SPRINGFIELD·HISTORICAL·COMMISSION

70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020
www.springfield-ma.gov

MEETING AGENDA

DATE: Thursday, December 18, 2025
TIME: 5:30 PM
PLACE: Congressman Richard E. Neal Municipal Operations Center
Video Conference Room
70 Tapley Street, Springfield, MA 01104

I. ROLL CALL & PROCEDURES

II. ACCEPTANCE OF MINUTES

1) ***Springfield Historical Commission Meeting Held on December 4, 2025***

III. OTHER MATTERS PROPERLY BEFORE THE COMMISSION

1) ***Letter of Support*** – 113 State Street, 1139-1155 Main Street, 1163 Main Street, 11-21 Stockbridge Street (Rehabilitation Project)

IV. PUBLIC HEARINGS (Continued)

1) ***102 Thompson Street:*** Porch Renovations (In Response to Stop Work Order)
2) ***47 Westminster Street:*** Construction of Rear Deck (In Response to Stop Work Order)
3) ***79 Thompson Street:*** Installation of Solar Powered Panels on Detached Garage

V. PUBLIC HEARINGS (New)

1) ***280 Washington Boulevard:*** Fence Beyond Foundation Building Line
2) ***40 Ingersoll Grove:*** Solar Powered Panels
3) ***92 Marengo Park:*** Solar Powered Panels
4) ***30 Spruceland Avenue:*** Solar Powered Panels
5) ***49 Florentine Gardens:*** Replace Windows
6) ***21 Mountainview Street:*** Renovations to Windows, Door, and Foundation Line (In Response to Violation)

VI. ENVIRONMENTAL REVIEW

1) ***22 Salem Street:*** Installation of Roof Vent

VII. PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

1) ***52 Bay Street:*** Demolition of a Single-Family Dwelling

VIII. SECTION 106 REVIEW

1) ***Railroad Track Along the Connecticut River and Gridiron Street, Lyman Street, Taylor Street:*** New Retaining Walls; Demolition of 176 Armory Street; Replacement of Railroad Bridge Over Chestnut Street; Demolition of Signal Switch Tower West of Columbus Avenue

IX. OTHER MATTERS PROPERLY BEFORE THE COMMISSION

1) ***Administrative Updates***
2) ***Correspondence to Commission***
3) ***December 4, 2025 Quorum Call***
4) ***Public Speak-Out Session***

SPRINGFIELD HISTORICAL COMMISSION

THURSDAY, DECEMBER 18, 2025 | HEARING OVERVIEWS

OTHER MATTERS BEFORE THE COMMISSION

113 STATE STREET, 1139-1155 MAIN STREET, 1163 MAIN STREET, 11-21 STOCKBRIDGE STREET

- ***STAFF NOTE:*** The attendee is seeking a Letter of Support for the purpose of redeveloping the aforementioned addresses into housing units. The project has already been presented to the Commission in two parts – the first being Thursday, August 21, 2025 and the second on Thursday, November 6, 2025.

CONTINUED HEARINGS

102 THOMPSON STREET (HARDSHIP)

- ***REASON FOR CONTINUANCE:*** The hearing was continued for the purpose of allowing the Petitioner to research how to recreate and restore the historic railing.
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of obtaining approval for the already completed exterior renovations of the first- and second-floor front porches. When comparing the completed work with what previously existed:
    - ***First Floor Front Porch***
        - The front porch steps black pipe handrail was replaced with what appears to be two wooden railings, presumedly pressure treated, with the spindles/balusters affixed to the front of the rails instead of sitting in-between the two rails;
        - The porch railings were completely replaced with what appears to be pressure-treated wood, with the spindles/balusters affixed to the front of the rails instead sitting in-between the two rails; and
        - The wood decking was replaced with pressure-treated wood.
    - ***Second Floor Front Porch***
        - The porch railings were completely replaced with presumedly pressure-treated wood. The spindles/balusters appear to be affixed to the back of the rails instead of sitting in-between the two rails;
        - The wood shakes could potentially have been replaced
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:***
    - Jim Boone

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47 WESTMINSTER STREET (HARDSHIP)

- ***REASON FOR CONTINUANCE:*** The hearing was continued for the purpose of allowing the Petitioner to redesign the staircase and re-present the proposal to the Commission.
- ***LOCAL HISTORIC DISTRICT:*** McKnight
- ***APPLICATION SUBMISSION DATE:*** Thursday, September 25, 2025
- ***APPLICATION EXPIRATION DATE***: Wednesday, December 24, 2025
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Hardship in response to a Stop Work Order for the purposes of getting approval for an already constructed rear entry deck. The deck is comprised of pressure-treated wood. The Petitioner's position is that to demo and rebuild a porch with historic features would cause a financial hardship.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:***
    - Jim Boone
- ***DRAFT HARDSHIP MOTION:***
    - The Commission should ascertain and make findings about the hardship.
- ***DRAFT APPROVAL MOTION:***
    - The Commission should ascertain the information needed to formulate a motion for approval.

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79 THOMPSON STREET (HARDSHIP)

- ***REASON FOR CONTINUANCE:*** The hearing was continued to allow the Petitioner to ascertain the definitive location of where the utility equipment and conduit will be installed.
- ***LOCAL HISTORIC DISTRICT:*** McKnight
- ***APPLICATION SUBMISSION DATE:*** Wednesday, October 1, 2025
- ***APPLICATION EXPIRATION DATE***: Tuesday, December 30, 2025
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of installing four (4) solar powered panels onto the west facing side of the roof of the detached garage with the utility equipment being placed onto the north side of the principal building (the single-family dwelling); and the conduit is to be placed on the north side of the detached garage.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT APPROVAL MOTION:***

    To approve the installation of four (4) solar powered panels onto the west facing side of the detached garage with the utility equipment being placed on the north side of the building; the conduit will be located towards the _____ side of the primary building and shall be painted to match the exterior surface it is affixed to, as presented in the application and during this evening's hearing.

NEW HEARINGS

280 WASHINGTON BOULEVARD (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Monday, December 1, 2025
- ***APPLICATION EXPIRATION DATE***: Friday, January 30, 2026
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing a six-foot tall wood fence in place of where an existing hemlock tree line is currently situated. The proposal involves removing the trees and installing the fence. The fence is located between the side foundation line and the public right-of-way, necessitating review by the Commission.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** n/a
- ***DRAFT APPROVAL MOTION:***

  To approve the proposed installation of a six-foot high wooden fence in place of the hemlock tree line in the location identified on the submitted plans and as presented in the application and during this evening's hearing.

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40 INGERSOLL GROVE (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** McKnight
- ***APPLICATION SUBMISSION DATE:*** Thursday, November 21, 2025
- ***APPLICATION EXPIRATION DATE***: Tuesday, January 20, 2026
- ***STAFF COMMENTS:***
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing 21 solar powered panels onto all sides the primary building with the utility equipment being placed on the eastern side of the building located towards the rear of the building. The conduit will also be presumedly located on the eastern side of the building, towards the rear, and is currently planned to remain unpainted silver piping.
- ***LETTER OF AUTHORIZATION:*** Yes (Bright Planet Solar on behalf of Charles Muthua)
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT APPROVAL MOTION:***

  To approve the proposed installation of 21 solar powered panels onto all sides of the primary building, with the utility equipment being placed on the eastern side of the building located towards the rear of the building; the conduit will be located on the eastern side of the building towards the rear of the building, and shall be painted to match the exterior surface it is affixed to, as presented in the application and during this evening's hearing.

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92 MARENGO PARK (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Tuesday, December 9, 2025
- ***APPLICATION EXPIRATION DATE***: Saturday, February 7, 2026

- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing 27 solar powered panels onto all sides the primary building with the utility equipment being placed at the north rear side of the primary building. The conduit is also proposed to be placed at the north rear side of the building.
- ***STAFF COMMENTS:***
    - The Commission should ascertain whether the Petitioner is proposing to paint the conduit.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT APPROVAL MOTION:***

    To approve the proposed installation of 27 solar powered panels onto all sides of the primary building with the utility equipment being placed at the north rear side of the primary building; the conduit will also be placed along the north rear side of the building and shall be painted the same color as to the exterior surface it is affixed to, as presented in the application and during this evening's hearing.

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30 SPRUCELAND AVENUE (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Thursday, December 11, 2025
- ***APPLICATION EXPIRATION DATE***: Monday, February 9, 2026
- ***STAFF COMMENTS:***
    - The Commission should ascertain where the utility equipment and conduit will be located.
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing 33 solar powered panels onto all sides of the primary building with the utility equipment being placed at the west side of the primary building, seemingly towards the front of building. The conduit is proposed to be located on the rear north side of the primary building.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT APPROVAL MOTION:***

    To approve the installation of 33 solar powered panels onto all sides of the primary buildings, with the utility equipment being placed on the _____ side of the building; the conduit will be located towards the _____ side of the primary building and shall be painted to match the exterior surface it is affixed to, as presented in the application and during this evening's hearing.

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49 FLORENTINE GARDENS (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Wednesday, December 3, 2025
- ***APPLICATION EXPIRATION DATE***: Sunday, February 1, 2026

- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of replacing 33 brown double-hung, single-pane wooden windows with exterior and interior, top and bottom, diamond grid placements with VinylMax Radiance Plus 4600 royal brown double-hung, double pane vinyl windows with exterior and interior colonial six-over-one grid placements.
- ***APPROVED WINDOW STATUS:*** The Vinyl Max Radiance Plus, Double-Hung R4600 Window was approved in an Application for Certificate of Appropriateness in August of 2020 relating to the property at 166 Forest Park Avenue/98 Randolph Street.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:***
    - J. Jeffrey Sullivan
    - Stephen N. Cary
    - Support Petition Signed by Various Neighbors
- ***DRAFT APPROVAL MOTION:***

    To approve the proposed replacement of 33 brown double-hung, single-pane wooden windows with exterior and interior, top and bottom, diamond grid placements with VinylMax Radiance Plus 4600 royal brown double-hung, double pane vinyl windows with exterior and interior colonial six-over-one grid placements, as presented in the application and during this evening's hearing.

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21 MOUNTAINVIEW STREET (HARDSHIP)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Monday, December 1, 2025
- ***APPLICATION EXPIRATION DATE***: Friday, January 30, 2026
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of resolving various violations that were identified by Staff:
    - *Windows:* In 2023, shortly after a fire, the Petitioner had submitted an application to replace the building's siding and windows; the Commission needed more information as it related to the windows and continued the hearing to a future date. The Petitioner and/or a representative did not attend and the Commission rejected the window portion of the application. Subsequently, the unauthorized installation of the windows was completed.
    - *Door:* The first-floor front door was replaced without approval.
    - *Foundation:* The Petitioner advised that there was a cracked foundation, and therefore, covered it with a concrete stone pattern.
- ***APPROVED WINDOW STATUS:*** The model number was not provided; therefore, Staff was unable to ascertain whether the window has been approved in the past.
- ***STAFF COMMENTS:***
    - More information relating to the windows and the door is required. A continuance will likely be required.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT CONTINUANCE MOTION:***

To continue the hearing to the January 15, 2026 meeting agenda.

ENVIRONMENTAL REVIEW

22 SALEM STREET

- ***HISTORIC DISTRICT:*** Byers-Spring/Quadrangle-Mattoon National Register District
- ***APPLICATION SUBMISSION DATE:*** Wednesday, December 3, 2025
- ***APPLICATION EXPIRATION DATE***: Sunday, February 1, 2026
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Environmental Review application for the purpose of installing a roof vent. Since the project is being performed through the MassSave program, thereby utilizing public funds, approval by the Commission is required.
- ***LETTER OF AUTHORIZATION:*** Yes (Daniel Diaz on behalf of Crossover Church)
- ***SUBMITTED WRITTEN COMMENT:*** n/a
- ***DRAFT APPROVAL MOTION:***

  To approve the proposed installation of a roof vent and match any replacement shingles with the existing shingles, as presented in the submitted materials and during the evening's meeting, which will not be detrimental to the building and that the project will have no adverse impact on the historical character of the building.

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

52 BAY STREET

- ***HISTORIC DISTRICT:*** McKnight National Register District
- ***APPLICATION SUBMISSION DATE:*** Tuesday, December 2, 2025
- ***APPLICATION EXPIRATION DATE***: Thursday, January 1, 2026
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted a Preservation of Historically Significant Buildings Exemption Application for the purpose of demolishing the ancillary building addressed as 52 Bay Street.
- ***LETTER OF AUTHORIZATION:*** Yes (Springfield City of Homes Development, LLC on behalf of Western Division Housing Court)
- ***SUBMITTED WRITTEN COMMENT:***
  - Jim Boone (x2)
  - Springfield Preservation Trust
- ***DRAFT APPROVAL MOTION:***

  To lift the demolition delay restriction and allow for the demolition of the existing building addressed as 52 Bay Street, as presented in the submitted application and during this evening's hearing.

SECTION 106 REVIEW

RAILROAD TRACK ALONG THE CONNECTICUT RIVER AND GRIDIRON STREET, LYMAN STREET, TAYLOR STREET (SECTION 106)

- ***LOCAL HISTORIC DISTRICT:*** None
- ***APPLICATION SUBMISSION DATE:*** Thursday, December 4, 2025
- ***APPLICATION EXPIRATION DATE***: Saturday, January 3, 2026
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted a Section 106 Review relating to property lying along the rail track adjacent to the Connecticut River, Gridiron Street, Lyman Street, and Taylor Street. The project involves the construction of new retaining walls, demolishing the building at 176 Armory Street, replacing the railroad bridge span over Chestnut Street, and demolishing Amtrak's Springfield signal switch tower west of Columbus Avenue under the I-91 viaduct.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** n/a
- ***DRAFT APPROVAL MOTION:***

  To find that the proposed project, as presented in the submitted materials and during the evening's meeting, will not be detrimental to the building and that the project will have no adverse impact.

OTHER MATTERS BEFORE THE COMMISSION

NONE

ADMINISTRATIVE UPDATES

- ***QUESTIONS TO THE COMMISSION***
  - ***NONE***
- ***RECENTLY APPROVED CERTIFICATES OF NON-APPLICABILITY***
  - ***65 BELLEVUE AVENUE*** ➔ Asphalt shingles to asphalt shingles
  - ***3 SUMNER AVENUE*** ➔ Exterior repairs
  - ***19 NORMANDY ROAD*** ➔ Painting the foundation and aluminum siding
- ***LETTERS OF SUPPORT ISSUED***
  - ***HOTEL STONEHAVEN (70 CHESTNUT STREET)*** ➔ *Updated (Issued December 12, 2025)*
  - ***BRIGHTWOOD SCHOOL (471 PLAINFIELD STREET)*** ➔ *Updated (December 15, 2025)*
  - ***MERRICK PARK APARTMENTS (195 STATE STREET)*** ➔ *Updated (Issued December 16, 2025)*
  - ***RESIDENCES AT THE VAULT (310 STATE STREET)*** ➔ *Updated (Issued December 16, 2025)*
- ***NEW VIOLATIONS ISSUED***
  - ***NONE***

- ***VIOLATION RESOLUTION IN PROGRESS***
  - ***21 MOUNTAIN VIEW STREET*** ➔ Did not resolve replacement windows that were part of the original 2023 application (*On Current Agenda*)
  - ***174 PINEYWOODS AVENUE*** ➔ Installation of Compressor Unit *(Contacted by Landowner)*
  - ***207 PINE STREET*** ➔ Deviations from Issued Certificate *(Expected on Future Agenda)*
- ***UNRESOLVED VIOLATIONS***
  - ***158 SHERMAN STREET*** ➔ Replacement of Side and Front Porch Railings
  - ***275 PINE STREET*** ➔ Replacement of Rear Porch Railings
- ***RESOLVED VIOLATIONS***
  - ***104 BOWDOIN STREET*** ➔ Installation of a Wooden Fence *(Denied – December 4, 2025)*
  - ***19 NORMANDY STREET*** ➔ Foundation Painted; Replaced Front Door (*Certificate of Non-Applicability*)
- ***STOP-WORK ORDERS ISSUED***
  - ***NONE***
- ***INQUIRIES ISSUED***
  - ***NONE***

1155 MAIN ST. - **THE COLONIAL BLOCK**

AREA MAP

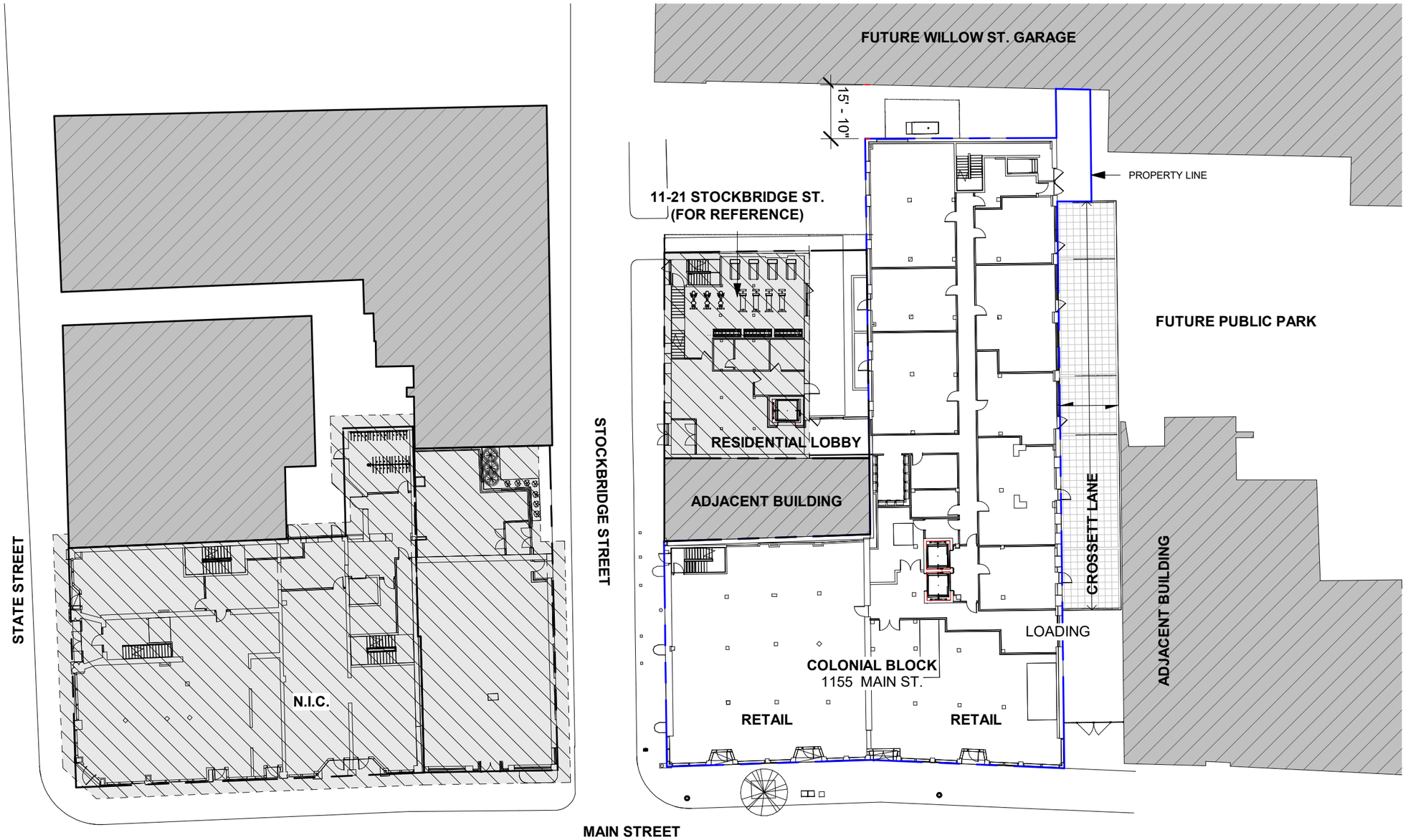
BIRDS EYE VIEW OF SITE

SPRINGFIELD HISTORIC COMMISSION ENVIRONMENT REVIEW SUBMISSION

08/05/2025

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

COVER SHEET | 00



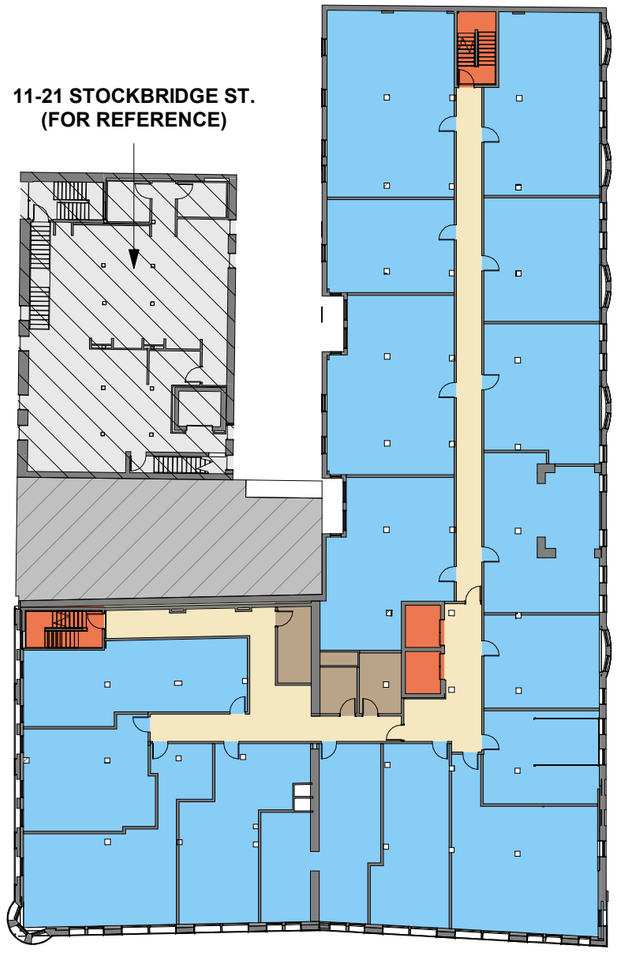
1 FIRST FLOOR - SITE PLAN
1/32" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

