

## **City of District Heights**

### **Solicitation for Professional Services**

For

MD Certified Lead-Based Paint, Mold, Friable Asbestos, & Mold Inspector

The city of District Heights is looking for one (1) Maryland certified inspector, specializing in Lead-based paint, mold, and friable-asbestos. The inspector will perform post inspections for mold, friable asbestos, and if the house was built before 1978, lead-based paint, on approximately 20 residential properties for the 2011 City Beautiful Program.

This is a Federally assisted project utilizing funds under the Housing and Community Act of 1974.

Minority-, woman-owned and local businesses are encouraged to apply. Professionals must be Equal Employment Opportunity employers.

Pre-Proposal meeting 3/24/11 10:00 am at E. Michael Roll Municipal Building. Attendance is not mandatory but strongly encouraged. Proposal Closing 4/1/2011 at 4:00 pm. Complete information package may be picked up from the municipal building, 2000 Marbury Drive, District Heights, MD, 20747, between 9:00 am and 5:00pm Mon – Fri, phone: (301) 336-1402. Questions can be sent to [citybeautiful@districtheights.org](mailto:citybeautiful@districtheights.org), subject: Inspector Estimate Questions. Please submit proposals (w/sample reports) & copy of license(s), to the E. Michael Roll Municipal Building, located at 2000 Marbury Dr, District Heights, MD 20747; Attn: City Beautiful Program 2011- Inspector Services.

The City reserves the right to reject any bid for whatever reason. The city is an EOE employer.

### **Scope of Work**

The city of District Heights is looking for one (1) Maryland certified inspector, specializing in Lead-based paint, mold, and friable-asbestos. The inspector will perform “on-call” post inspections for mold, friable asbestos, and if the house was built before 1978, lead-based paint, on approximately 20 residential properties for the City Beautiful Program.

The inspector will be expected to perform pre-inspections when application referrals are submitted to inspector. Inspector must schedule inspections within 2 days of receiving the referral and complete the inspections within 2 weeks from the date the referral is submitted. Pre-inspections is part of the application approval process, and thus is imperative that inspections are completed in a timely manner.

Report Turnaround time: Inspections reports are to be submitted within a 1 week of the inspection and submitted to the City of Districts Heights General Government office. Attn: City Beautiful Program Hazard Inspections

**Inspector should inspect for the following:**

1. Lead-based paint – (see attachment HUD Lead paint inspections guidelines)
2. Mold –
  - a. *Complete Visual Inspection of the home* - A visual inspection is the most important initial step in identifying a possible mold contamination problem. The extent of any water damage and mold growth shall be visually assessed by a certified mold inspector/remediator. This assessment is important to determine remedial strategies. Ventilation systems shall also be visually checked, particularly for damp filters but also for damp conditions elsewhere in the system, and for overall cleanliness. Ceiling tiles, gypsum wallboard (sheetrock), cardboard, paper and other cellulosic surfaces shall be given careful attention during a visual inspection. The inspector shall use hygrometers, a boroscope (fiber optics) and a protimeter (moisture meter), where necessary, to detect hidden mold behind the walls, ceilings and floors and to determine the areas of potential mold growth and continuing moisture penetration.
  - b. *Air Monitoring*- The purpose of such air monitoring is to determine the location and/or extent of mold contamination. Air monitoring is also necessary if the building inhabitants are suffering from health problems which are or may be associated with fungal exposure. If air monitoring is performed, for comparative purposes, outdoor air samples should be collected concurrently at an air intake, if possible, and at a location representative of outdoor air. The outdoor control air test is very helpful in evaluating whether there is an internally generated mold problem.
3. *Friable-asbestos* – The inspector will be required to perform the following: Prepare a sample and suspect asbestos material location plan ; List all materials sampled and tested, including test results and date(s) collected ; List all suspect materials assumed to contain asbestos; be specific in terms of quantity and location of materials; List whether homogeneous areas identified are surfacing material, thermal system installation, or miscellaneous material and indicate amount of suspect materials sampled ( be specific); Describe exact location where each bulk sample is collected and assessment made of friability including reasons for assessment. Provide to city a notice to Demolition/Renovation Contractors: Highlight in the inspection report any concealed areas that were not surveyed and that may contain undiscovered asbestos containing materials. Clearly list all hidden areas and list all potential asbestos containing materials that may be found.

Geographic area: Incorporated boundaries of the city of District Heights (6400 acres)

Typical home size (sq ft): 800 – 1700 sq ft.

Attachments:

1. HUD Lead pain inspections guidelines Chp 7
2. Sample – Asbestos Survey Guidance
3. City Map
4. Picture: Typical Home in the City