



City of Omaha
John W. Ewing, Jr., Mayor

Inspector: Cole Pasteka

Date: 7/30/2025

Elizabeth Watson
918 N 40 Street
Omaha, NE 68131

Planning Department

Omaha/Douglas Civic Center
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Omaha, Nebraska 68183
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David K. Fanslau
Director

OMAHA LEAD SITE EXTERIOR PAINT STABILIZATION PROGRAM

All testing and clean-up activities are at "NO COST" to property owners.

The Contract bid documents consist of the following sections:

- General Responsibilities for the Contractor and Occupant.
- Lead Hazard Control Plan, Interim Control of Lead Based Paint Hazards.

The Contractor Shall:

- Contractor and all subcontractor(s) shall complete and submit a "Citizenship Attestation" / "Employee Classification" form to the Planning Department, per State requirements, at the time of contract.
- Contractor and all subcontractor(s) shall complete and submit a "Responsible Contractor Compliance" – "RC-1" form to the Planning Department with their bid(s), per City Ordinance # 39284 or bid(s) will be rejected.
- Comply with HUD's "Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing." (Copies are available at the Planning Department.)
- Comply with Standards called for in the "Construction and Rehabilitation Specifications, Housing and Community Development Division, City of Omaha, Nebraska." (Copies are available at the Planning Department.)
- Comply with the State of Nebraska Health and Human Services Regulation and Licensure, Title 178 Chapter 23 Lead Base Paint Regulations.
- Coordinate daily construction schedule with the occupant
- Submit information cut sheets for all substitutions or approved equals prior to written approval of the Construction Specialist.
- Repair or replace all items damaged or disturbed during paint stabilization activities.
- Keep work site and surrounding area free from accumulations of waste materials or rubbish caused by the work at all times.
- Upon daily completion of work: clean up all rubbish, excess material, equipment, and etc., that is connected with the work, and leave all parts of the work areas in a neat, sanitary, lead safe and presentable condition.
- Complete this project within 30 calendar days.

The Occupant/Owner Shall

- Remove and store away any personal property within twenty (20) feet of the area to be remediated.
- Provide access to electricity and water throughout the paint stabilization process.
- **Remove volunteer trees and vegetation from the drip line of the roof, and cut back shrubs and bushes at least two feet from the house.**
- Ensure that all household members stay at least ten feet away from all work areas and also keep all pets at least ten feet away at all times until the work has been completed and the area has passed a visual inspection.

Lead Hazard Control Plan

Interim Control of Lead based Paint Hazards **Paint Stabilization**

- **Stabilize house**
- Stabilize all previously painted and **newly installed** exterior wood, brick, metal, concrete surfaces of the dwelling on included property to include but not limited to the siding, fascia, eaves, trim, window trim, shutters, gutters, railings, downspouts, door trim and foundation.
- **House - Include all wood substrates.**
- Prepare and paint all previously painted surfaces by following the Safe Work Practices protocol for Omaha Lead Site exterior lead based paint stabilization.
- All paint colors to match existing paint pattern. **Prime bare areas and apply two coats of approved SATIN finish. "Satin" finish is standard, "Flat" finish per Construction Specialist approval.** (Refer to Planning Dept. approved paint list).
- **IF SPRAYED, ONE COAT SHALL BE BACK-BRUSHED OR BACK-ROLLED.**

Lead Based Paint Waste

Lead-based paint waste must be handled as follows

- All paint chips and component debris must be double bagged for disposal.
- Clean paint chips from ground around perimeter of dwelling before starting, during and after the project.
- All lead painted components and debris must be removed from the site daily unless otherwise approved by the construction specialist.
- All lead-based paint debris (chips and components) must be disposed of in a municipal solid waste landfill.

Ryan Watson

Ryan Watson (Reg. 2-2025-19-33-32 CDT)

07/08/2025

Property Owner/Agent

Date

Exterior Lead-based Paint Stabilization Program for the Omaha Lead Site

The purpose of this program is to prevent yards where lead-contaminated soil is cleaned up from becoming re-contaminated by deteriorating exterior lead-based paint. **This is not a home repair program.**

Which Homes Are Eligible?

- Homes where soil clean-up has been or will be completed and an exterior paint assessment has identified deteriorating exterior lead-based paint.

What work will be done?

- Loose and flaking lead-based paint will be removed safely from fascia, eaves, siding, trim, window trim, door trim and foundation.
- Surfaces will be primed and painted to match existing paint color as closely as possible.

What will not be done?

- Surfaces which have no paint will not be treated.
- Windows or doors will not be included.
- Rotten wood will not be replaced.
- No housing repair will be done.