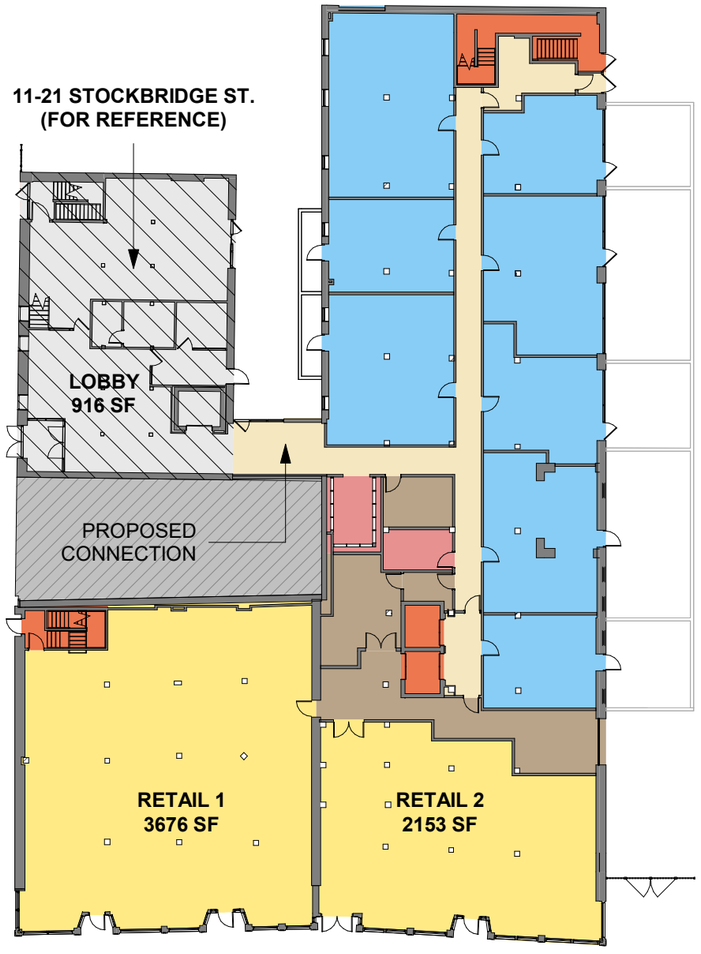
SITE PLAN | 01

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

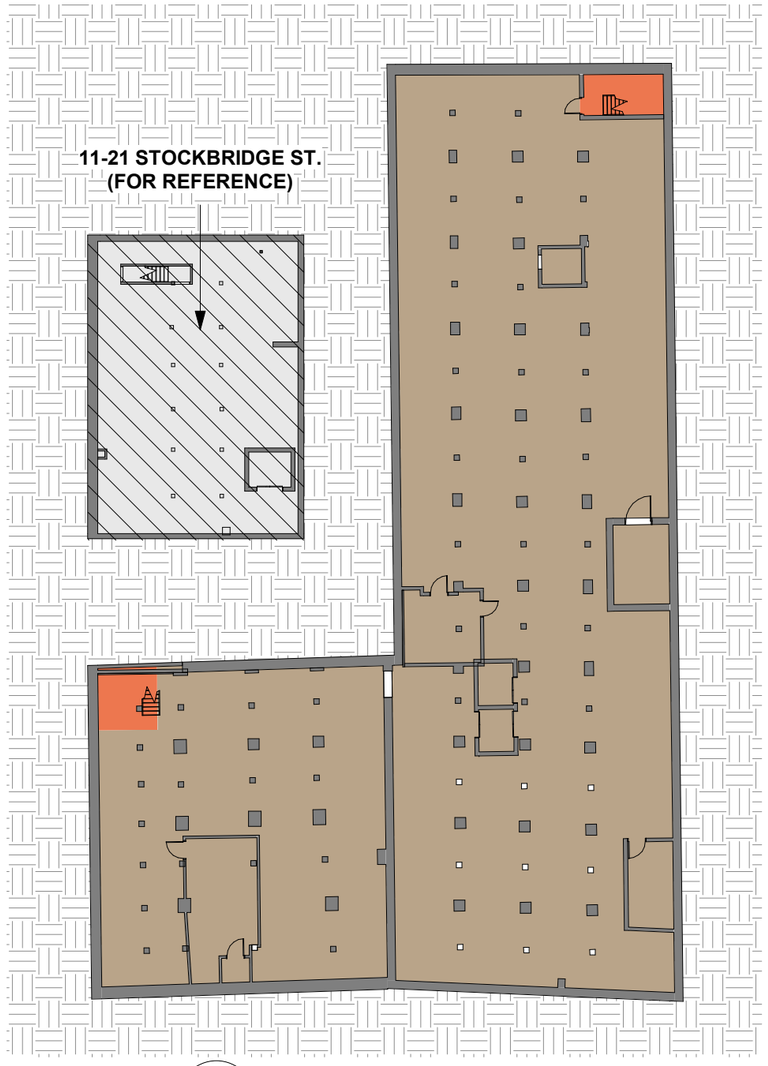
07/29/25



3 SECOND FLOOR - AREA PLAN
1" = 30'-0"



2 FIRST FLOOR - AREA PLAN
1" = 30'-0"



1 BASEMENT - AREA PLAN
1" = 30'-0"

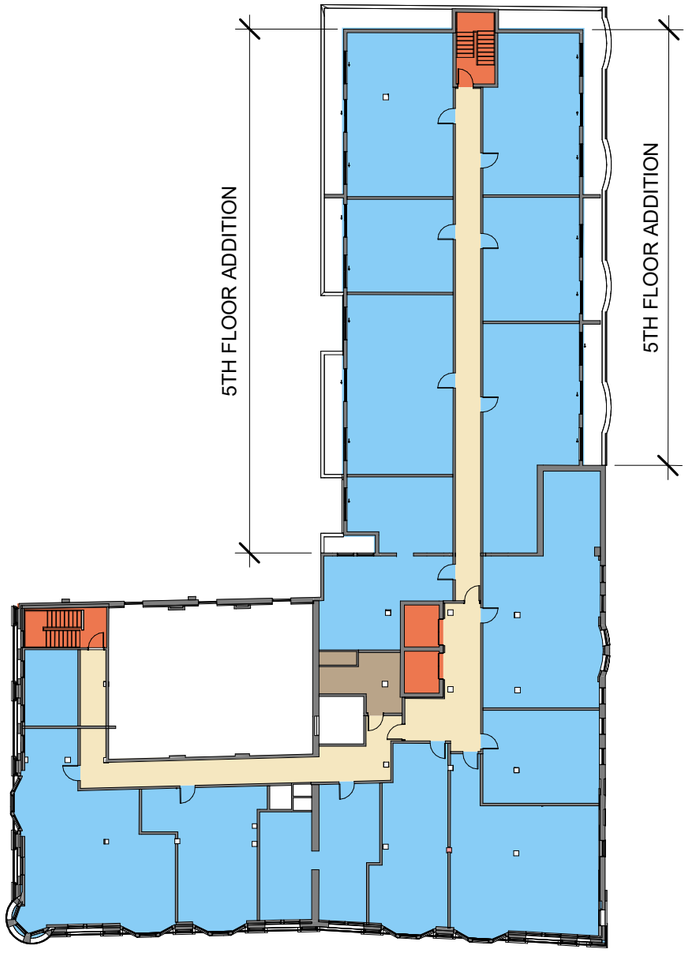
RETAIL
VERTICAL CIRCULATION
AMENITY 1
AMENITY 2
STORAGE & UTILITIES
RESIDENTIAL

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

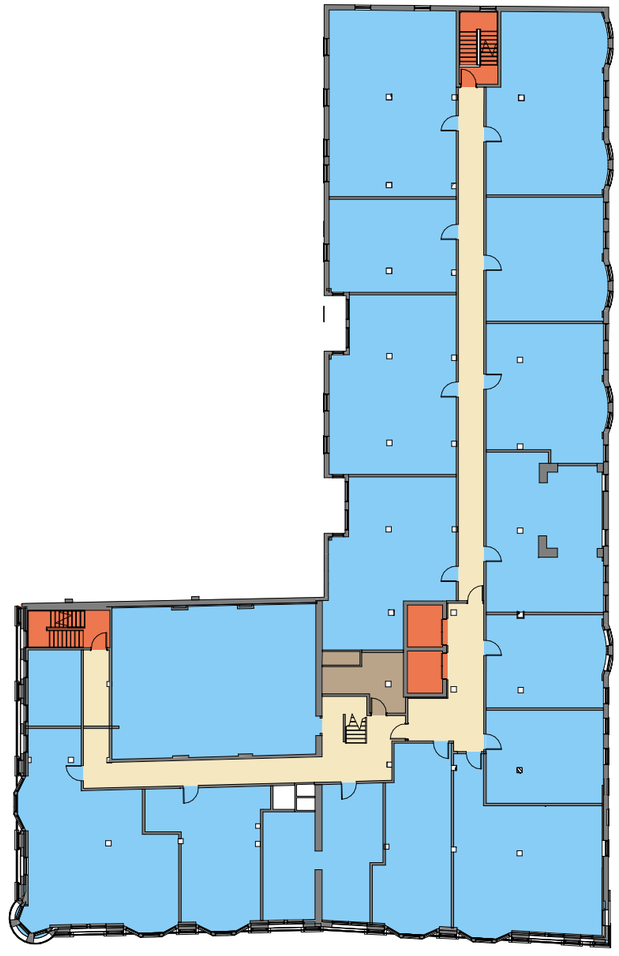
AREA PLANS | 02

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

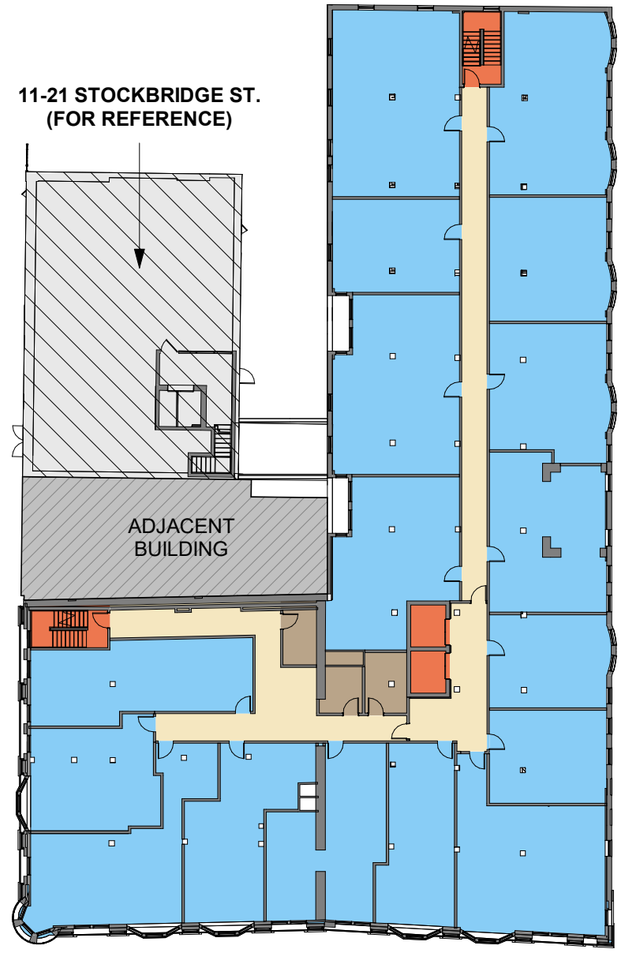
08/05/25



3 FIFTH FLOOR - AREA PLAN
1" = 30'-0"



2 FOURTH FLOOR - AREA PLAN
1" = 30'-0"



1 THIRD FLOOR - AREA PLAN
1" = 30'-0"

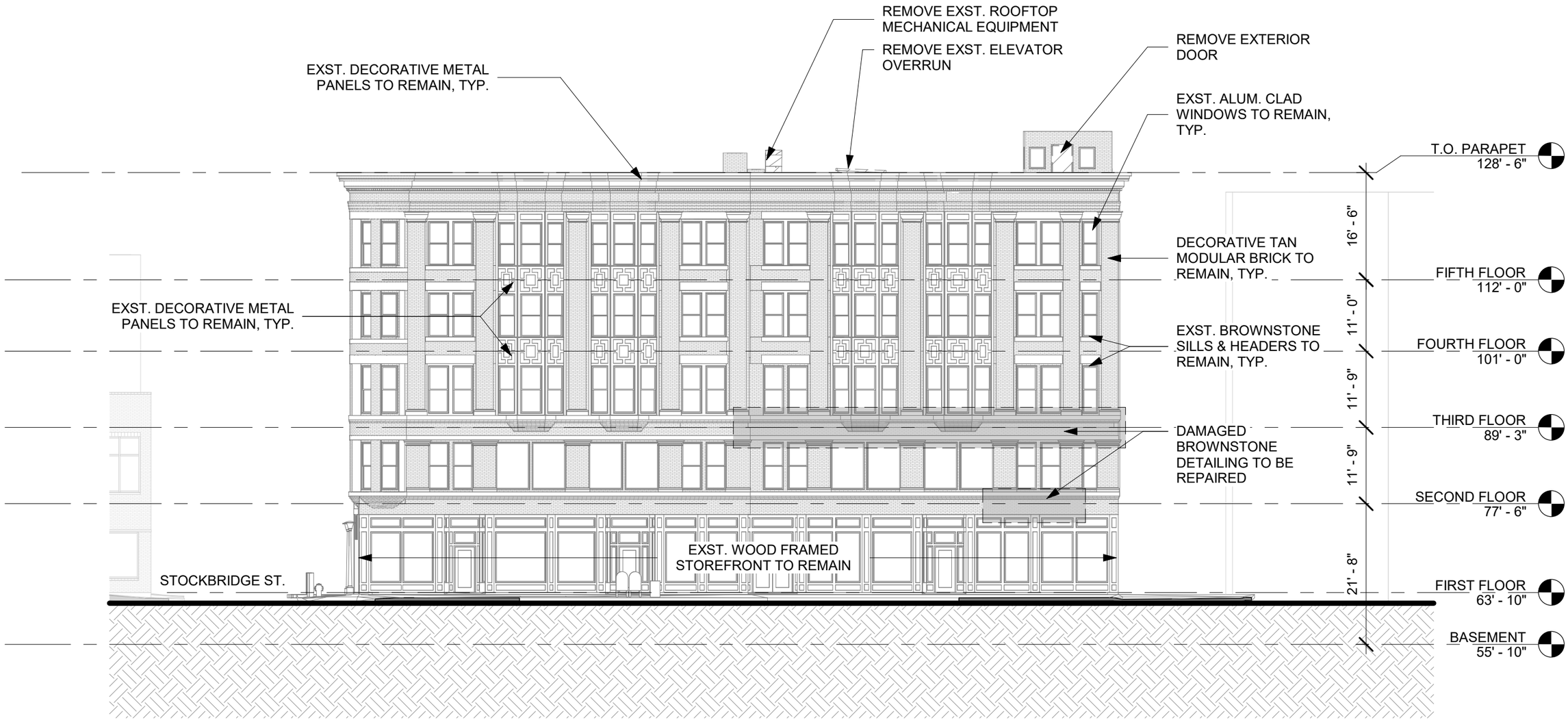
RETAIL
VERTICAL CIRCULATION
AMENITY 1
AMENITY 2
STORAGE & UTILITIES
RESIDENTIAL

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

AREA PLANS | 03

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

08/05/25



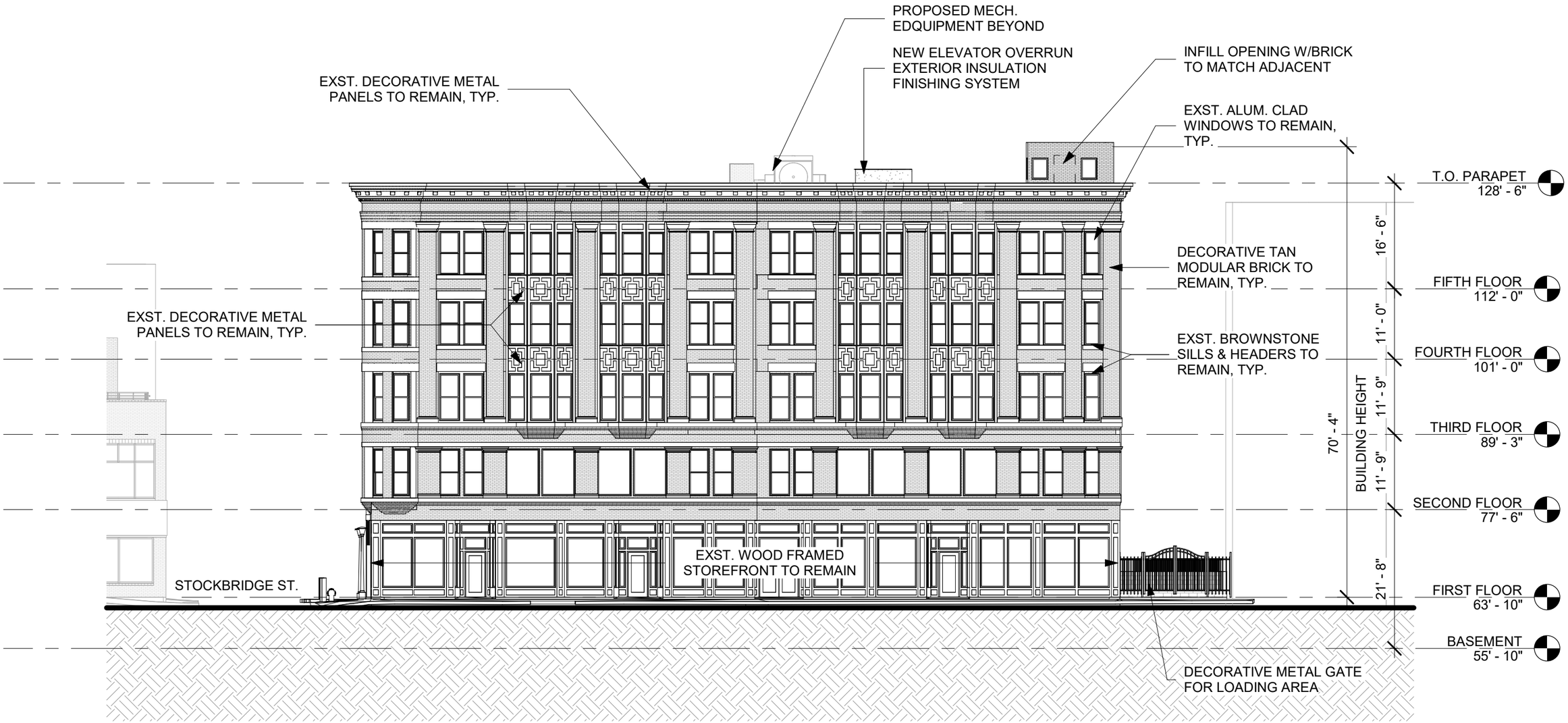
1 SOUTH ELEVATION - EXISTING & DEMO
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

SOUTH ELEVATION - EXISTING & DEMO | 04

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

08/05/25



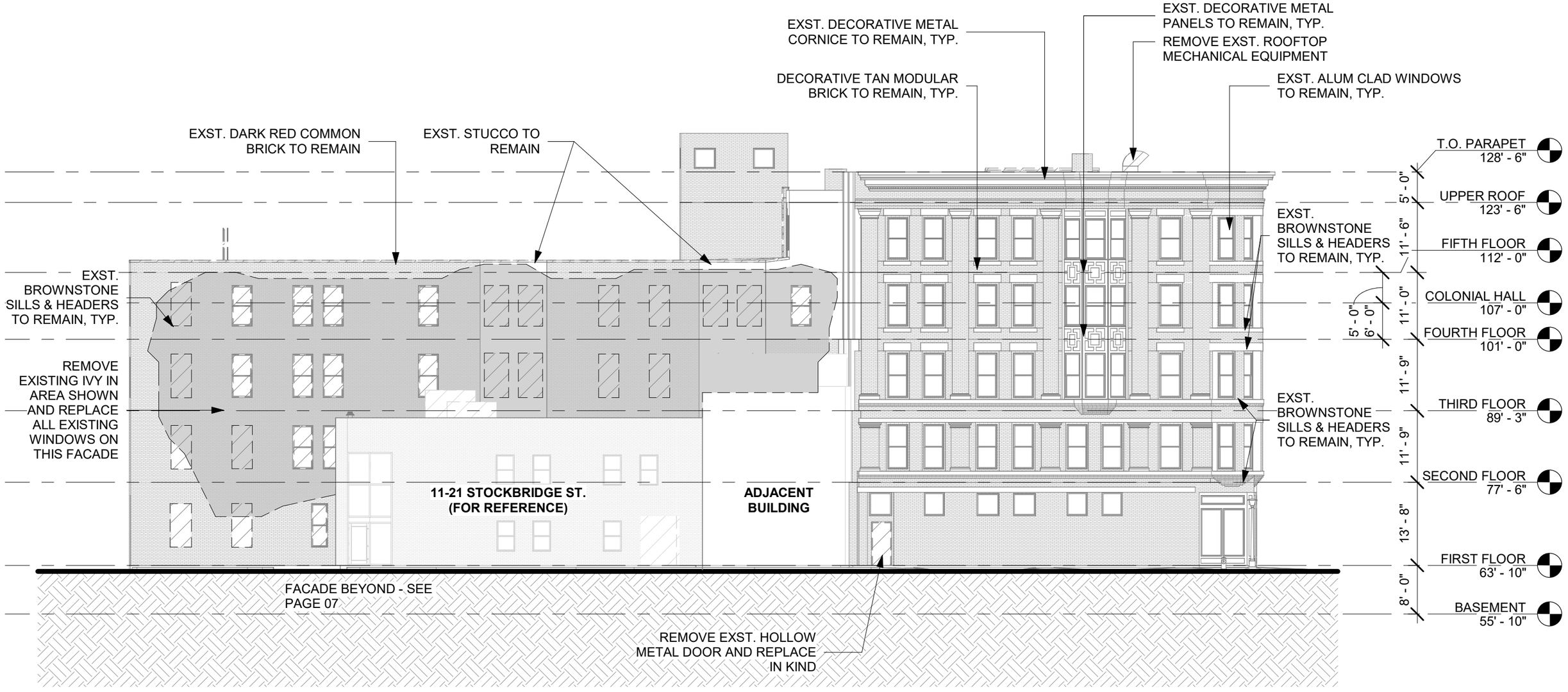
1 SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

