29	PAINT	1.06 mg / cr	Window Sill	C	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	1	0.06	0.08
438	7/11/2022 13:30	PAINT	1.07 mg / cr	Window Sill	C	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
439	7/11/2022 13:30	PAINT	1.07 mg / cr	Window Case	C	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	1.07	0.4	0.2
440	7/11/2022 13:32	PAINT	1.07 mg / cr	Porch Floor	D	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
441	7/11/2022 13:32	PAINT	1.07 mg / cr	Porch Post	D	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
442	7/11/2022 13:33	PAINT	1.07 mg / cr	Porch Rim Joist	D	Wood	White	Intact	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
443	7/11/2022 13:33	PAINT	1.06 mg / cr	Window Sash E/A	A	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	2.45	0.23	0.27
444	7/11/2022 13:34	PAINT	1.07 mg / cr	Window Sash E/A	A	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	4.39	0.19	0.35
445	7/11/2022 13:34	PAINT	1.07 mg / cr	Window Case	A	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	3.02	0.28	0.33
446	7/11/2022 13:35	PAINT	1.06 mg / cr	Window Case	A	Wood	White	Intact	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
447	7/11/2022 13:36	PAINT	1.07 mg / cr	Window Sill	A	Wood	White	Poor	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
448	7/11/2022 13:37	PAINT	3.29 mg / cr	Foundation	A	Wood	White	PEELING	Outside #12	8516 Foreman Rd	Negative	1	0	0.02
449	7/11/2022 13:44	PAINT	20 mg / cm ^2			Calibrate	White				Negative	1	0	0.02
<b>450</b>	<b>7/11/2022 13:47</b>	<b>PAINT</b>	<b>20 mg / cm ^2</b>			<b>Calibrate</b>	<b>Yellow</b>				<b>Positive</b>	<b>1.31</b>	<b>3.2</b>	<b>0.1</b>
<b>451</b>	<b>7/11/2022 13:49</b>	<b>PAINT</b>	<b>20 mg / cm ^2</b>			<b>Calibrate</b>	<b>Red</b>				<b>Positive</b>	<b>1.11</b>	<b>0.9</b>	<b>0.1</b>

Action level >0.7




















# Welcome Edna

Thank you for choosing Bennett Termite & Pest Solutions!

Here is the form that needs your signature. Thank you for choosing Bennett Termite and Pest Solutions.

Please review the following document and then sign. You will receive a copy via email for your records. Thank you!