Who will perform the work?

- City Construction Specialists will prepare a work plan and contact the property owner for permission to proceed.
- Work will be competitively bid by approved, trained contractors.

When will the work be done?

- This program began in 2007 and will continue for several years.
- The City staff will prioritize homes based on the presence of children under age six if known and the severity of the problem.

Paint Stabilization is **voluntary** and will be done only with permission of the owner.

Consent for Access to Property

RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the City of Omaha or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

<u>Owner's Name:</u> Owner Name(s): Elizabeth Watson	<u>Daytime Phone:</u> 402-213-9675
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Addresses of Properties Covered by this Agreement	
Property Address	City/State/Zip Code
918 N 40 Street	Omaha, NE 68131

PURPOSE OF ACCESS

The purpose of the response action is to stabilize loose or flaking exterior lead-based paint on residential properties, including day-care facilities, where remediation of lead contaminated soil has or will take place. Sampling of soil has been conducted. This consent shall allow Grantee onto Grantor's property and further, provides the Grantee the right to perform any and all environmental response actions and activities it deems appropriate.

FUTURE ACTION

By signing this document, the grantor agrees to allow the City of Omaha or its authorized representatives to conduct a soil cleanup at this property following completion of lead-based paint stabilization. The grantor acknowledges that the paint stabilization contractor cannot provide assurances that bind the soil cleanup contractor. The grantor understands that the soil cleanup contractor will make all reasonable efforts to address concerns that the grantor may have regarding soil cleanup at this property.

ENVIRONMENTAL RESPONSE ACTIONS

The environmental response actions to be performed on subject property may include the following activities:

1. Locating equipment and/or machinery on subject property in preparation for and in the course of the response activities.
2. Obtaining samples from Grantor's property.

Address: 918 N 40 Street

Consent for Access to Property

3. Planning and implementing the response action on the Grantor's property. This will include
 - 1) removal of loose or flaking paint identified by the City of Omaha or its authorized representatives using lead-safe methods in compliance with HUD/EPA regulations and
 - 2) repainting according to the attached specifications.

TERM

This access agreement shall be operable for the period of time it takes to complete the environmental response activities. Upon completion of the response actions, all rights and privileges given by the Grantor shall cease on that date, unless extended by a subsequent agreement.

AGREEMENT NOT TO INTERFERE

Grantor agrees not to interfere with any of the activities undertaken by Grantee at the Property, tamper with any of Grantee's property, or take any actions regarding the use of the Property which will endanger human health or welfare or the environment, or allow others to use the Property in such manner during the term of this consent. Grantor agrees to provide notice and a copy of this agreement to prospective purchasers, lessees, assigns, or grantees of the property or any portion of it. Grantor agrees to provide 30-day notice to the City of Omaha prior to any transfer of ownership rights to the property.

SAMPLING RESULTS

Grantee agrees to provide Grantor with the results of any and all sampling and/or analysis resulting from Grantee's response activities on the property.

PRIOR CONDITIONS AGREEMENT

The grantor agrees to the condition of the property prior to remediation and indicates on Page 3 any items to be removed by the Grantor before activities commence.

RESTORATION OF PROPERTY

Except for the above stated paint stabilization, the Grantee agrees that said property will be restored as nearly as possible to its original state and condition as found immediately preceding the beginning of activities authorized by this Agreement, following completion of the response activities.

Address: 918 N 40 Street, Omaha, NE

CURRENT CONDITION / PROPOSED RESPONSE ACTIVITIES

The purpose of this section is to provide a mutual agreement as to conditions of property prior to contractor activities. This will also serve as documentation for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the City of Omaha or its authorized representatives.

Items to be removed by property owner prior to the response activities:

1. Any overgrown shrubbery touching house will need to be
2. trimmed by P.O.
3. Any items around the perimeter or on porch will need to be removed before painting begins.

Items NOT to be removed by contractor during removal activities:

1. -
2. -
3. -

ADDITIONAL COMMENTS:

- Main House color shall match vinyl siding (blue) from back part of house.

-(White) color for window/trim, porch trim.

- House foundation shall also be (blue) from main house color.

Are there any children under the age of 7?

Yes No Unknown N/A

Birthdate of youngest child: 18/09/2021 :

I have read the foregoing document and understand that it is an agreement granting permission to the Grantee to enter the above described premises for the purpose of conducting environmental response activities, and I agree to its terms and conditions. I acknowledge that I have received the pamphlet "Renovate Right".

Grantor's Signature: Ryan Watson Date 07/08/2025