SOUTH ELEVATION - PROPOSED 05

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

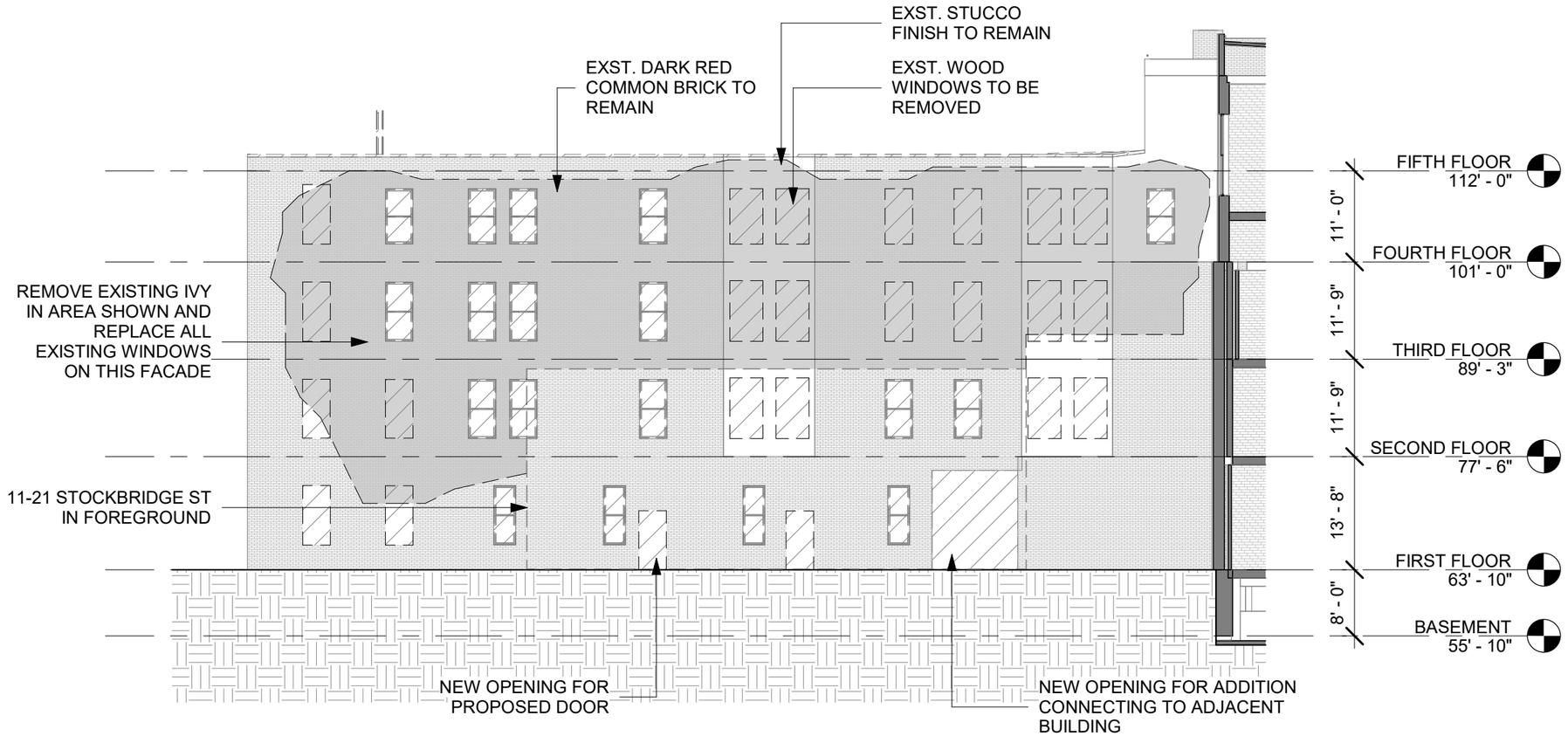
08/05/25



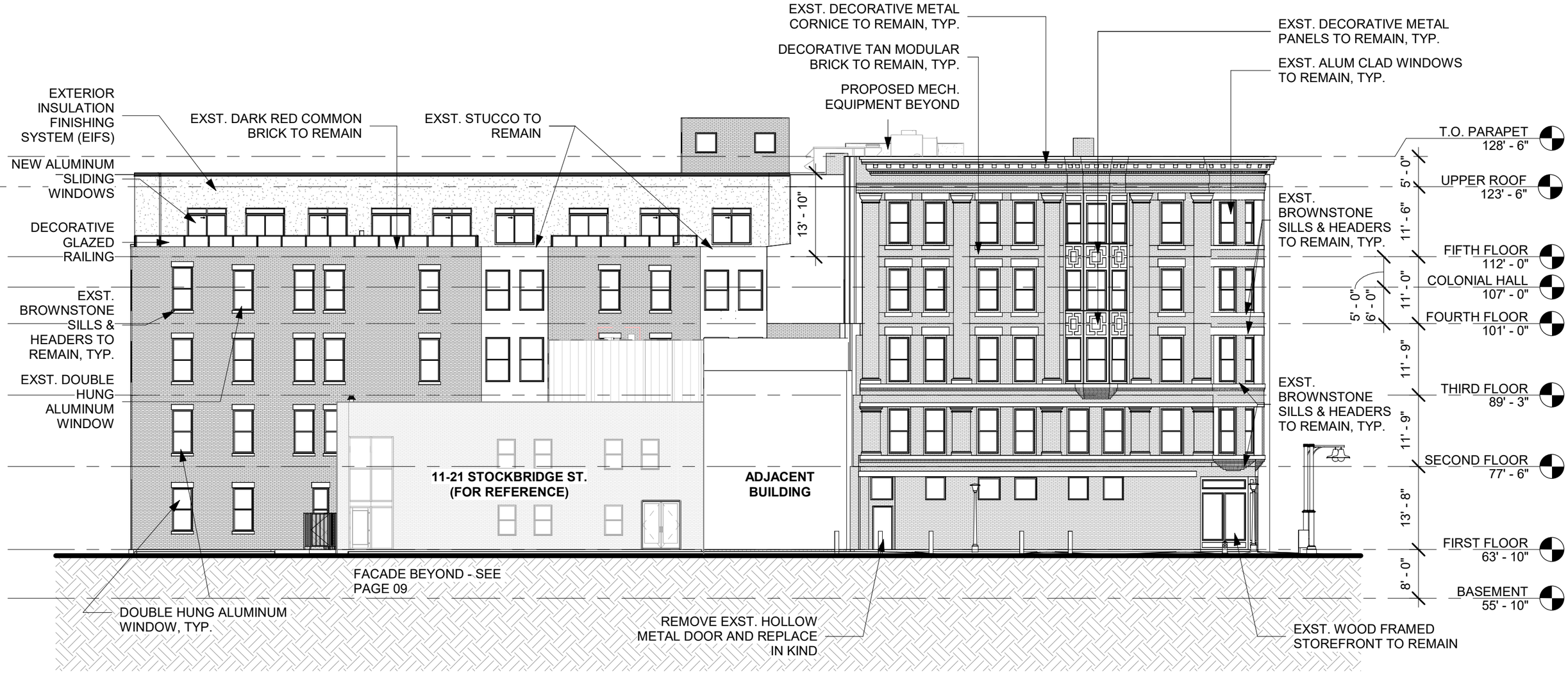
1 WEST ELEVATION - EXISTING & DEMO
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

WEST ELEVATION - EXISTING & DEMO | 06



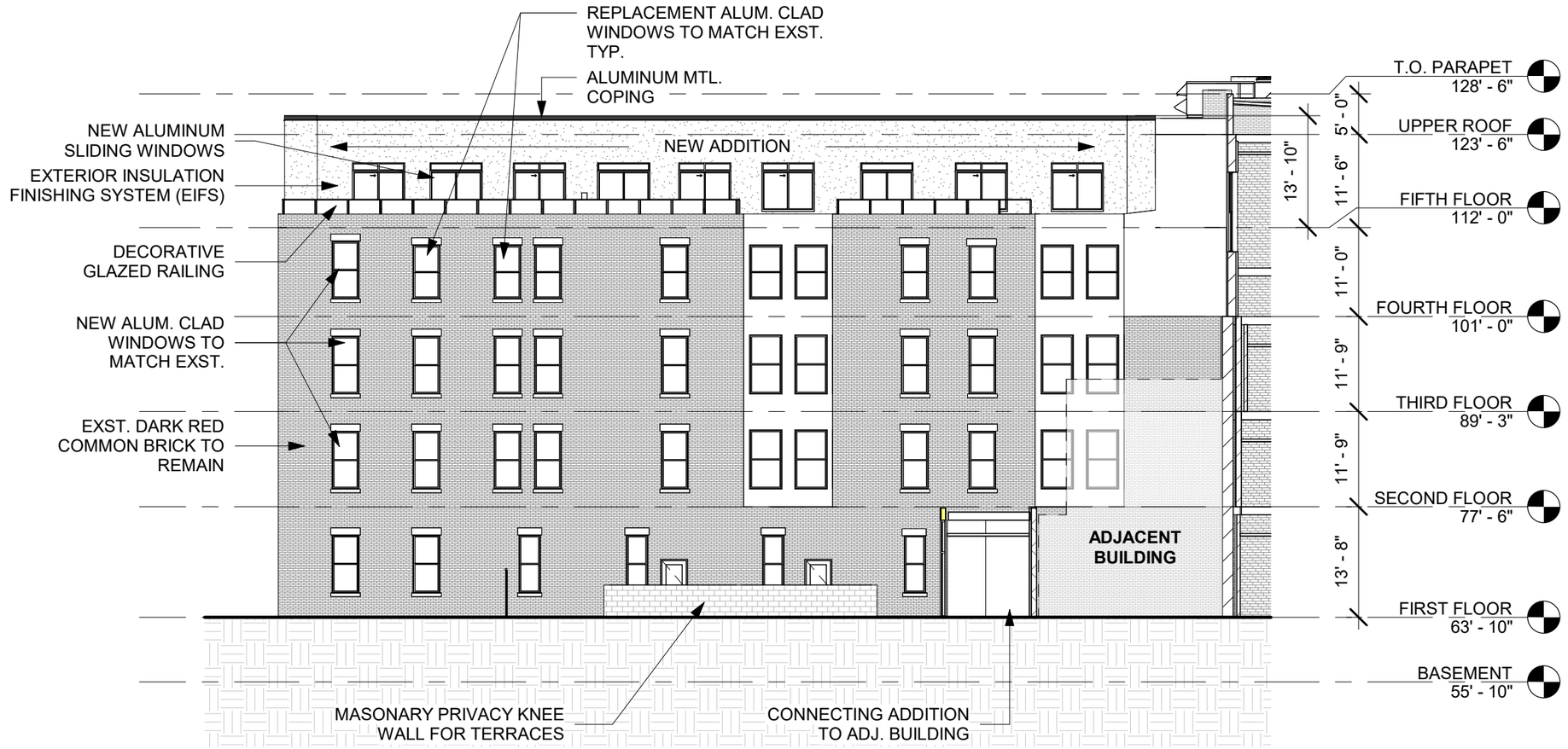
1 COURTYARD ELEVATION - EXISTING & DEMO
1/16" = 1'-0"



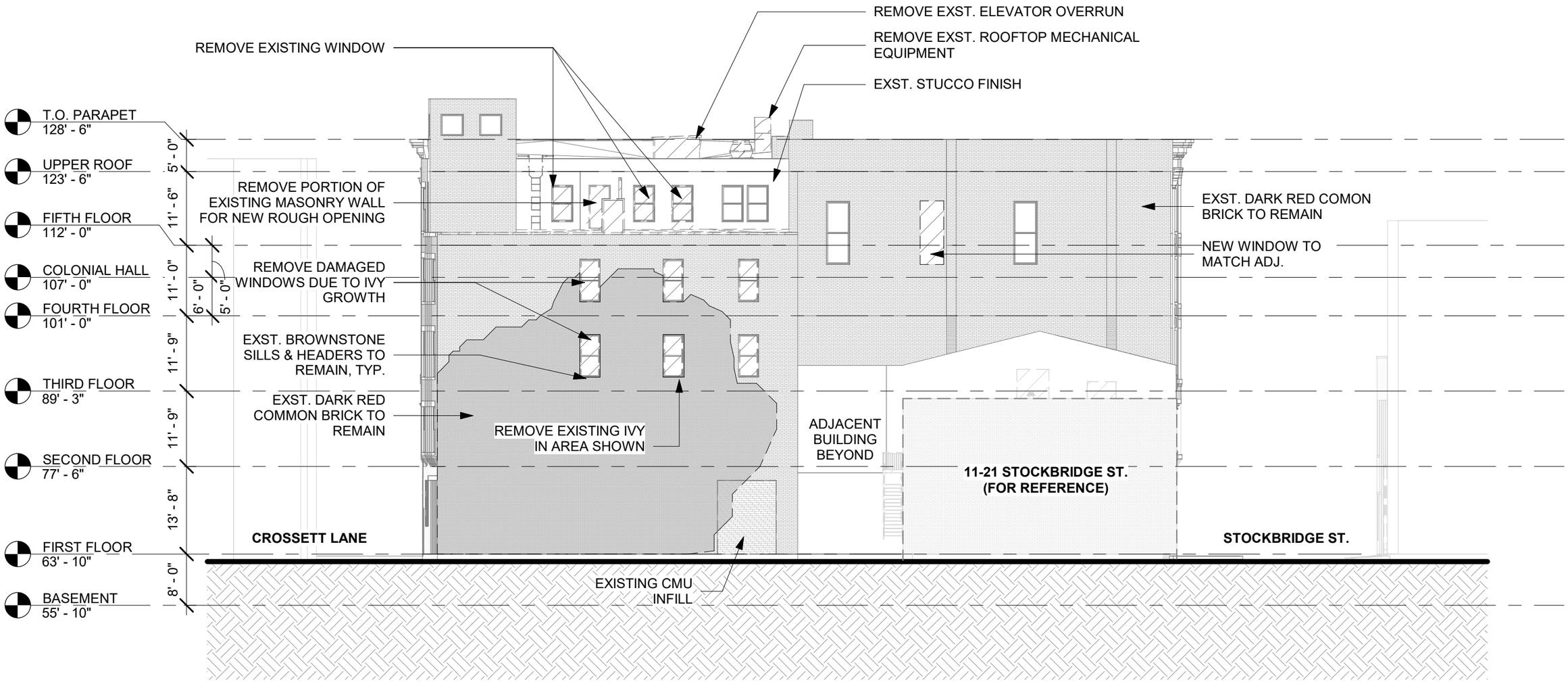
1 WEST ELEVATION - PROPOSED
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

WEST ELEVATION - PROPOSED | 08



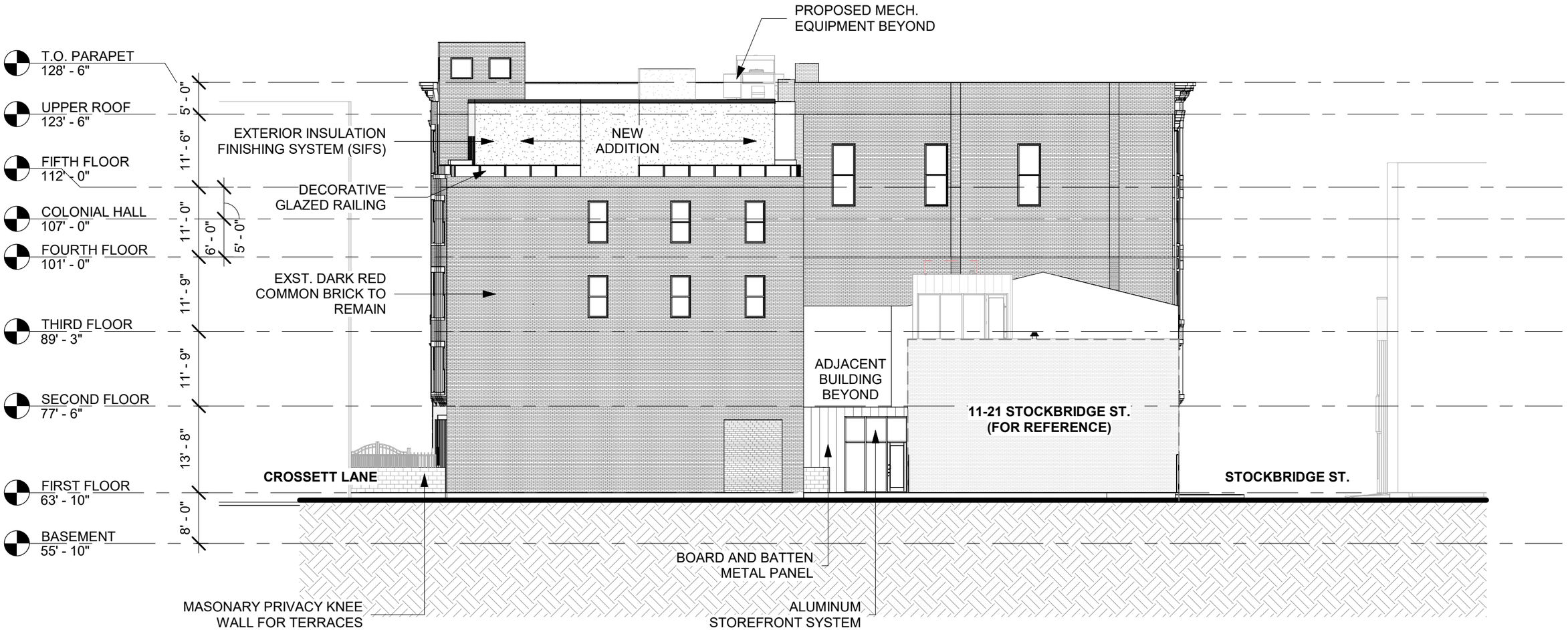
1 COURTYARD ELEVATION - PROPOSED
1/16" = 1'-0"



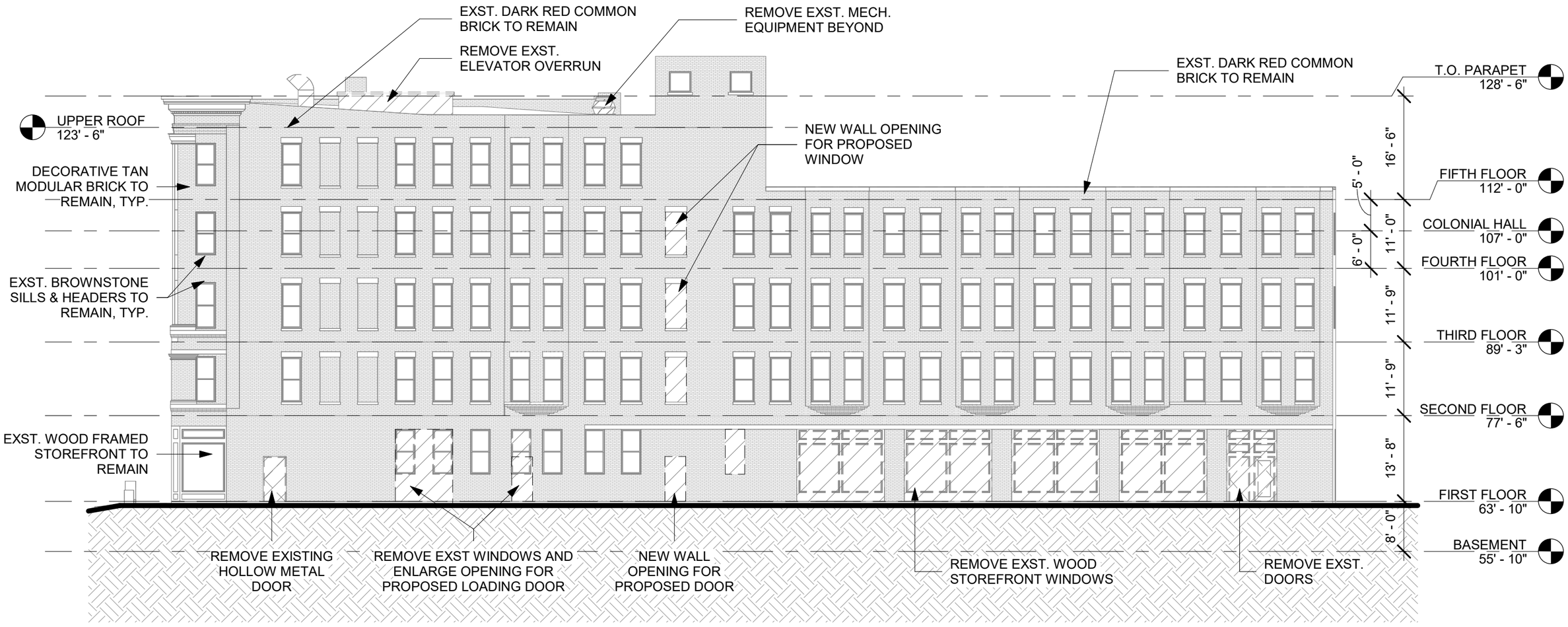
1 NORTH ELEVATION - EXISTING & DEMO
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