<p><b>ALERT: You will receive automated appointment reminders the day before your service from this phone number ONLY, 410-220-6659 from Elkridge, Md. Please add this to your address book/contact list in your cell phone as Bennett Termite appt, so that you will recognize it. If you need to reach our office, as always, please use 410-352-3222 or 302-856-2127.</b></p>		
<h2>BENNETT TERMITE &amp; PEST SOLUTIONS, LLC</h2>		
P.O. Box 191	Office 410.352.3222 MD / 302.856.2127 DE	
Bishopville, MD 21813	www.BennettTermite.com	Fax 410.352.5440
<h3>TERMITE SERVICE AGREEMENT (LIQUID)</h3>		
Customer Name: <u>Edna Tindley</u>		
Covered Premises (Address): <u>8516 Foreman Rd</u>		
Billing Address <u>8516 Foreman Rd, Berlin, MD 21811</u>		
City: <u>Berlin</u>	Email: <u>dWASHINGTON@co.worcester.md.us</u>	
State: <u>MD</u>	Zip Code: <u>21811</u>	Phone: <u>(301) 518-3955</u>
How did you hear about us? <u>Current Customer</u>		Date: <u>11-10-2022</u>
<p><b>TYPE OF TREATMENT - NOTE GRAPH AND SPECIFICATION SHEET</b></p> <p><input checked="" type="checkbox"/> Preventative (No infestation signs)      <input type="checkbox"/> Presumptive (Affected wood but no live termites)      <input type="checkbox"/> Existing (Affected wood and live termites)</p>		
<p><b>Service Notes:</b> PREVENTIVE TREATMENT FOR TERMITES USING TERMIDOR HE AS PER LABEL, TRENCH, FLOOD AND ROD WHERE ACCESSIBLE</p>		
<p><b>Coverage.</b> For a service period of one year, beginning on the effective dates shown above. Bennett Termite &amp; Pest Solutions, LLC agrees to provide necessary service and treatment for the control of subterranean termites for the covered premises for the sum of <u>\$850.00</u>, payable upon completion. In addition, Bennett Termite &amp; Pest Solutions, LLC will perform any further retreatment it finds necessary, free of charge for the initial and renewals terms of this Agreement. This Agreement covers subterranean termites only.</p>		
<p><b>Repair Warranty For New Construction Treatments Only.</b> New subterranean termite damage is that damage done by subterranean termites over and above the damage existing at the time this Agreement was originally entered into.</p>		
<p><b>NOTE REVERSE SIDE FOR LIMITATIONS OF LIABILITY</b></p> <p><b>Renewal.</b> This Agreement is renewable from year to year upon inspection of covered premises by Bennett Termite &amp; Pest Solutions, LLC, and upon payment of an annual renewal fee of <u>\$135.00</u>. This Agreement can be terminated by either party, with or without cause at the end of any one year term. Bennett Termite &amp; Pest Solutions, LLC reserves the right to revise the Annual Renewal Fee after the third year, upon notice to the Customer.</p>		
DEPOSIT \$ <u>850.00</u>		BALANCE DUE \$ _____
METHOD OF PAYMENT      CASH <input type="checkbox"/> CHECK <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> EFT <input type="checkbox"/>		
NOTICE OF RIGHT TO CANCEL		
<p><small>This sale is the result of a home solicitation. Please see the above notice of cancellation for an explanation of your right to cancel. This sale is not the result of a home solicitation and there is no right to cancel.</small></p> <p><small>The undersigned hereby acknowledges that if their account becomes delinquent (over sixty days) and is referred to our attorney for collection, then in such event, the undersigned agrees to pay an additional thirty-three and one-third (33.33%) of the outstanding balance which will represent reasonable attorney fees for the collection of the account and in addition agrees, acknowledges and understands that the undersigned will be responsible to pay all court costs expended in an effort to collect the delinquent account. Lastly, the undersigned acknowledges and understands that the fee paid to our collection attorney is intended to cover the attorney fees charged this office in connection with the collection of outstanding accounts receivable.</small></p>		

BY CUSTOMER _____	BY COMPANY 
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www.BennettTermite.com

**ARBITRATION**

The purchaser and Bennett Termite & Pest Solutions, LLC listed above agree that any controversy or claim between them arising out of or relating to the interpretation, performance or breach of any provision of this Agreement shall be settled exclusively by arbitration. This Contract/Agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either party be liable to other for indirect, special or consequential damages or loss of anticipated profits.

**LIMITATIONS ON LIABILITY**

1. It is understood that Bennett Termite & Pest Solutions, LLC is not responsible for damage in which no termites were found.
2. Bennett Termite & Pest Solutions, LLC liability for payment of repairs does not include any hidden or inaccessible damage. Nor is Bennett Termite & Pest Solutions, LLC liable for any damage occurring as a direct result of wood to earth contact.
3. Where live termites are found Bennett Termite & Pest Solutions, LLC liability is limited to that portion of the damage that did occur since the date of contract.
4. Bennett Termite & Pest Solutions, LLC shall not be liable for repair for termite damage and/or for retreatment to covered premises that have been added to or structurally altered unless Bennett Termite & Pest Solutions, LLC has been notified prior to the beginning of any alteration or addition and any additional treatment or retreatment Bennett Termite & Pest Solutions, LLC finds necessary is performed. Such alterations and additions must be serviced by Bennett Termite & Pest Solutions, LLC as soon as practical - at the expense of this Customer.
5. Bennett Termite & Pest Solutions, LLC shall have no liability under this Agreement should Customer refuse to allow Bennett Termite & Pest Solutions, LLC access to the covered premises or any additions for the purpose of carrying out the Terms and Conditions of this Agreement.
6. Bennett Termite & Pest Solutions, LLC shall not be liable for repairs or termite damage and/or retreatment to covered premises under this Agreement should the Customer not correct conditions conducive to infestation noted on the original and/or annual inspection reports, i.e., wood soil contact, excessive moisture, etc.
7. Bennett Termite & Pest Solutions, LLC is not liable for any hidden damage.