NORTH ELEVATION - EXISTING & DEMO | 10



1 NORTH ELEVATION - PROPOSED
1/16" = 1'-0"



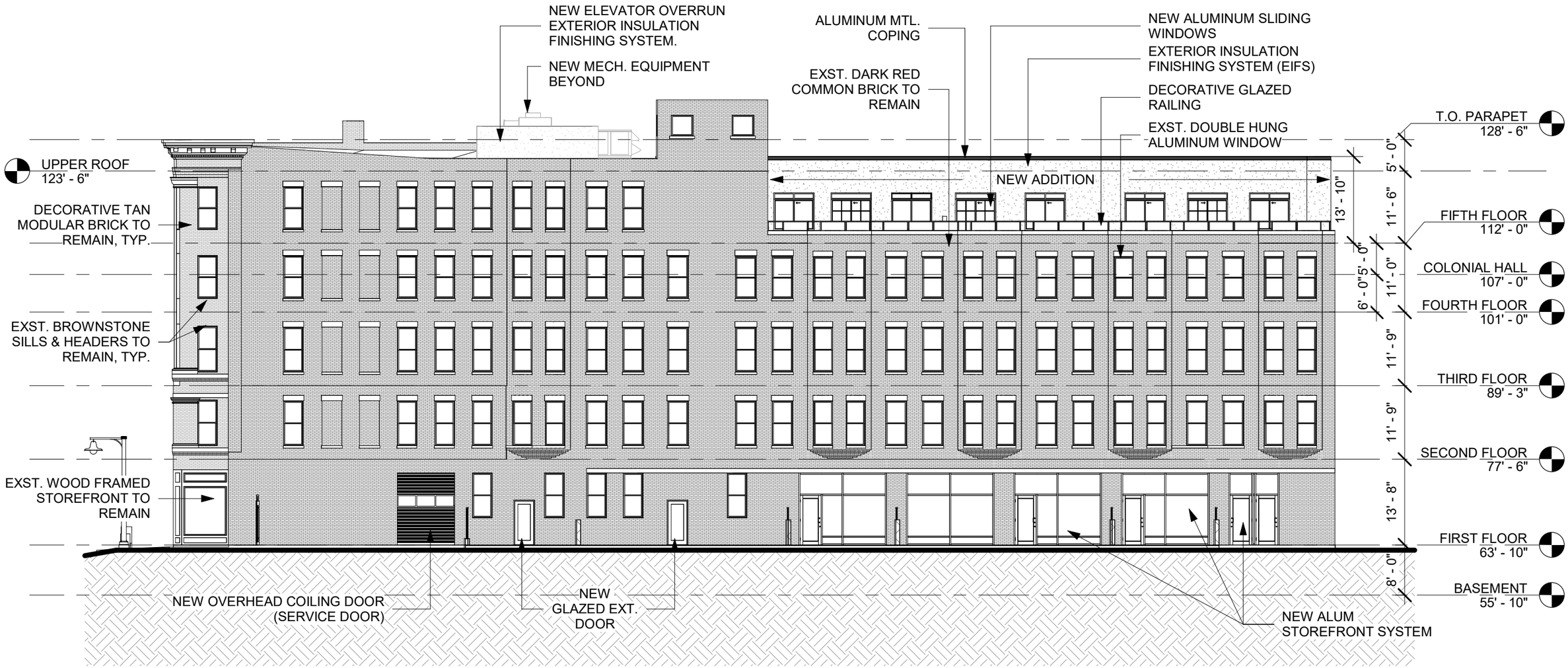
1 EAST ELEVATION - EXISTING & DEMO
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

EAST ELEVATION - EXISTING & DEMO | 12

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

08/05/25



1 EAST ELEVATION - PROPOSED
1/16" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

EAST ELEVATION - PROPOSED | 13

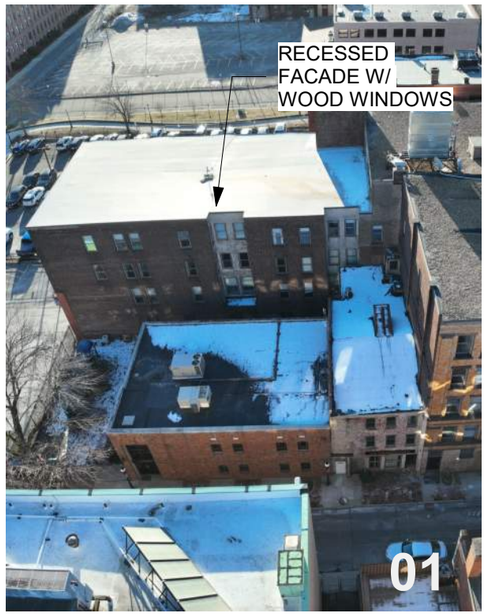
ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

08/05/25

EXISTING DOUBLE HUNG ALUMINUM FRAMED WINDOWS

The building’s existing windows are operable double-hung replacement units with 1/2" dual-glazed insulated glass, manufactured by Marvin Windows and Doors. These units feature an aluminum-clad exterior with a wood interior frame and are estimated to be over 25 years old.

The windows show clear signs of aging and reduced performance, particularly in the form of substantial air infiltration. This has led many tenants to install temporary measures such as plastic coverings and insulation around the window frames to minimize drafts and heat loss. In addition, ongoing condensation issues have resulted in deterioration of the wood interior sills, further indicating moisture damage and a decline in the overall condition and energy efficiency of the windows.

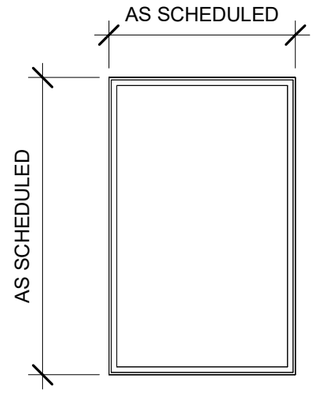


EXISTING DOUBLE HUNG WOOD WINDOWS

The exterior of the window units is predominantly clad with aluminum, except for a recessed section on the northwest elevation of the building. In this area, 12 window units spanning floors 3 through 5 are surrounded by older wood trim, characteristic of wood windows, which remains in fair condition.

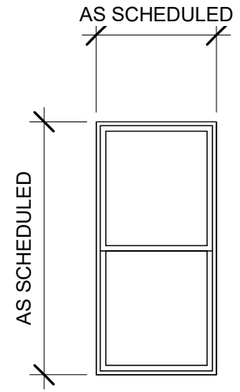
However, many of the sills in these windows have suffered significant deterioration and are in need of replacement or should be covered with an approved weatherproofing system.

This damage not only compromises the window's structural integrity but also allows vegetation to penetrate into the building’s interior, potentially leading to further issues.



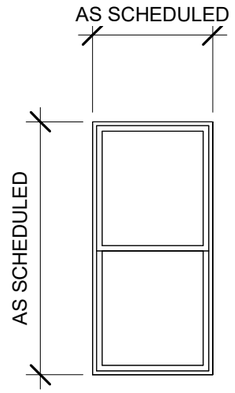
TYPE 03

FIXED
EXISTING TO REMAIN



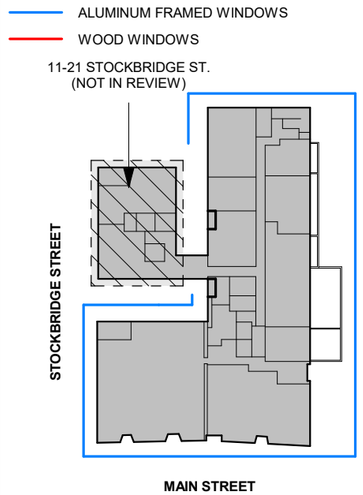
TYPE 02

DOUBLE HUNG
ALUMINUM CLAD

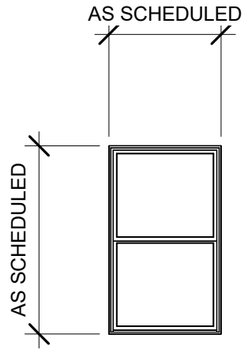


TYPE 01

DOUBLE HUNG
WOOD WINDOWS



COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.

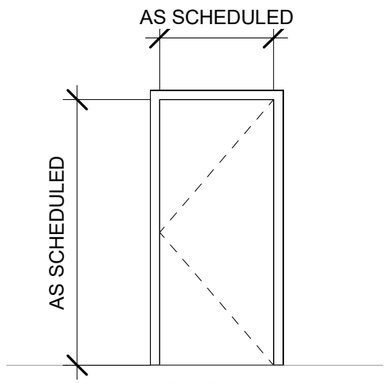


TYPE 01

DOUBLE HUNG
ALUMINUM CLAD WINDOW

EXISTING EXTERIOR DOORS

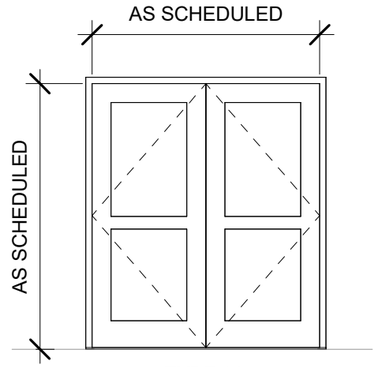
EXISTING RETAIL DOORS



TYPE 03

HOLLOW METAL DOOR

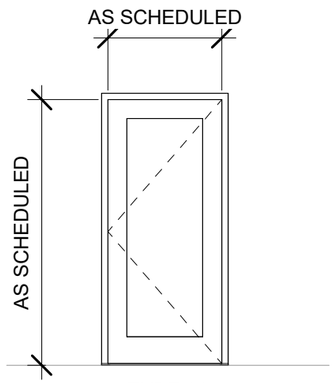
EXISTING STAIR DOORS



TYPE 02

"RETAIL" DOUBLE DOOR

EXISTING RETAIL DOORS
(EXIST. TO REMAIN)



TYPE 01

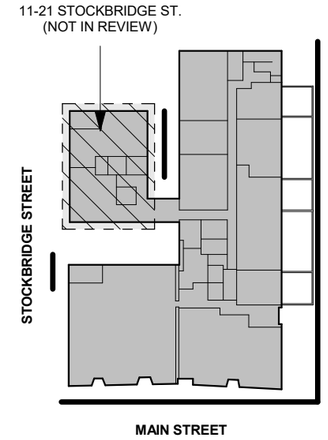
"RETAIL" SINGLE DOOR

EXISTING RETAIL DOORS
(EXIST. TO REMAIN)

EXISTING STAIR DOORS

EXISTING RETAIL DOORS

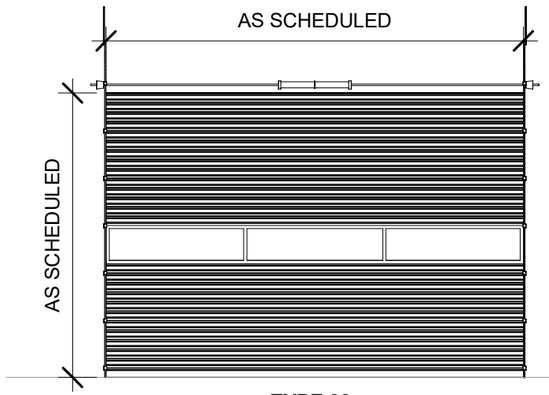
DOORS



COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.

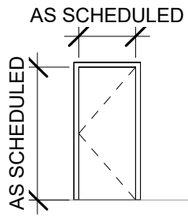
PROPOSED OVERHEAD ROLL UP DOOR

FLUSH DOOR W/FULL VISION PANEL



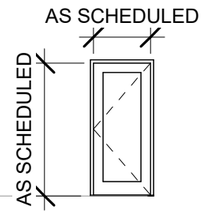
TYPE 03

OVERHEAD ROLL UP DOOR



TYPE 02

HOLLOW METAL DOOR
REPLACE EXISTING HM DOOR (IN KIND HM DOOR)



TYPE 01

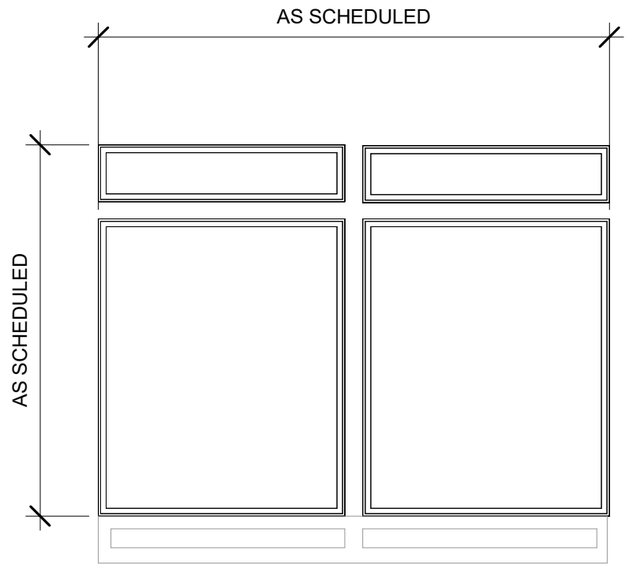
FLUSH DOOR W/FULL VISION PANEL

COOKSON

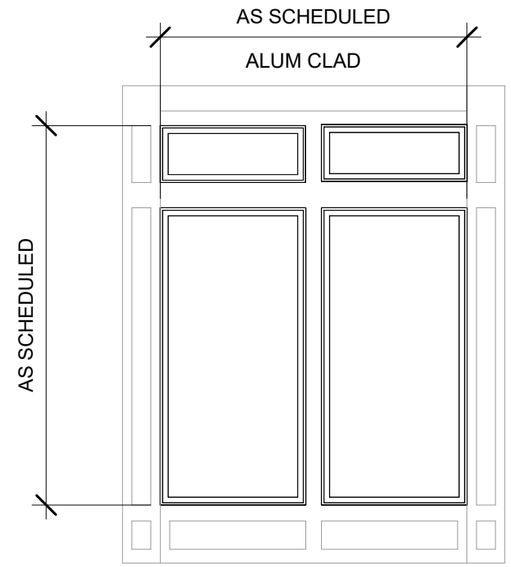
Preferred door solutions®

All Commercial Grilles & Doors | Market Solutions | Parts, Service, Resources

Technical Detail Information:



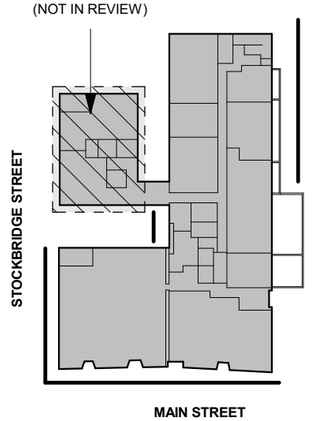
TYPE 02



TYPE 01

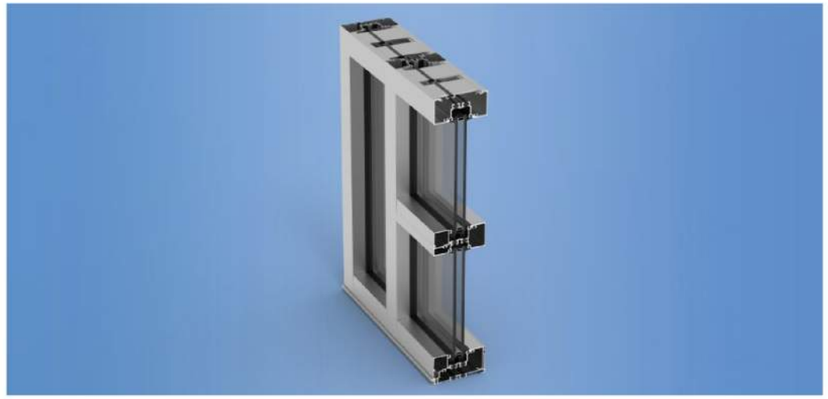
STOREFRONTS

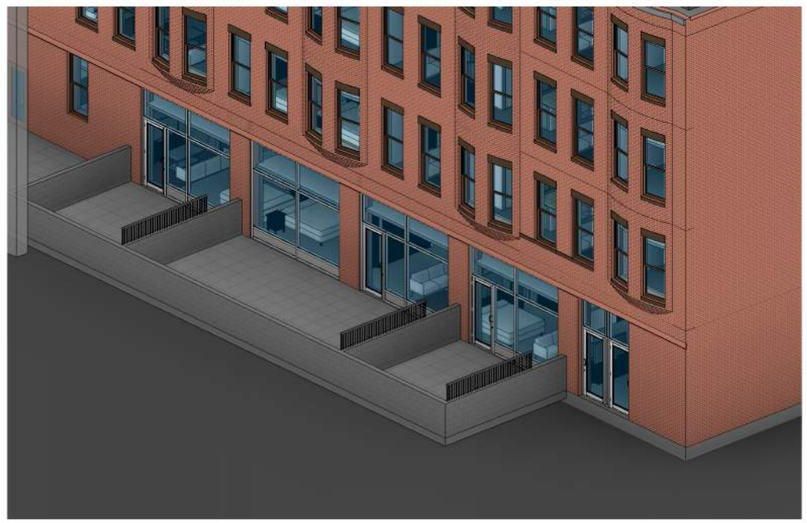
11-21 STOCKBRIDGE ST.
(NOT IN REVIEW)



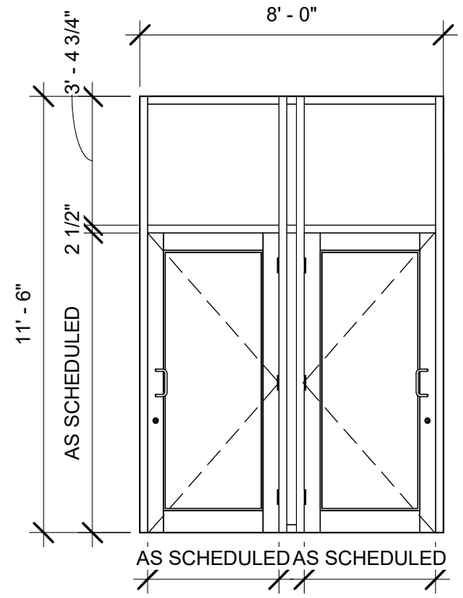
COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.

YES 45 XT - High Performance Storefront Featuring Dual Thermal Barriers

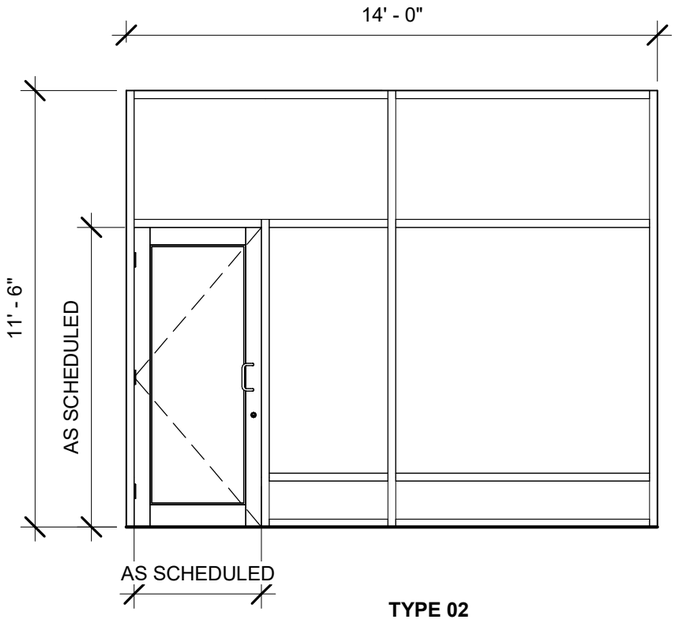




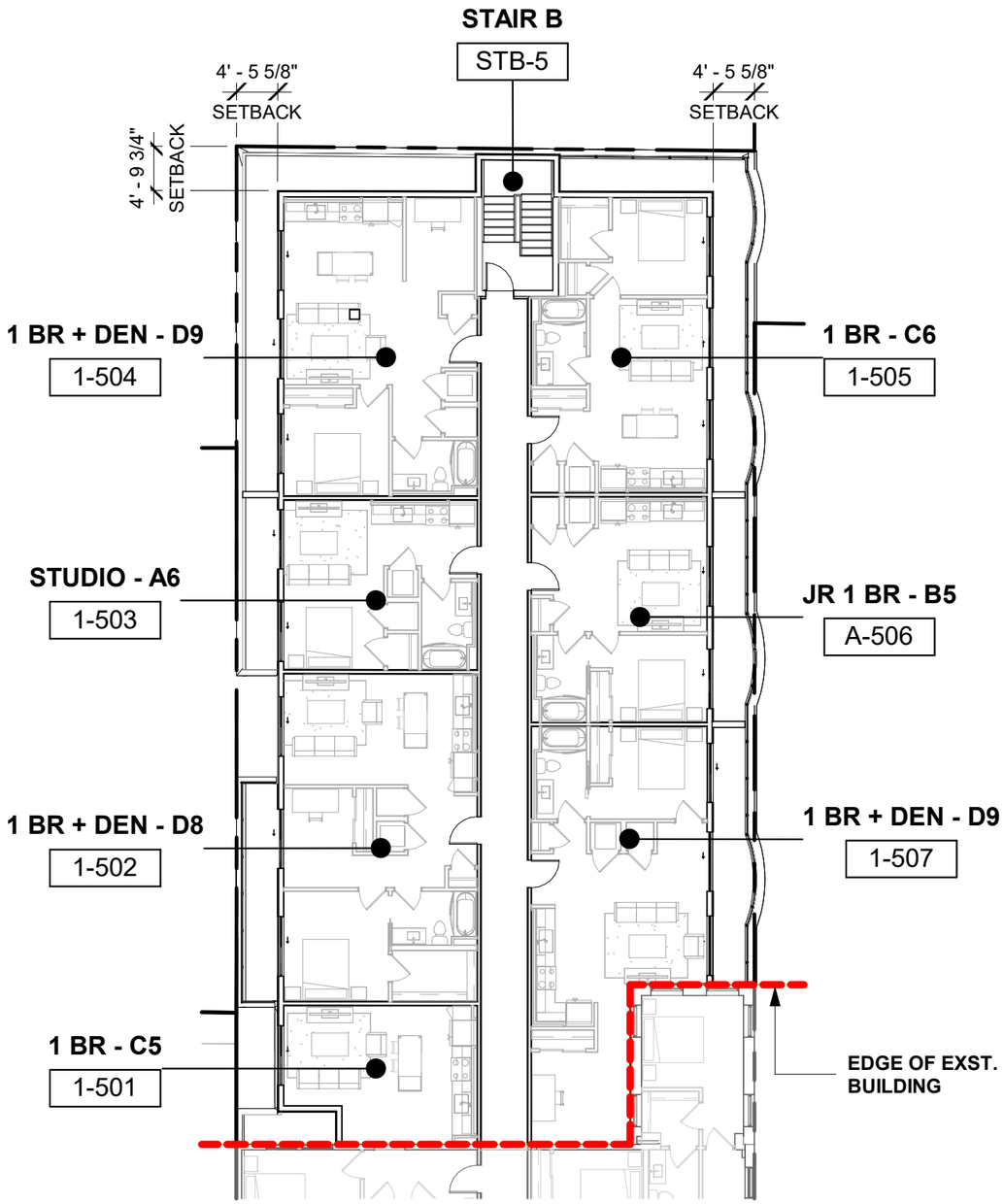
EXISTING EXTERIOR DOOR



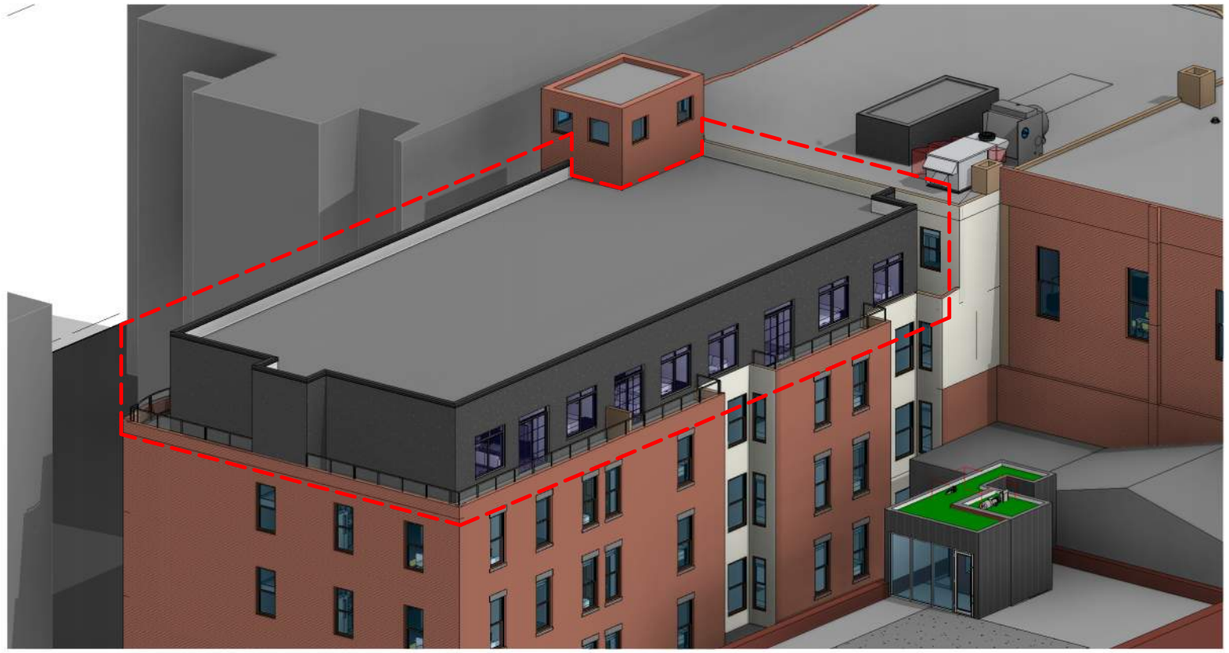
TYPE 01

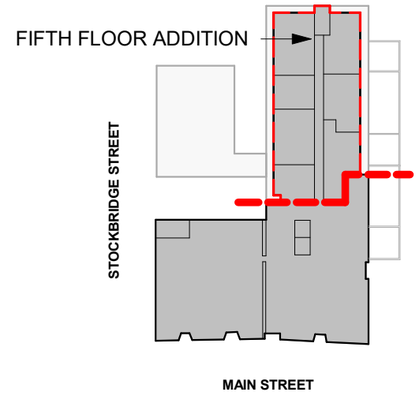


TYPE 02



1 FIFTH FLOOR ADDITION - PLAN & VIEW
1/16" = 1'-0"





COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.

01

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

COLOR - IRON GRAY

02

WINDOWS

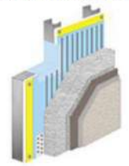
COLOR - BRONZE

03

METAL COPING

COLOR - DARK CHARCOAL

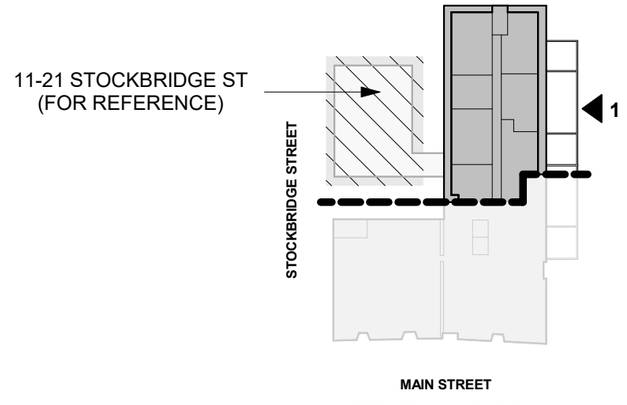
TeifsWeatherTight VNT EIFS



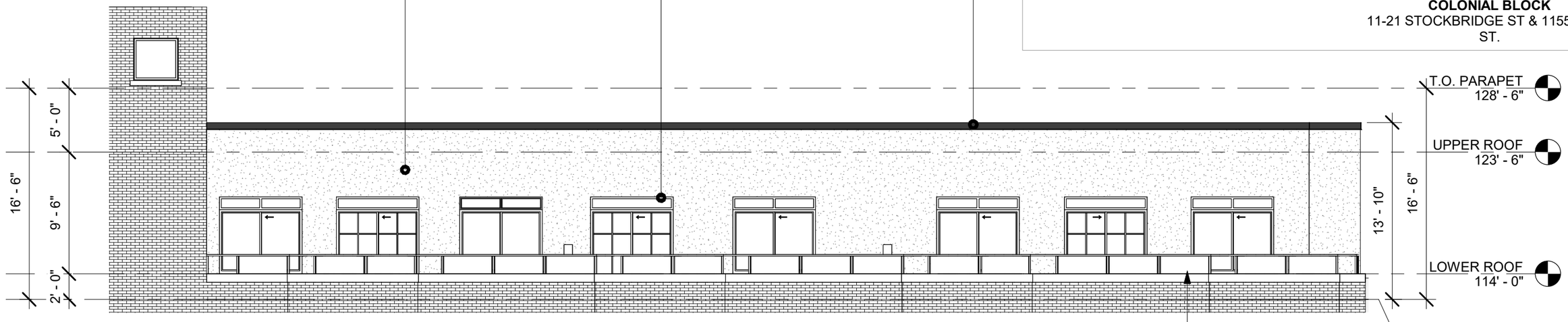
Teifs WeatherTight VNT is our premium drainage EIF system. Like TeifsFlex EIFS, this system also offers the base level of benefits available in EIFS; energy efficiency, light weight, versatile design, and economical installation. Like Teifs Permadrain this system provides water-resistive barrier and means of drainage. This system is superior in that the water-resistive barrier is liquid applied which means less chance of rips and tears. This liquid applied water-resistive barrier also acts as an air barrier allowing for climate control systems to operate more efficiently. Means of drainage is achieved through vertical ribbons of adhesive providing a larger drainage plane for incidental moisture.

- Details: TeifsWeatherTight VNT EIFS
- Specification: TeifsWeatherTight VNT (PDF)
- Specification: TeifsWeatherTight VNT(Word)
- Application Guide: CI
- Maintenance Guide: Parex USA CI
- Specification: Parex USA EPS (PDF) (English)

KEY PLAN:



COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.



1 EAST ELEVATION
1/8" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

FIFTH FLOOR ADDITION - EAST ELEVATION

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

08/05/25

01

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

COLOR - IRON GRAY

02

WINDOWS

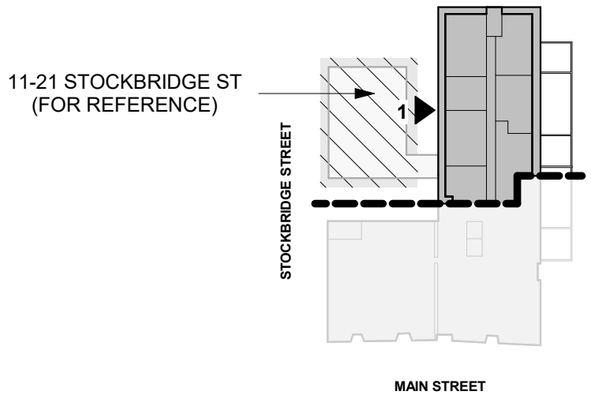
COLOR - BRONZE

03

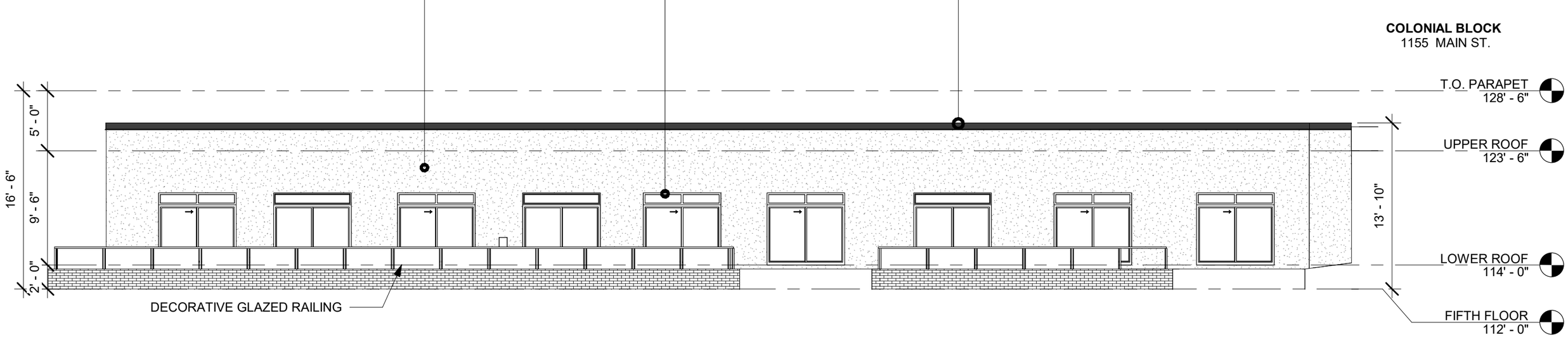
METAL COPING

COLOR - DARK CHARCOAL

KEY PLAN:



COLONIAL BLOCK
1155 MAIN ST.



1 WEST ELEVATION
1/8" = 1'-0"

THE COLONIAL BLOCK 1145 MAIN ST. SPRINGFIELD, MA 01103

FIFTH FLOOR ADDITION - WEST ELEVATION

ANTUNOVICH ASSOCIATES | MCCAFFERY INTERESTS - OWNER/DEVELOPER

08/05/25

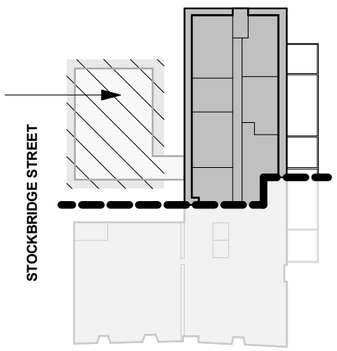
EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

COLOR - IRON GRAY

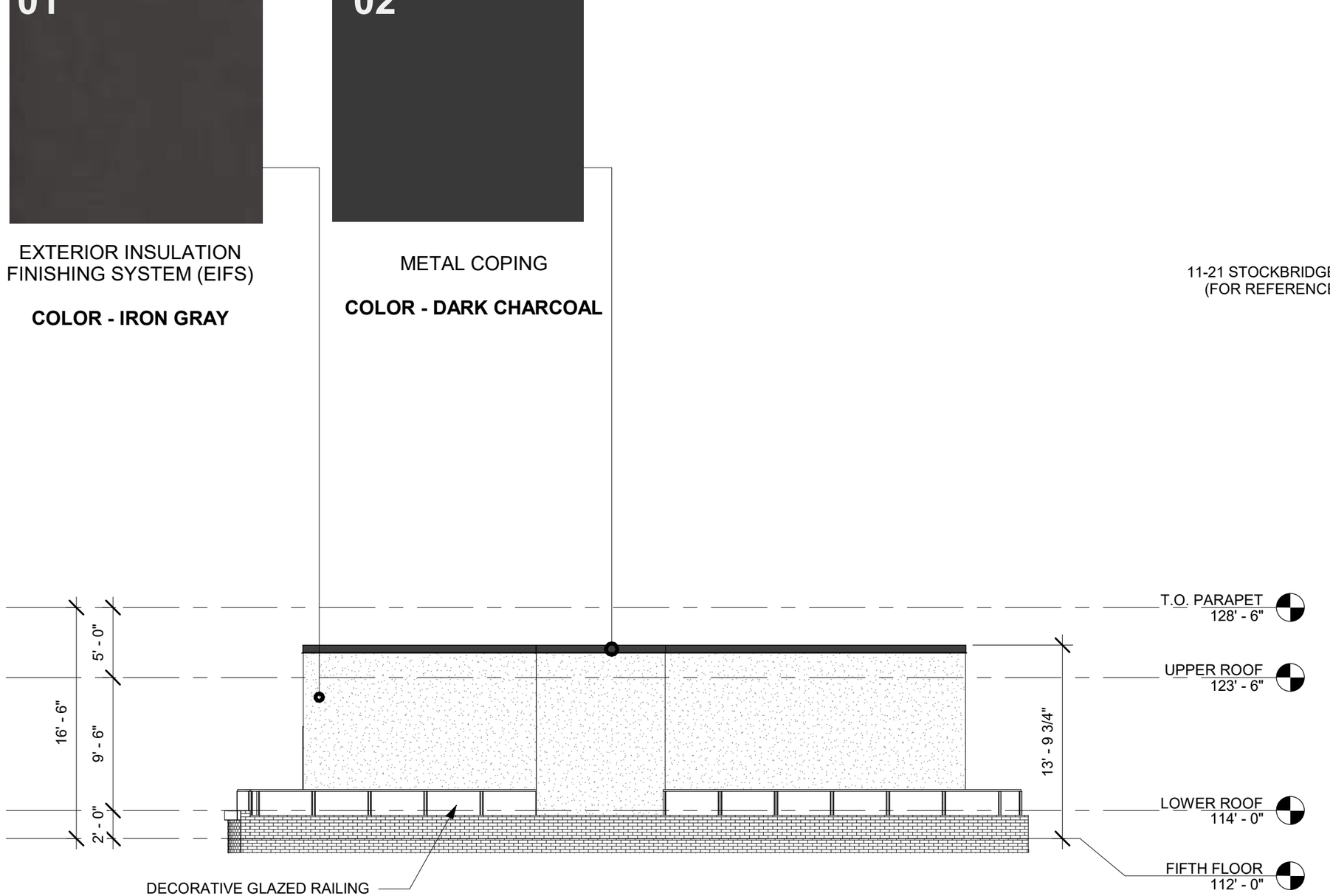
METAL COPING

COLOR - DARK CHARCOAL

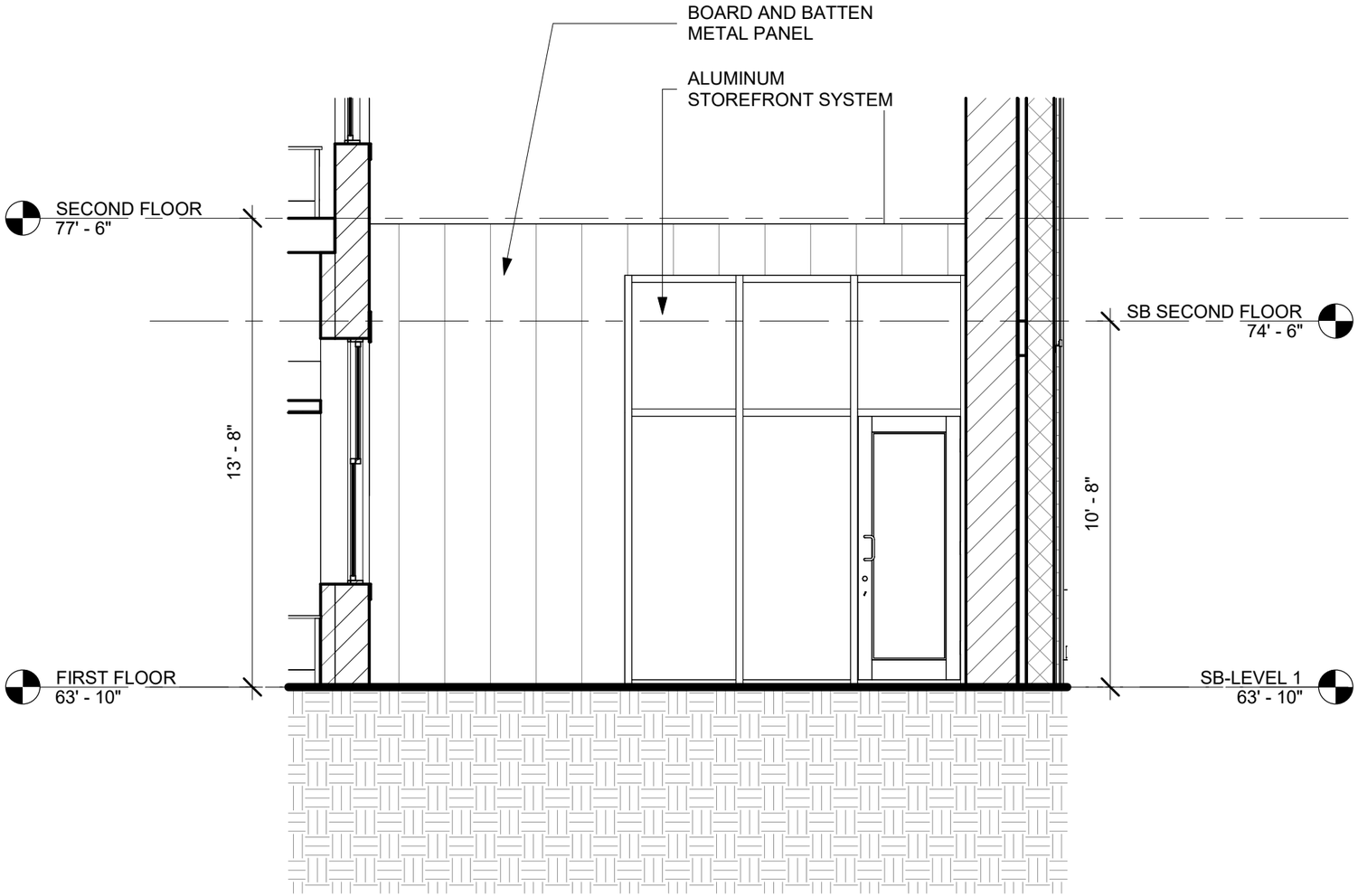
KEY PLAN: 1



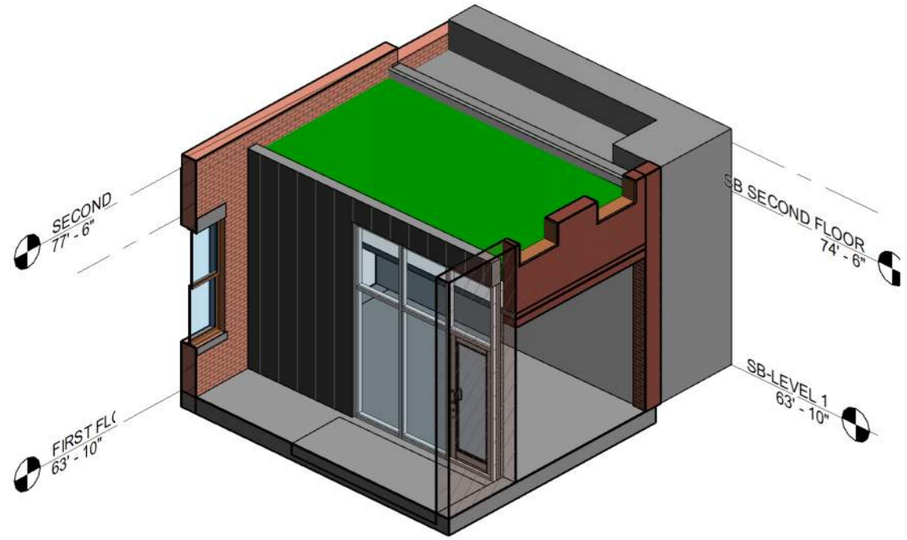
COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.



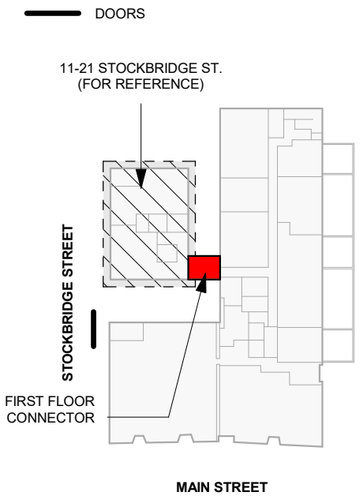
1 NORTH ELEVATION
1/8" = 1'-0"



3 FIRST FLOOR - CONNECTOR ELEVATION
1/4" = 1'-0"



KEY PLAN



COLONIAL BLOCK
11-21 STOCKBRIDGE ST & 1155 MAIN ST.