This Contract constitutes the entire Agreement between parties and may not be varied, altered or modified in any way except by written agreement between the parties and approved by a corporate officer. No oral changes in the Terms of this Contract or oral approval of deviations from performance of this Contract shall be permitted.

**ALERT: You will receive automated appointment reminders the day before your service from this phone number ONLY, 410-220-6659 from Elkridge, Md. Please add this to your address book/contact list in your cell phone as Bennett Termite appt, so that you will recognize it. If you need to reach our office, as always, please use 410-352-3222 or 302-856-2127.**

Finish

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(<https://www.FieldRoutes.com>)



(<https://g.page/BennettTermite/review?rc>)



(<https://www.facebook.com/BennettTermite>)

Bennett Termite & Pest Solutions  
PO BOX 191  
BISHOPVILLE, MD 21813  
(410) 352-3222  
<http://www.bennetttermite.com>  
(<http://www.bennetttermite.com>)



# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone  
Bennett Termite & Pest Solutions  
13207 Hatchery Rd  
Bishopville, MD 21813  
(410) 352-3222

Company's Business Lic. No.  
MD 30175 / DE 1527 /

Date of Inspection  
8/5/22

Address of Property Inspected  
8516 Foreman Rd  
Berlin, MD 21811

Inspector or Authorized Signature - Print Inspector's Name - Certification/Credentialing # if applicable

Bruce C Lawrence 30175

Structure(s) Inspected  
Single Family Home

## Section II. Inspection Findings

This report is indicative of the condition of the above inspected structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

- A. No Visible evidence of wood destroying insects was observed.  
 B. Visible evidence of wood destroying insects was observed as follows: **(See attached diagram)**  
 1. Live insects (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

3. Visible damage from wood destroying insects was noted as follows (description and location):

Home has previously treated for termites by Bennett Termite & Pest Solutions. Original Area of damage was kitchen area.

**NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present.** If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs. Maryland regulations require the inspector indicate, **if known**, whether the damage indicated by this report has, or will be, corrected or further evaluated. Unless disclosed in Section V. below, the inspector does not know the disposition of the listed damage.

Yes  No  It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of possible previous treatment: Bennett Termite & Pest Solutions treated several years ago

The inspecting a company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations/Treatment

No treatment recommended: (Explain if Box B in Section II is checked)

Recommend treatment for the control of:

Recommend a Termite Booster Treatment to help with prevention of future issues

Proper control measures were performed by this inspection company for insect evidence listed in Section II. B., above.

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement NA  
 Crawlspace \_\_\_\_\_  
 Main Level \_\_\_\_\_  
 Attic NA  
 Garage Detached 13-17-7-14  
 Exterior 13-17  
 Porch 13-17-8  
 Other 2 other small detached sheds on property 13-17-12-10

The inspector may write out obstructions or use the following optional key:

- |                         |  |
|-------------------------|--|
| 1. Fixed ceiling        | 13. Only visual access                 |
| 2. Suspended ceiling    | 14. Cluttered condition                |
| 3. Fixed wall covering  | 15. Standing water                     |
| 4. Floor covering       | 16. Dense vegetation                   |
| 5. Insulation           | 17. Exterior coverings                 |
| 6. Cabinets or shelving | 18. Window well covers                 |
| 7. Stored items         | 19. Wood pile                          |
| 8. Furnishings          | 20. Snow                               |
| 9. Appliances           | 21. Unsafe conditions                  |
| 10. No access or entry  | 22. Rigid foam board                   |
| 11. Limited access      | 23. Synthetic stucco                   |
| 12. No access beneath   | 24. Duct work, plumbing, and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of the report)

Home has previously treated for termites by Bennett Termite & Pest Solutions. Original Area of damage was kitchen area.

Recommend a Termite Booster Treatment to help with prevention of future issues.

Attachments \_\_\_\_\_

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X   
Print name of Property Owner/Seller:

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

# Important Consumer Information Regarding the Scope and Limitations of the Inspection.

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless a written warranty or service agreement is attached.***
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites - but no activity - are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment may be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites - but no activity - if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is inadequate clearance from the bottom of the floor joists to the surface below. If inaccessible, reasons will be noted in Section IV of this report. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

Signed on: Friday, 08/05/2022