THE (DAVIS) CLOCKTOWER BLOCK
THE COLONIAL BLOCK
& 1163 MAIN ST
PART 2 SUBMISSION SUMMARY

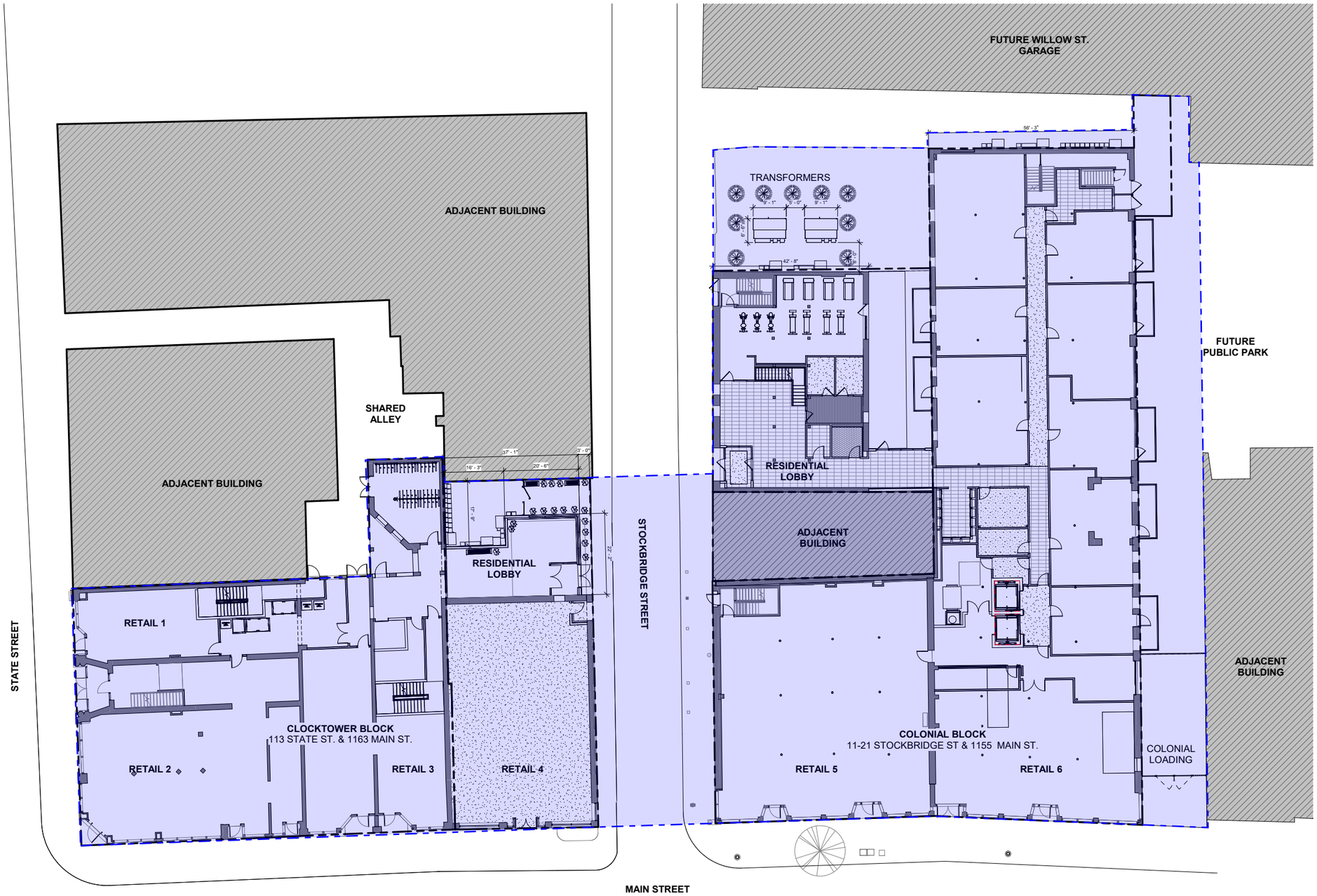
THE (DAVIS) CLOCKTOWER BLOCK

McCAFFERY

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

SPRINGFIELD REDEVELOPMENT

STOCKBRIDGE ST | SPRINGFIELD, MA



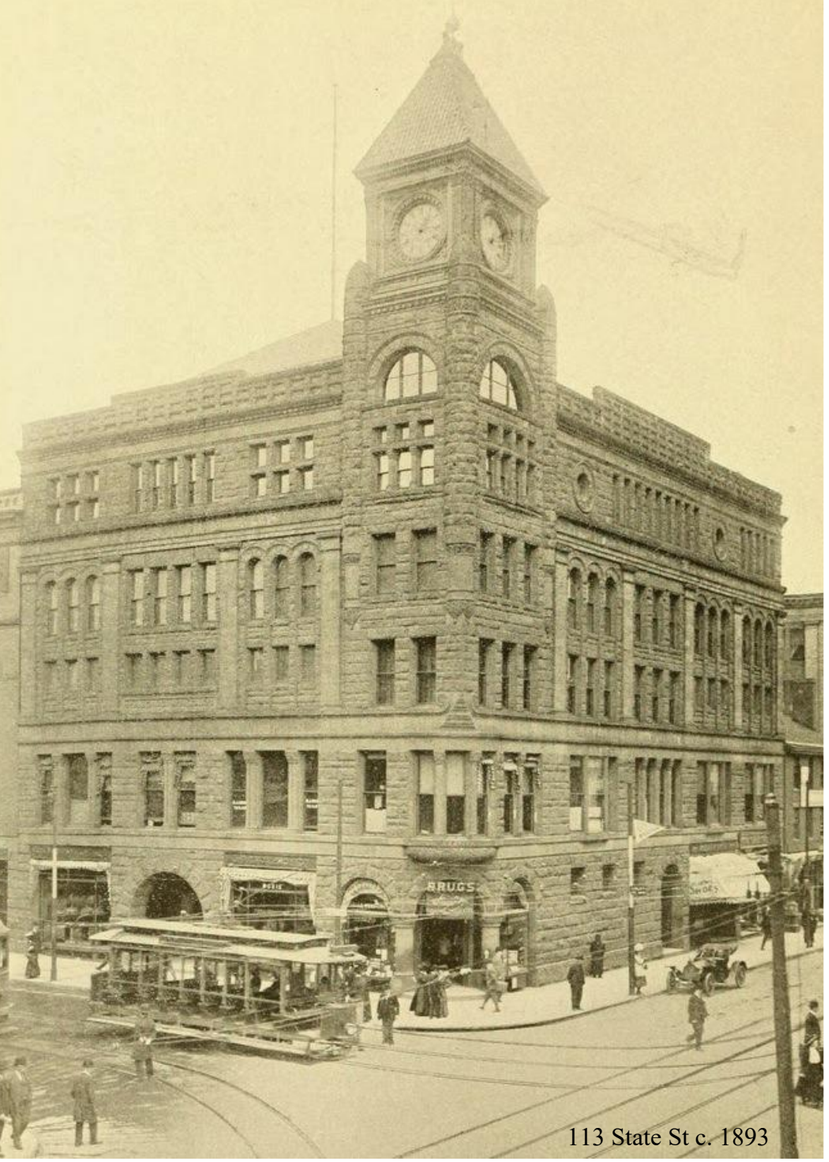
SITE PLAN

McCAFFERY

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

SPRINGFIELD REDEVELOPMENT

STOCKBRIDGE ST | SPRINGFIELD, MA



113 State St c. 1893

113 State St c. **1927**

PERIOD OF SIGNIFICANCE - 1893, 1927, 1985, and subsequent changes

The building underwent a complete remodeling in 1927 when the former commercial and masonic building designed in the Richardson Romanesque style was remodeled into a mixed use commercial/officed building in a Classical Revival style. Under the direction of local architect Richard Moore, remnants of the first story brownstone features were retained but the remainder of the exterior was fully remodeled with new commercial storefronts, and the upper stories are clad in red brick with spandrel panels (the current paneled spandrels were installed in 1985), groupings of 1/1 windows, and a decorative parapet. The prominent corner clock tower was reconstructed. The overall fenestration pattern of the building is consistent with the 1927 remodeling campaign, but the storefronts, windows and spandrels were replaced in a 1985 renovation campaign. The 1985 renovations are documented in architectural plans by Studio One Inc. dated 5/26/1985 for the 115 State Commercial Condominiums project.

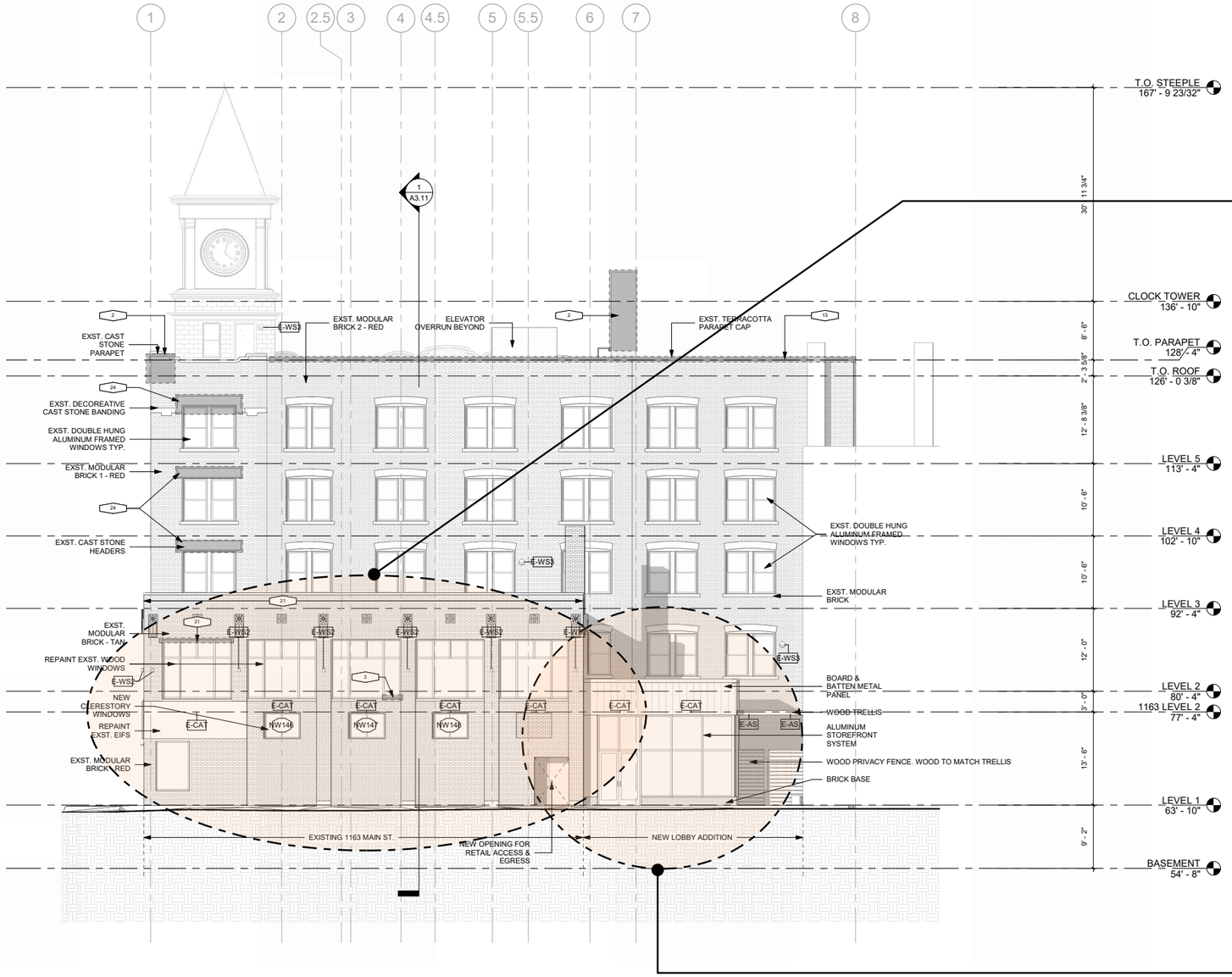
1163 Main St c. **1938**

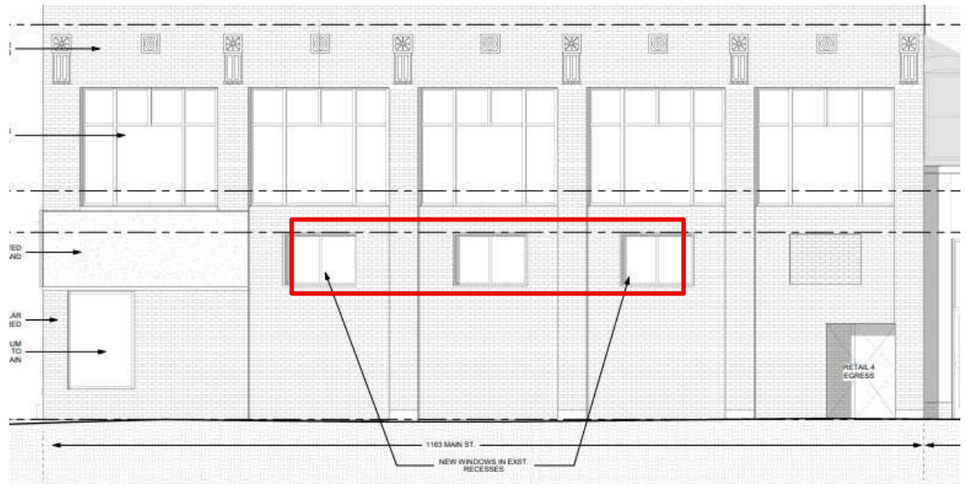
map from **1911**

1163 Main St - c.1927, c.1950, c.1985 and subsequent changes

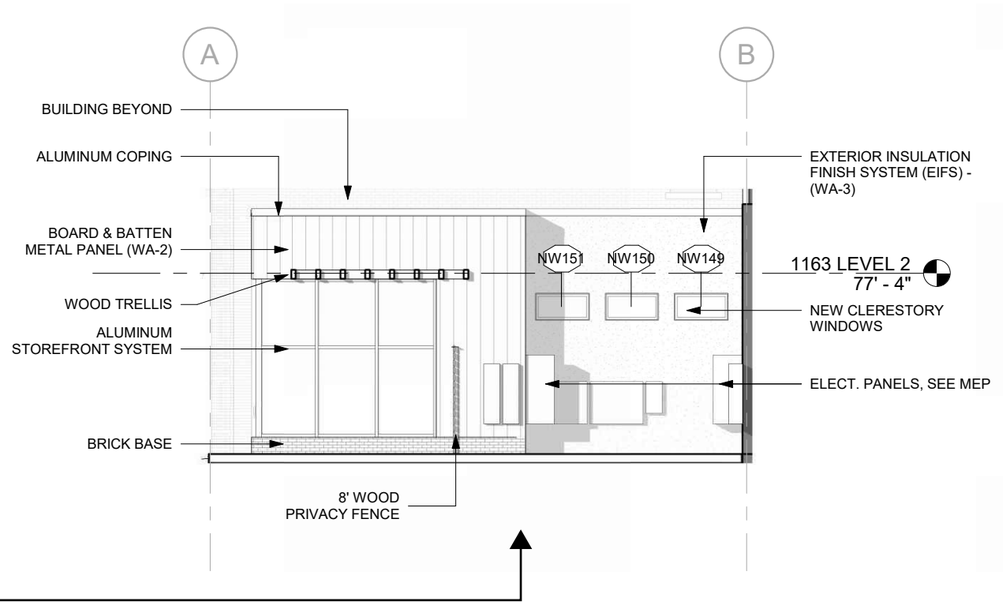
EXISTING FEATURE AND CONDITIONS:

The primary south elevation has non-historic display windows on the first story and three original and intact Chicago-style wood windows featuring a fixed central pane, flanking narrow casement panes, and four light transom windows. The Corner East Elevation has a display window at the southeast corner of the first floor and four in-filled clerestory windows in the rear bays of the first story. There are five matching Chicago style windows on the second story. The Second Story windows have brick sills and concrete and brick soldier course lintels. Based on the 1939 photograph (see above), the first story clerestory windows were two-light, fixed wood windows.





Snip from A3.07 showing the re-established clerestory windows.



WORK AND IMPACT ON FEATURE: In the proposed rehabilitation:
Primary south elevation: The display windows on the first floor are retained and cleaned. The Chicago style windows will be retained. The wood frames will be repaired as needed and prepped for repainting. The brick sills and lintels will be repaired as described above. Corner east elevation: The display windows on the first floor are retained and cleaned. The Chicago style windows will be retained and repaired as described above. The in-filled clerestory windows at the first story will be re-established with new, two-light compatible aluminum frame windows that are based on the 1939 photograph. Rear north elevation: The existing window at the northeast corner will be replaced with a new 1/1 aluminum frame window in the existing opening. The former egress door will be re-established as a window with a new 1/1 aluminum frame window. These windows are not visible from the public right of way.

THE COLONIAL BLOCK

McCAFFERY

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN

SPRINGFIELD REDEVELOPMENT

STOCKBRIDGE ST | SPRINGFIELD, MA

1155 Main St c. **1938**

map from **1911**

PERIOD OF SIGNIFICANCE - 1902-1905, c.1985 and subsequent changes

EXISTING FEATURE AND CONDITION:

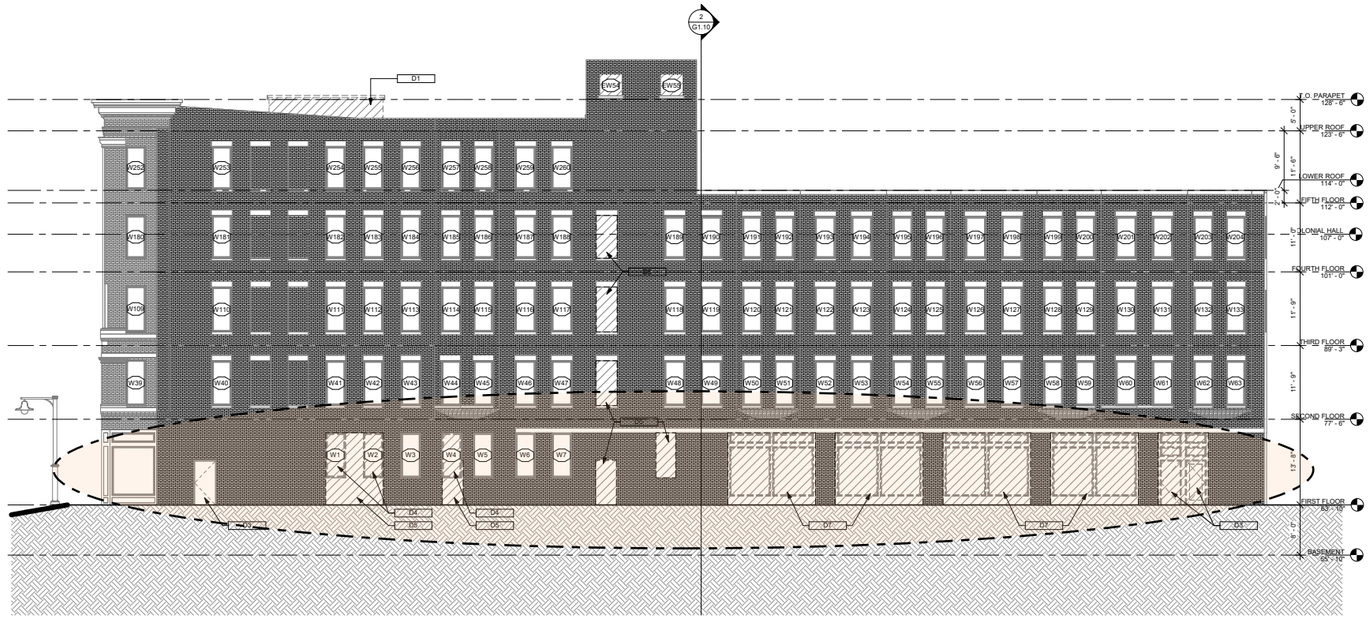
The Colonial Block was built ca. 1902-1905 and is individually listed in the National Register of Historic Places as part of the Downtown Springfield Multiple Resource Area (NR 1983). The building is also a contributing building in the proposed Main and State Streets Commercial Historic District. The brick building was constructed as a mixed-use commercial and residential building. It is five stories in height, and L-shaped in plan. It was constructed as a largely speculative venture by local carpenter and real estate entrepreneur, Pascal L. Morse. The building was renovated in the 1980s with major alterations to the commercial spaces on the first floor and conversion of the upper floors into office use. These renovations resulted in the replacement of all storefronts and windows and the loss of most interior features as documented in the pre-rehabilitation photographs. The property is currently owned by the Springfield Redevelopment Authority who has issued approval for the applicant, McSpring, LLC, to submit the Part 2 application.

11-21 Stockbridge St c. 1939

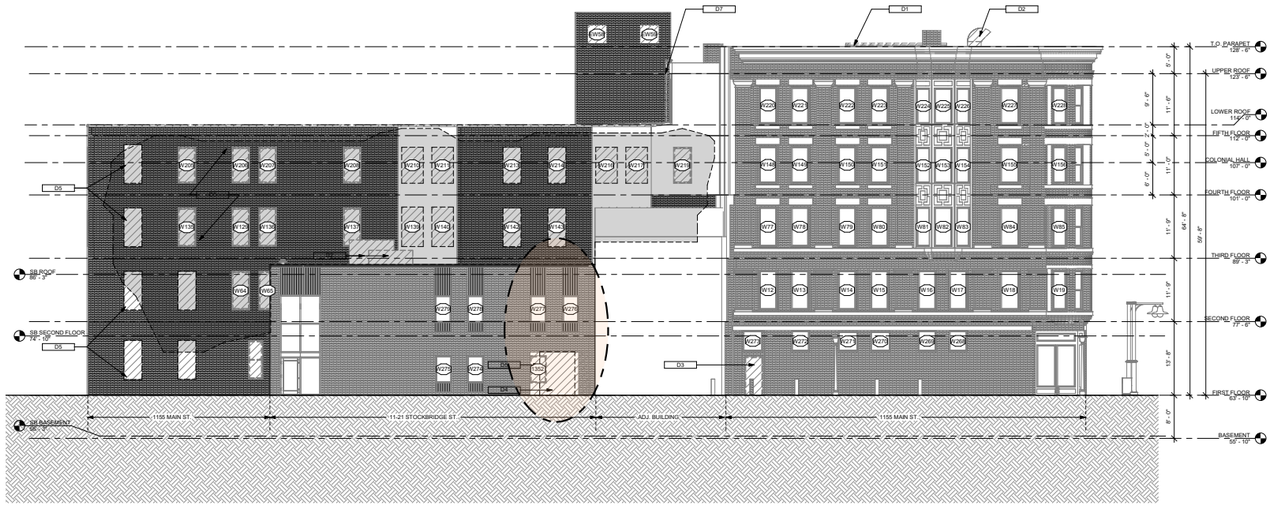
11-21 Stockbridge St c. 2025

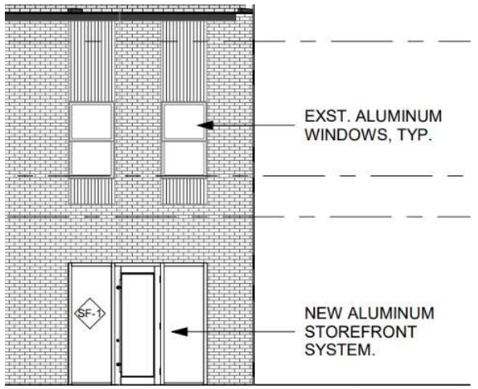
WORK AND IMPACT ON FEATURE:

The former office building will be updated with new mixed-use commercial tenants on the first floor along Main Street, new residential units at the rear of the first floor along Crossett Lane, and re-establish the original residential use on the upper floors. The residential units will feature a double loaded corridor with demising walls located at piers between windows and finished floors, walls, and ceilings. To maintain the maximum amount of commercial space along Main Street and rear first floor residential units, the primary residential entrance will be located in the adjacent building at 11-21 Stockbridge Street. 11-21 Stockbridge Street is a non-contributing building to the proposed Main and State Streets Commercial Historic District. A Part 1 application will be submitted to confirm the certification status of the building and its relationship to the applicant – McSpring, LLC as a representative for the Springfield Redevelopment Authority (SRA) for the City of Springfield – and the overall development project within the proposed historic district.



CROSSETT LN ELEVATIONS

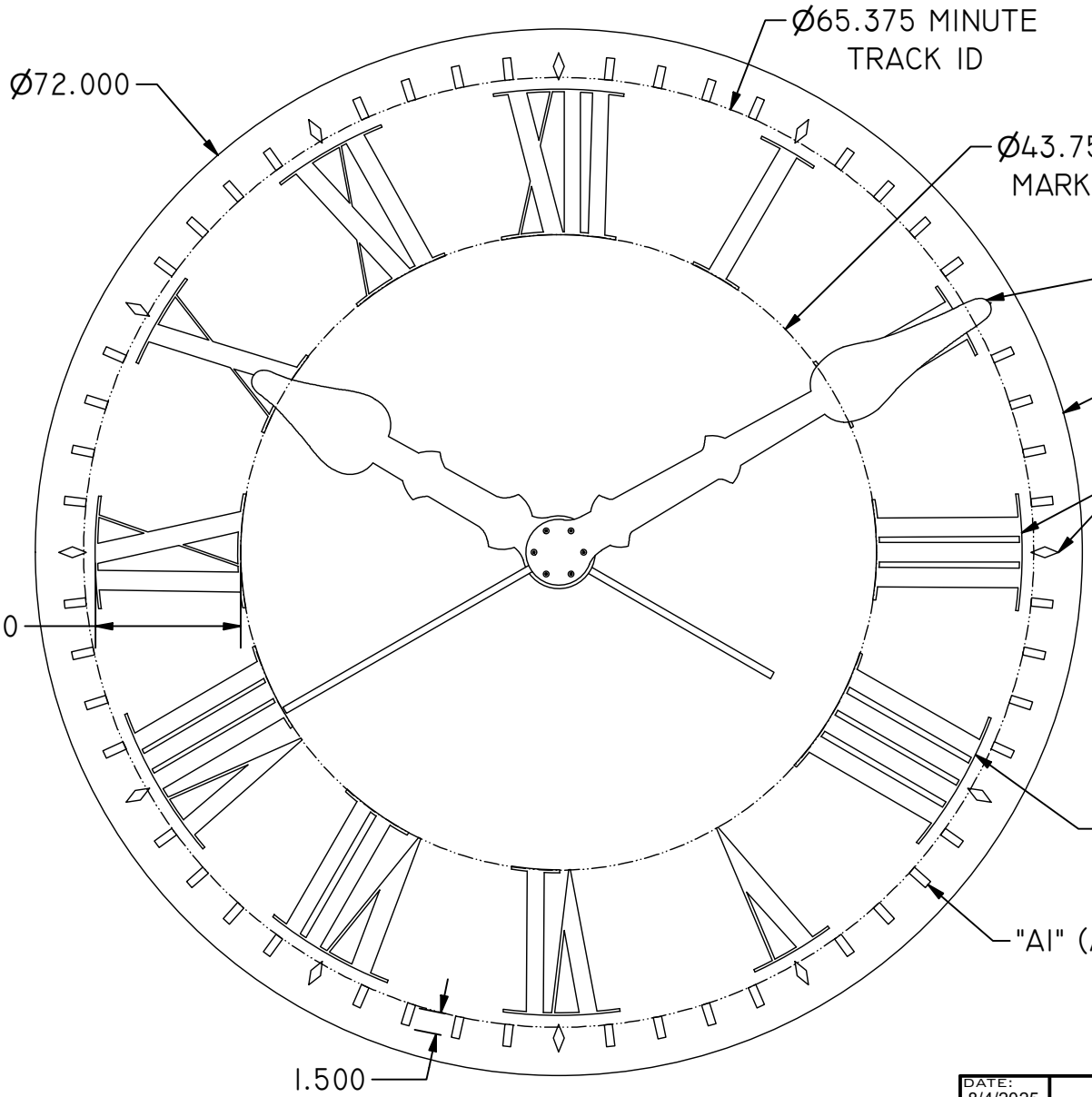




Elevation of 11-21 Stockbridge Street (left) with proposed residential apartment entrance elevation (right). The new storefront system will be placed within the existing vertical window bays on the side elevation.

Current photograph of 11-21 Stockbridge Street and the secondary west elevation of the Colonial Building. The aerial photograph shows the location of the proposed connector addition noted by the red square at the rear of the lightwell. The two-story connector is not visible from the public right of way due to the setback and limited height.

STOCKBRIDGE ELEVATIONS



DATE: 8/4/2025	electric time company, inc medfield, ma			THIS DRAWING IN DESIGN AND DETAIL IS OUR PROPERTY AND MUST NOT BE USED EXCEPT IN CONNECTION WITH OUR WORK. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.
DRAWN BY: JMC	TITLE: SP. Dial & Hand Assy			
CHECKED BY:	SUBJECT: 115 State Street (MA)			
DWG SIZE: A	DWG NO: A-17376-1	SHEET: 2	OF: 2	
PATH: M:\INVENTOR\DRAWINGS\A-17376.idw				

ESTIMATE

About Time Restorations, LLC
PO Box 392
Higganum, CT 06441

skaneabouttime@gmail.com
+1 (860) 345-7655
abouttimect.com

Bill to
Mark Vincent
Consigli

Ship to
Mark Vincent
Consigli

Estimate details
Estimate no.: 1329
Estimate date: 06/12/2025

#	Date	Product or service	Description	Qty
1.		**Repair/Restore**	Clock at 113 State Street Springfield, MA. Replace the original movement and burned out controls with a new (4) way movement and controller that auto resets for daylight savings and power outages. Also included are (4) sets of aluminum clock hands that match the originals and applying mylar or equivalent to stabilize the broken glass faces. **EXCLUDED** Acrylic dials, LED light panels, high voltage wiring, sidewalk and street shutdown or safety bearers and any type of lift, crane or hoist.	1

ESTIMATE

About Time Restorations, LLC
PO Box 392
Higganum, CT 06441

skaneabouttime@gmail.com
+1 (860) 345-7655
abouttimect.com

Bill to
Mark Vincent
Consigli

Ship
Mar
Con

Estimate details
Estimate no.: 1334
Estimate date: 06/23/2025

#	Date	Product or service	Description
1.		**Services**	Provide labor and material to replace the (4) glass dials with Milky-White Acrylic with dial markers to match original. ** NOT included in this price is any road, sidewalk closing or any Police / Safety personnel.**

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 102 Thompson st. Springfield, MA 01109

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☐ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☐ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.

☐ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: McKnight	***DECISION:***
DATE RECEIVED: June 30, 2025	***DECISION DATE:***
HEARING DATE: July 17, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: July 3, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: July 3, 2025	***WAIVED BY ABUTTERS:***

Hello, how are you? I would like you to postpone the appointment for 45 days. I will go to California because I have circumstances. I will inform you of the appointment. Thank you for your understanding.

م 4:35

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION INFORMATION

PROPERTY ADDRESS: 102 Thompson Street

1. ***WHAT DOES HISTORIC STATUS MEAN?***

   Properties within a Local Historic District are architecturally protected by the Springfield Historical Commission. Any exterior architectural feature that is visible from the public street or park is protected. Therefore, prior to any exterior change, approval by the Springfield Historical Commission must be obtained.

2. ***WHAT IS THE PROCESS FOR OBTAINING APPROVAL BY THE SPRINGFIELD HISTORICAL COMMISSION?***

   a. To determine if the Springfield Historical Commission must review an application, contact the City's Office of Planning & Economic Development at (413) 787-6020 and ask for the Staff member who oversees the Historical Commission. The Staff Member will determine if review is required.
   b. If the proposed project is subject to review, an "Application for a Certificate" must be submitted prior to the commencement of any project.
   c. Fill out the attached application and submit it to the City's Office of Planning & Economic Development along with any supporting information (as requested in this application).
   d. Upon receipt of a complete application (the application itself and the necessary supporting documents), Staff will schedule a public hearing with the Springfield Historical Commission to discuss the proposed project. Notice of the public hearing will be sent by mail to the abutting neighbors at least fourteen (14) days in advance of the hearing. For most applications, the Commission has sixty (60) days from receipt of the application to render a decision. Failure to issue a decision within the requisite time period will result in the application being automatically granted.

3. ***WHAT INFORMATION IS REQUIRED TO ENSURE THE APPLICATION IS COMPLETE?***

   a. The address of the property subject to the application shall be clearly provided;
   b. The name of the property owner;
   c. The address of the property owner (if different);
   d. The type of application being requested (see Page 1)
   e. A written description of the project and the relevant section of this application completed.

   Note: Incomplete applications will not be processed by the Office of Planning & Economic Development.

4. ***WHAT OTHER INFORMATION IS REQUIRED FOR AN APPLICATION?***

   a. Drawings for alterations and/or additions to existing structures, or for new constructions. Drawings shall be plans or elevations drawn to scale with sufficient details to show the architectural design of buildings, including proposed materials, textures and colors. Sample of materials or colors, and the plot plan or site layout, indicating all improvements affecting appearances such as walls, walks, terraces, plantings, accessory buildings, signs, lights and other elements, shall also be included.
   b. Photographs required with application to demolish existing structures. Applicant shall submit photographs showing all sides of the property and contiguous properties on ether side and across the street.
   c. Photographs required with applications for new construction. Applicant shall submit photographs of adjoining properties on either side and across the street.
   d. Photographs required with application for repair, alterations, and/or additions to existing structures. Applicant shall submit photographs of all sides of the structure to be affected by proposed action.
   e. Sample of materials and designs (e.g. brochures, specification sheets, physical samples, etc.)
   f. If applying under for a Certificate of Hardship, the applicant shall submit sufficient materials to support the hardship claim. Photographs, financial records, and health records are some suggested supporting materials.
   g. Requests for demolition under a Certificate of Hardship must be accompanied by a contract line item estimate for demolition and a contractor line item estimate for rehabilitation.

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 102 Thompson Street

APPLICATION TYPE (Select Application Type)

☐ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ ***CERTIFICATE OF NON-APPLICABILITY***

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 102 Thompson St. Springfield, MA 01104	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: Zaitoun MHD Munir	
OWNER ADDRESS: ☐ Check box if same as property address — 30 Massasoit St, Springfield, MA 01107	
OWNER PHONE NUMBER: 413-316-4795	**REPRESENTATIVE/CONTRACTOR NAME:**
OWNER EMAIL ADDRESS:	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:**
PROPERTY CODE:	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:**

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):
See Attached CBS-7/2/2025

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS
(Please check all that apply)

- ☐ Windows (see Page 3)
- ☐ Doors (see Page 4)
- ☐ Siding (see Page 5)
- ☐ Roofing (see Page 6)
- ☐ Solar (see Page 6)
- ☐ Signs (see Page 7)
- ☐ Heat Pumps (see page 7)
- ☐ Paint (see Page 8)
- ☒ Renovations (e.g. Porches) (see Page 8)
- ☐ New Construction (all of the above)
- ☒ Other Projects (see Page 9):

☐ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

PROPERTY OWNER'S SIGNATURE

6/28/2025
DATE

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

The old Porch Balustraces was Broken that cannot protect Anyone who is tryin to Touch Them, also cannot be safe if There is a windstorm.

The old Deck Board was Broken totally as well.
Please Note: the first Floor Deck Balastraces and The second Floor Balustraces, Deck been fixed.

PROPOSED CONDITIONS/DESCRIPTION

The New Porch has a New Balustraces and Deck Board. It has Brown Deck Board and Brown Balustraces as well in the First Floor and the Second Floor. Both Porches Balustraces and Deck Boarces Been tighten using strong Bolts attach to the Deck Posts. First and Second Floor Porches is in Really New condition and safe to be ~~on~~ on. Materials Are the same old Porches Materials

102 THOMPSON ST
SPRINGFIELD, MA 01109
#1 PORCH FIRST FLOOR
#2 PORCH SECOND FLOOR

I FOUND THE BALUSTERS AND THE DECK BOARD BROKEN ON THE FIRST FLOOR PORCH AND IN THE SECOND FLOOR LITTLE PORCH, ALSO NOT SAFE TO STAND ON BOTH BOARDS THAT CAN CAUSE SOMEONE INJURES SO THAT LEAD ME TO REPLACE THE DECK BOARDS TO #2 PRIME PRESSURE-TREATED GROUND CONTACT SOUTHERN PINE LUMBER WAS BOUGHT FROM HOME DEPOT AND REPLACE THE BALUSTERS TO PRESSURE-TREATED SOUTHERN YELLOW PINE WOOD SQUARE END BALUSTERS WAS BOUGHT FROM HOME DEPOT AS WELL.

Jim Boone

97 Florida St

McKnight

July 14, 2025

Historic Commission

Re: 102 Thompson St

Dear Commissioners

This house has undergone significant changes by the owner of record who is Ziyad Jarod. He purchased property 11/30/23. He was sent a letter telling him it was in a Historic District. (attached) The realtor who had listed the property was told of the Historic District rules in letter of 7/21/23 (attached)

Google Street View of June 2024 shows that changes had not been made. Assessors records say property was a “transfer of convenience” to Zaitoun Munir on 3/19/24. Registry of deeds does not record this transfer so owner is legally Ziyad Jarod. Changes were made after this “transfer”

The change of the front porch railings on first and second floor are totally inappropriate to the house, The change to the door on the second floor is improper and neither were done with permission of the Commission. The decorative shingles on the second floor porch were covered with asphalt shingles, again not approved. Asphalt should be removed and shingles restored.

These four changes must be restored back to the way they were when purchased and are original to the house. Porch railings can be same height as originals as it is in Hisotric District. Leaving these changes as they are is a detriment to the District and counter to all of its rules.

These changes were reported to the Commission October 19, 2024.

Thank you for your attention to this matter.

Jim Boone

July 21, 2023

Becky Thompson

Caldwell Banker

136 Dwight Rd Longmeadow, Ma 01106

Dear Becky

Re: Listing at 102 Thompson St Springfield

Congratulations on your listing in the McKnight Historic District in Springfield Ma. This is a wonderful neighborhood where everyone takes great pride in their properties. I think you will find a lot of interest in the property.

As the house is in a Local Historic District, it is subject to the rules set forth by the City and administered by the Springfield Historical Commission. This means any work done to the exterior, including windows and doors porches, must have the approval of the Historical Commission.

As this house is priced in a way that will attract Flippers, it is especially important that they understand rules of the Hisotric District.

As this is a benefit to the property it is also a restriction and thus must be disclosed to all potential buyers.

In full disclose of property restrictions, your listing should disclose this so that all potential buyers are informed. By having this in your listing, all Realtors showing the property are duly informed also.

The rules of the McKnight Historic District can be found on the City o `+f Springfield's Planning Department website. Microsoft Word - MCKNIGHT-rev_Dec_07.doc (springfield-ma.gov) Map of the Local Historic District ArcView Print Job (springfield-ma.gov)

Thank you for your work in promoting this wonderful neighborhood.

Your listing was built in 1885 in the Queen Anne/Stick Style and is listed on the National Register of Historic Places

Jim Boone

97 Florida St

McKnight

jimboone@hotmail.com

Dec 1, 2023
Ziyad Issa Jarad
102 Thompson St
Springfield, Ma 01109

Welcome to the McKnight Historic District and our wonderful neighborhood. We hope you will enjoy it as much as we have over the past 47 years.

Your Single Family home was built in 1885 and its first owner was named Andrew Titus. It is Queen Anne/Stick Style architecture. You are located in the McKnight Historic District. The Realtor listing this property had been notified as you can see by the attached letter.

A reminder that all work to the house requires Building Permits.

Any change to the exterior of the house, including siding, windows and doors must be approved by the Historical Commission.

You can see an picture of your home in 1939 at springfieldpreservation.org Resources, WPA and go to Thompson Street

You have wonderful neighbors all around you, hope you enjoy McKnight.

Welcome

Jim and Merry Boone
97 Florida St.

29% 5:52 PM LTE Metro by T-Mo...
www.zillow.com
تم
الإنجليزية
العربية

7

26% 5:53 PM LTE Metro by T-Mo...

www.zillow.com

تم ••• الإنجليزية العربية

البحث في محتوى هذه الشاشة

7

70 Tapley Street
Springfield
Massachusetts
01104

STOP WORK ORDER

5/20/2025

Zaitoun MHD Munir
30 Massasoit Street
Springfield, MA 01107

Dear Zaitoun MHD Munir:

The Springfield Historical Commission has recently become aware of the, and has reason to believe that there has be an, **unauthorized replacement of porch railings and a second-floor door** that have been installed on your property at **102 Thompson Street.** Your property is located within the McKnight Local Historic District, and any proposed work to the exterior of the building is not allowed without the approval of the Commission. Once the Commission has granted approval, any exterior modifications and renovations can be completed after getting any other necessary building permits.

Enclosed is a copy of the McKnight Local Historic District guidelines and an application and application instruction sheet. Please fill out the application completely, attaching the appropriate information (pictures, sample materials, site map, etc.) and return all materials to the address below. The next available Springfield Historical Commission meeting is **Thursday, June 26, 2025 at 5:30pm** and the application needs to be submitted two weeks in advance of the meeting **(by Wednesday, June 11, 2025 at 4:30pm).** If you cannot make this meeting, please contact me for future meeting dates. However, your work cannot continue until you receive the approval from the Commission.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of the work that is occurring to determine if permitting is required on their end.

If you have any questions, please feel free to contact me at (413) 787-6525.

Sincerely,

Andrew Strniste
Director of Community Planning

Return Address:
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department

04/09/2025 12:26

04/09/2025 12:27

04/09/2025 12:27

Generated from maps.springfield-ma.gov

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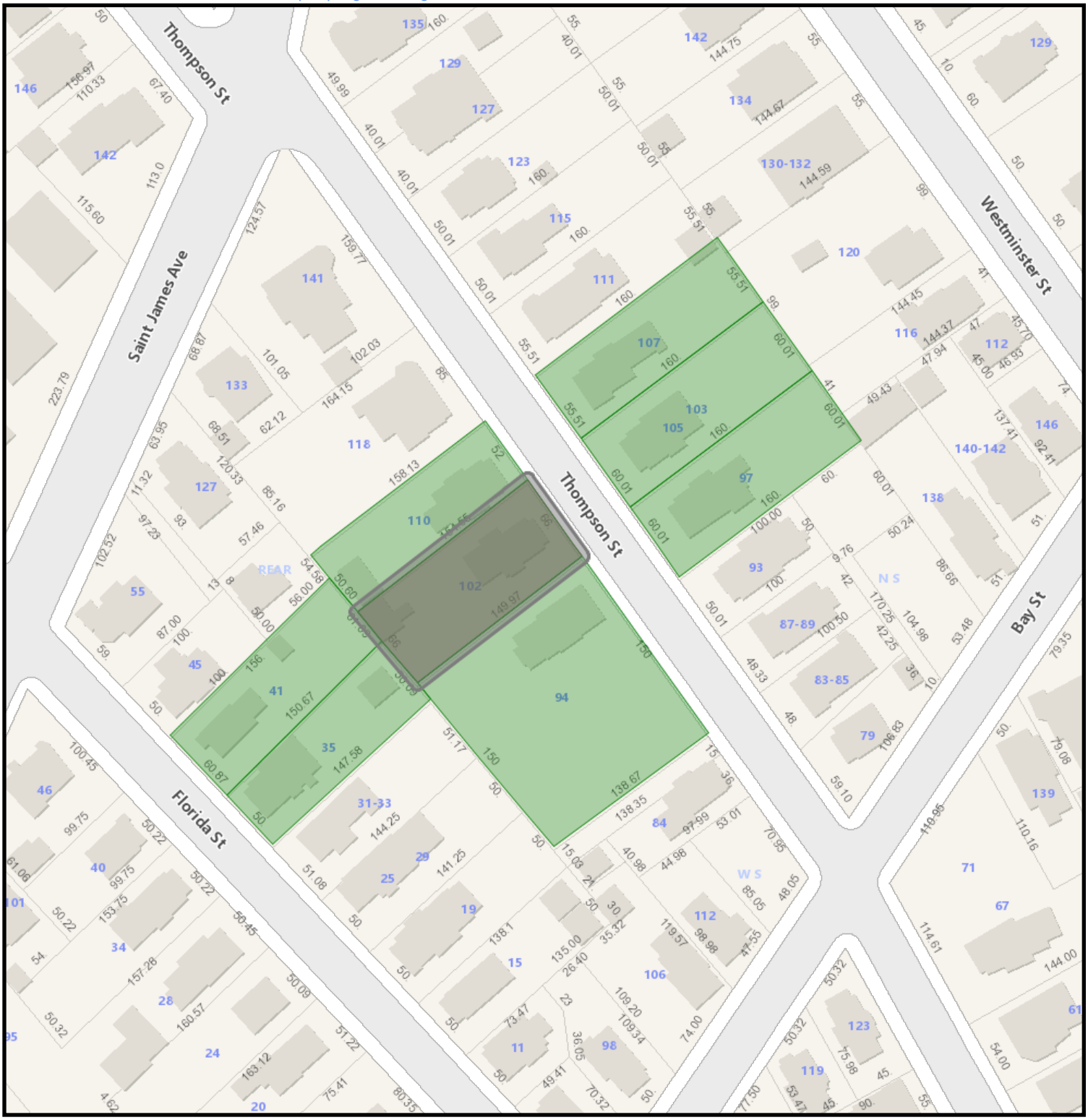

102 Thompson Street GIS

7/2/2025 11:35:45 AM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

115250062
ARROYO SERGIO
103 THOMPSON ST
SPRINGFIELD, MA 01109

115250020
BENERAKIS MELISSA L
94 THOMPSON ST
SPRINGFIELD, MA 01109

115250023
CRAWFORD PARKINSON
7407 SUNSET BEND LANE
RICHMOND, TX 77407

052200078
FIGUEROA SARIANN
41 FLORIDA ST
SPRINGFIELD, MA 01109

115250063
HARVEY CAROL J
97 THOMPSON ST
SPRINGFIELD, MA 01109

052200079
MCMULLEN KEISHA J & INDIA
35 FLORIDA ST
SPRINGFIELD, MA 01109

115250061
RBT ENTERPRISE LLC
268 COLD SPRING AVE STE B
WEST SPRINGFIELD, MA 01089

115250022
ZAITOUN MHD MUNIR
30 MASSASOIT ST
SPRINGFIELD, MA 01107

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 47 Westminster Street

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For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: McKnight	***DECISION:***
DATE RECEIVED: September 25, 2025	***DECISION DATE:***
HEARING DATE: October 16, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: October 2, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: October 2, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 47 Westminster Street

APPLICATION TYPE (Select Application Type)

☐ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☒ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ ***CERTIFICATE OF NON-APPLICABILITY***

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 47 Westminster Street	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☑
PROPERTY OWNER: Ovidia Lopez	
OWNER ADDRESS: ☒ Check box if same as property address	
OWNER PHONE NUMBER:	**REPRESENTATIVE/CONTRACTOR NAME:**
OWNER EMAIL ADDRESS:	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:**
PROPERTY CODE: 12201-0066	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:**

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):

Rear porch was built. Now there is a second floor stair way already built. There is some visibility from public view. This stair/porch was built over existing small porch.

Build with pressured treated wood.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

· We are not able to demo and rebuild with historic features. I work as a cook for about 20-25 hour per week. I was not aware of any historical guidelines before buying this house.

PROPOSED MODIFICATIONS

(Please check all that apply)

- ☐ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☐ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☐ **Other Projects (see Page 9):**

☐ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Ovidia Lopez
PROPERTY OWNER'S SIGNATURE

9-23-25
DATE

Jim Boone

97 Florida St

McKnight

October 7, 2025

Springfield Historic Commission

Re: 47 Westminster St Rear Deck

Dear Commissioners

There has been a large back stair way going to the second floor of this Single Family Home in the Historic District. This was done without review of the Commission and I assume without a Building Permit.

Owner was notified about District rules when they purchased house. (attached)

This type of stairway would suggest a second floor apartment access.

This stairway is very visible from the street and not in keeping with any guideline in the District. Materials and design not appropriate. Change is needed.

Thank you

Jim Boone

March 10, 2024

Stephen Byrne

First Place Realty

Re: Listing at 47 Westminster St McKnight Historic District.

Congratulations on your listing in the McKnight Historic District in Springfield Ma. This is a wonderful neighborhood where everyone takes great pride in their properties. I think you will find a lot of interest in the property.

As the house is in a Local Historic District, it is subject to the rules set forth by the City and administered by the Springfield Historical Commission. This means any work done to the exterior, including windows and doors, must have the approval of the Historical Commission.

I have enclosed pictures of the house in 1939 and 1975. You can see what a beautiful house it was. I imagine much of the porch detail is underneath that awful enclosed porch. Your buyers would enhance the value of the house by restoring the front porch. The rest of your street is very well restored.

As this is a benefit to the property it is also a restriction and thus must be disclosed to all potential buyers.

In full disclose of property restrictions, your listing should disclose this so that all potential buyers are informed. By having this in your listing, all Realtors showing the property are duly informed also.

The rules of the McKnight Historic District can be found on the City Of Springfield's Planning Department website. Microsoft Word - MCKNIGHT-rev_Dec_07.doc (springfield-ma.gov) Map of the Local Historic District ArcView Print Job (springfield-ma.gov)

The house was built in 1876 and the first owner was W S Buxton, built in the Gothic Revival Style. This street was one of the first built by the McKnight Brothers.

Thank you for your work in promoting this wonderful neighborhood.

Jim Boone

97 Florida St

McKnight

jimboone@hotmail.com

Ovida Catalina Lopez Marcarlo
47 Westminster St
Springfield, Ma 01109

Welcome to the McKnight Historic District and our wonderful neighborhood. We hope you will enjoy it as much as we have over the past 47 years.

Visit springfieldpreservation.org This website also has a list of Contractors that have been used by Preservation Trust members as well as lots of local history and other information. On this website you can see a picture of your home in 1939, go to Resources and WPA photos and Westminster St

Your home was built in 1876 in the Gothic Revival style. The first owner was W S Buxton. This was one of the first houses built by the McKnight Brothers who developed the whole neighborhood.

Your wonderful house is located in the McKnight Historic District and all work to the house visible from the street must be approved by the Springfield Historical Commission. I have included in this packet those guidelines.

You have wonderful neighbors all around you, hope you enjoy McKnight.

Any questions, please feel free to email me.

Welcome

Jim and Merry Boone
97 Florida St.
jimboone@hotmail.com

70 Tapley Street
Springfield
Massachusetts
01104

STOP WORK ORDER

5/20/2025

Ovidia Catalina Lopez-Macario
47 Westminster Street
Springfield, MA 01109

Dear Ovidia Catalina Lopez-Macario:

The Springfield Historical Commission has recently become aware of the **unauthorized construction of a rear stairway** onto the rear of the building on your property at **47 Westminster Street.** Your property is located within the McKnight Local Historic District, and any proposed work relating to the exterior of the building is not allowed without the approval of the Commission. Once the Commission has granted approval, any exterior modifications and renovations can be completed after getting any other necessary building permits.

Enclosed is a copy of the McKnight Local Historic District guidelines and an application. Please fill out the application completely, attaching the appropriate information (pictures, sample materials, site map, etc.) and return all materials to the address below. The next available Springfield Historical Commission meeting is **Thursday, June 26, 2025 at 5:30pm,** and the application needs to be submitted two weeks in advance of the meeting **(by June 11, 2025 at 4:30pm).** If you cannot make this meeting, please contact me for future meeting dates. However, your work cannot continue until you receive the approval from the Commission.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of the work that is occurring to determine if permitting is required on their end.

If you have any questions, please feel free to contact me at (413) 787-6525.

Sincerely,

Andrew Strniste
Director of Community Planning

Return Address:
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department

05/20/2025 12:07

05/20/2025 12:08

Generated from maps.springfield-ma.gov

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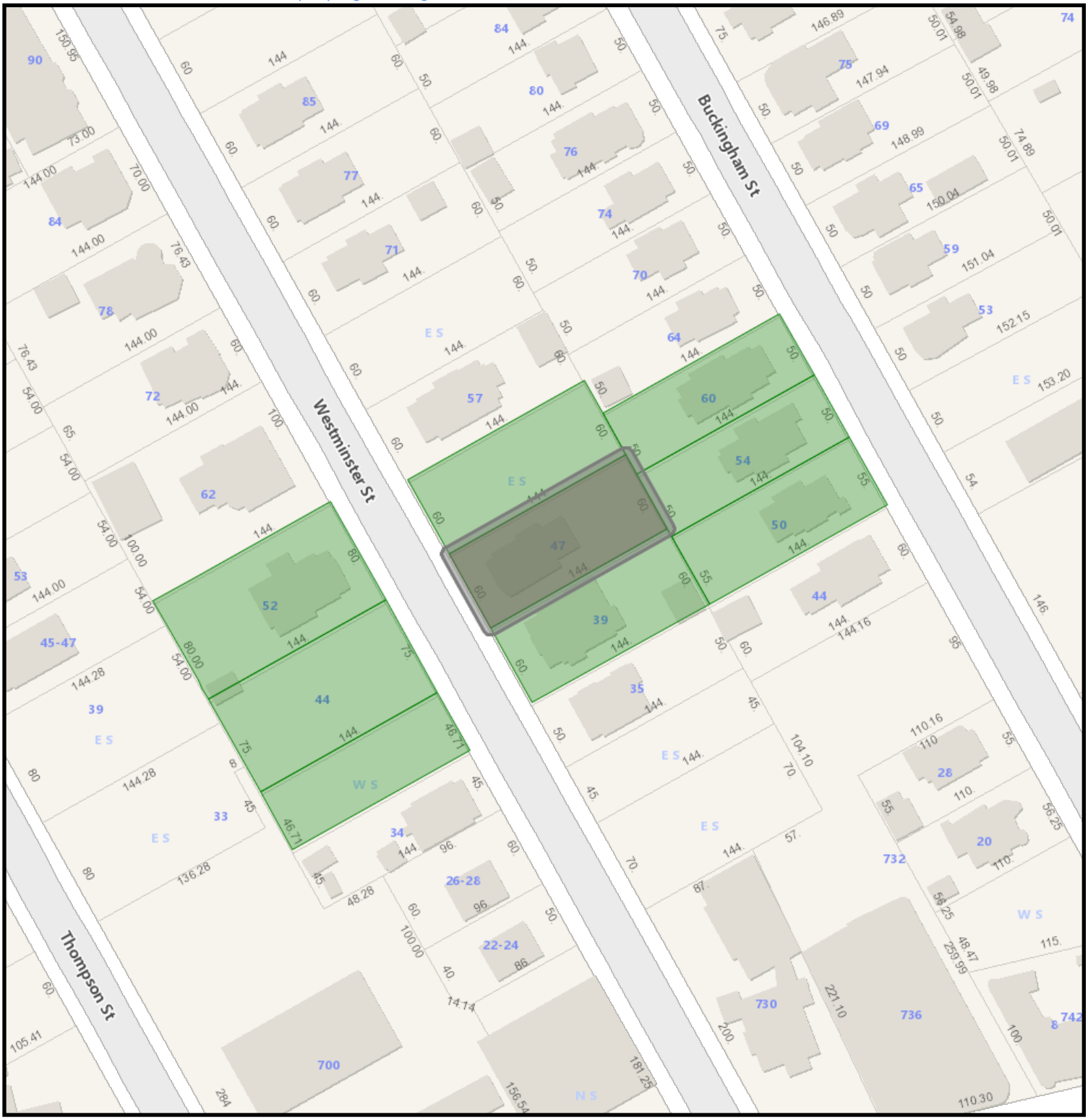

47 Westminster Street GIS

9/24/2025 11:39:54 AM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

122010011
BHUIYA BOKUL HUQ &
52 WESTMINSTER ST
SPRINGFIELD, MA 01109

122010065
BOWEN COLEEN F
57 WESTMINSTER ST
SPRINGFIELD, MA 01109

020420010
EDWARDS RUTH
54 BUCKINGHAM ST
SPRINGFIELD, MA 01109

122010067
KELLY GERALDINE ESTATE
39 WESTMINISTER ST
SPRINGFIELD, MA 01109

122010066
LOPEZ-MACARIO OVIDIA
47 WESTMINSTER ST
SPRINGFIELD, MA 01109

020420011
NEW VISION REALTY LLC
PO BOX 14
LYNN, MA 01905

020420009
RIVERA ANGEL
23 BESTON ST
CHICOPEE, MA 01013

122010009
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

122010007
TAIMANGLO DAVID B &
34 WESTMINSTER ST
SPRINGFIELD, MA 01109

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 79 Thompson St Springfield, Ma 01109

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ **APPLICATION**

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED**.

☑ **PICTURES OF EXISTING CONDITIONS**

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☑ **RENDERING OF PROPOSED PROJECT UPON COMPLETION**

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☑ **PRODUCT SPECIFICATIONS**

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date.*

☑ **LETTER OF AUTHORIZATION**

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application. I will attend

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY			
LOCAL HISTORIC DISTRICT:	McKnight	**DECISION:**	
DATE RECEIVED:	October 1, 2025	**DECISION DATE:**	
HEARING DATE:	October 16, 2025	**DATE DISCUSSED (NO HEARING):**	
DATE NOTICE POSTED:	October 2, 2025	**WAIVED BY COMMISSION:**	
DATE NOTICE MAILED:	October 2, 2025	**WAIVED BY ABUTTERS:**	

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 79 Thompson Street, Springfield MA, 01109

APPLICATION TYPE (Select Application Type)

☐ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☑ ***CERTIFICATE OF HARDSHIP***

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Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

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Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

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Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 79 Thompson St, Springfield MA 01109

CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐

PROPERTY OWNER: Paul Jones

OWNER ADDRESS:
☐ Check box if same as property address 79 Thompson Street, Springfield, MA 01109

OWNER PHONE NUMBER: 617-939-5417	**REPRESENTATIVE/CONTRACTOR NAME:** OWNER Paul Jones
OWNER EMAIL ADDRESS: PJ22765@gmail.com	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:** 617-939-5417
PROPERTY CODE: 11525-0067	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:** PJ22765@gmail.com

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):
See attached: Project Description

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): See attached: Justification For Certificate of Hardship for Solar Panel Instalation on my Garage

PROPOSED MODIFICATIONS
(Please check all that apply)

- ☐ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☐ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☐ **Other Projects (see Page 9):**

☑ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Paul Jones
PROPERTY OWNER'S SIGNATURE

September 29, 2025
DATE

ROOFING

☐ Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.

☑ Check box indicating that you are submitting photographs of the existing roofing.

	EXISTING	PROPOSED
ROOF STYLE (e.g. gable, hip, mansard, etc):	Hip Garage Roof Style	Same
MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):	Shingle	Shingle

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:

My Garage Roof is in great Shape

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

I Do not Want to Replace Roof

ADDITIONAL INFOMRATION: See attchments on Email

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?	☐ YES (PLEASE PROVIDE MORE INFO ABOVE) ☐ NO

☐ Check box indicating that you are submitting plans of the proposed solar project.

☑ Check box indicating that you are submitting photographs of the existing roofing.

ROOF MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):	Shingles
NUMBER OF SOLAR POWERED PANELS:	4
SOLAR MANUFACTURER:	ECO-worthy
LOCATION OF SOLAR POWERED PANELS (e.g. north side of roof):	South & west South of Roof
LOCATION OF MAIN SERVICE PANEL & METER (e.g. rear of building):	Rear of main House
LOCATION OF OTHER ELECTRICAL COMPONENTS (e.g. rear of building):	Rear of main House
LOCATION OF CONDUIT (e.g. side of building, inside the house):	Rear of Building
PROPOSED COLOR OF CONDUIT (e.g. silver, same as house):	Same as house

Notice of Representation – Historic Commission Meeting

From:
Paul Jones
79 Thompson Street
Springfield, MA 01109

To:
Historic Commission

Date: October 1, 2025

Re: Representation for Solar Panel Installation Application

I, **Paul Jones**, hereby provide notice that I will attend the upcoming Historic Commission meeting to represent myself regarding the proposed installation of the following system on my property:

ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit

- 4 pcs 100W Solar Panels
- 40A MPPT Charge Controller
- Bluetooth Module
- Mounting Z Brackets
- 400W 12V Solar Power Off-Grid System for Home

I look forward to presenting my project and addressing any questions or concerns the Commission may have.

Respectfully submitted,

/s/ Paul Jones **Paul Jones** 79 Thompson Street Springfield, MA 01109

PROJECT DESCRIPTION

Project Description

The project involves the installation of a **400 Watt 12 Volt Premium Solar Panel Kit** on a single-car garage located at **79 Thompson Street, Springfield, Massachusetts 01109**. The system will provide off-grid solar power to the garage to operate limited electrical loads, including lighting, outlets, and a diesel air heater.

System Details:

- **Solar Panels:** 4 pieces of 100W high-efficiency monocrystalline solar panels (total 400W), framed in aluminum alloy with tempered glass for durability.
- **Charge Controller:** 40A MPPT (Maximum Power Point Tracking) controller with 99% tracking efficiency and 98% peak conversion efficiency.
- **Monitoring:** Bluetooth 5.0 monitoring module (BT-02) allowing mobile phone connectivity up to 82 feet for real-time system performance data.
- **Mounting Hardware:** ECO-WORTHY Z Brackets for secure roof attachment of solar panels.
- **Wiring & Protection:** Pre-installed waterproof IP-65 junction boxes, bypass diodes, 35-inch cables, and Y-branch connectors for efficient wiring and protection against shading losses.
- **System Output:** Approximate daily production of 1.6 kWh (depending on sunlight availability).

Intended Use:
The installed solar system will supply off-grid power to the garage, which will include:

- Two (2) ceiling-mounted 3-foot fluorescent light fixtures.
- One (1) **VEVOR Air Heater**, 12V, 5KW, with remote control, LCD, and 5L fuel tank.
- Four (4) standard 120V wall outlets for light electrical use.

Scope of Work:

- Assessing garage roof for solar panel installation.
- Mounting solar panels using the provided Z brackets.
- Installing the MPPT charge controller, Bluetooth monitoring module, and required wiring.
- Configuring the system to charge storage batteries and distribute power to lighting, heater, and outlets.
- Testing and commissioning the system to ensure safe and efficient operation.

This project will provide a reliable off-grid solar power source for the garage, ensuring energy independence for basic lighting, heating, and limited electrical use.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP FOR SOLAR PANEL INSTALATION ON MY GARAGE

Paul Jones
79 Thompson Street
Springfield, MA 01109

September 20, 2025

Springfield Historical Commission
36 Court Street, Room 413
Springfield, MA 01103

Re: **Request for Certificate of Hardship – Solar Panel Installation on Garage at 79 Thompson Street**

Dear Members of the Springfield Historical Commission:

I respectfully submit this request for a **Certificate of Hardship** to permit the installation of a solar photovoltaic (PV) system on the roof of my detached single-car garage at **79 Thompson Street, Springfield, MA 01109**.

Basis for Hardship

My household is entirely dependent on electricity for essential services, including:

- **Electric stove** for cooking,
- **Electric water heater**,
- **Electric baseboard heating**,
- **Electric washer and dryer**, and
- **Electric window air conditioning units** during the summer months.

As a result, my monthly electric bills routinely exceed **$500.00**, which poses a significant and ongoing financial burden.

The proposed installation of a **400 Watt 12 Volt Premium Solar Panel Kit** on the garage roof will allow me to reduce this financial hardship by generating renewable energy on-site to my

garage. My garage serves as the first step in transitioning my property to solar energy, as it is less visible than the main structure, has minimal impact on the historic character of the property, and can be utilized immediately to offset high electricity costs.

Intended Use of the Garage Solar System

The garage is not only used for parking but also serves as a functional workshop where I regularly perform maintenance on my own car. During the winter months, this requires reliable power for:

- **Two fluorescent overhead lights** for visibility,
- **Small power tools and chargers**, and
- A **VEVOR Air Heater (12V, 5KW)** to maintain a safe working temperature.

Without solar, these activities directly increase my already excessive electric bills. Installing solar panels on the garage will allow me to reduce my reliance on grid electricity while making necessary and safe use of my garage year-round without have to take my car to an auto service facility like pep boys that can charge me upwards of $600 to change my breaks where I can change it myself for just the cost of parts (under $100). My garage is only used for self-purposes maintenance to my vehicle

Minimal Impact on Historic Character

The proposed installation will have little to no impact on the historic qualities of the property:

- The panels will be installed on the roof of a **detached garage**, not the primary residence, reducing their visibility from the public way.
- The installation is **fully reversible** panels can be removed in the future without causing permanent alteration to the garage structure.
- The proposed solar kit is compact and mounted with low-profile brackets, blending with the roofline as much as possible.

Public Policy Considerations

Additionally, this installation supports broader public interests:

- It aligns with Massachusetts' statewide goals to increase renewable energy use and reduce dependence on fossil fuels.
- It reduces the strain on the public utility grid during high-demand seasons.
- It demonstrates environmentally responsible homeownership while maintaining the integrity of the neighborhood's character.

Conclusion

For these reasons, I respectfully request that the Commission grant a **Certificate of Hardship** to permit the installation of solar panels on the roof of my detached garage. Denial of this request would perpetuate a severe and ongoing financial burden due to my reliance on electricity for every essential household service, while approval will allow me to begin transitioning to renewable energy in a manner that is minimally invasive and fully reversible.

Thank you for your consideration. I am happy to provide additional information, system specifications, or photographs of the proposed installation site if requested.

Respectfully submitted,

Paul Jones

79 Thompson Street

Springfield, MA 01109

Pj22765@gmail.com

617-939-5417

Click to see full view

Ask Rufus

Can it withstand harsh weather?

Does it come with a charge controller?

Is this solar panel kit easy to install?

Ask something else

ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit :4pcs 100W Solar Panel+ 40A MPPT Charge Controller+ Bluetooth Module+ Mounting Z Brackets, 400W 12V Solar Power Off Grid System for Home, RV, Boat.

Visit the ECO-WORTHY Store

4.4 ★★★★½ (576) | Search this page

Amazon's Choice

50+ bought in past month

$429.99

Or $107.50 /2 weeks (x4). Select from 3 plans

Coupon: Apply $30 coupon Terms

Get a $100 Amazon Gift Card instantly upon approval for the Mercury Visa Signature Card. Learn more.

Delivery & Support

Select to learn more

Ships from Amazon

30-day easy returns

Customer Support

Size: **400W 12V MPPT KIT**

Brand	ECO-WORTHY
Material	Aluminum
Product Dimensions	35.2"L x 23"W x 1.37"H
Efficiency	High Efficiency
Included Components	Fuse

Historic Commission Application Packet

Solar Panel Installation Proposal – 79 Thompson Street, Springfield, MA

Submitted by:
Paul Jones
79 Thompson Street
Springfield, MA 01109

Paul Jones
79 Thompson Street
Springfield, MA 01109

10/01/2025

Andrew Strniste
Director of Community Planning

Re: Application Submission – Historic Commission Approval for Solar Panel Installation

Dear Director Strniste,

I, **Paul Jones**, am writing to formally submit my application for review and approval by the Historic Commission regarding my proposed installation of a **solar panel kit system** on the roof of my garage located at **79 Thompson Street, Springfield, MA**.

Enclosed with this packet are the following materials for the Commission's review:
1. Project Description
2. Justification for Certificate of Hardship
3. Notice of Representation
4. Visual Documentation

The solar system is designed to be a **low-profile, flush-mounted installation**, minimizing visibility from the street and preserving the property's historic character.

Please note that I will be **dropping off my application in person**, as I believe the online application format does not allow my submission to be presented in a clear and professional manner.

I respectfully request that this application be placed on the agenda for consideration at the next Historic Commission meeting. I will attend in person to represent myself and provide any additional information required by the Commission.

Thank you for your time and attention.

Respectfully,

Paul Jones
79 Thompson Street
Springfield, MA 01109

Project Description

The project involves the installation of a 400 Watt 12 Volt Premium Solar Panel Kit on a single-car garage located at 79 Thompson Street, Springfield, Massachusetts 01109. The system will provide off-grid solar power to the garage to operate limited electrical loads, including lighting, outlets, and a diesel air heater.

System Details:
- 4 pcs 100W high-efficiency monocrystalline solar panels (400W total)
- 40A MPPT charge controller
- Bluetooth monitoring module
- ECO-WORTHY Z Brackets for secure roof attachment
- Approximate daily production: 1.6 kWh (depending on sunlight)

Intended Use:
- Two fluorescent light fixtures
- One VEVOR Air Heater (12V, 5KW)
- Four 120V wall outlets for light electrical use

This project will provide a reliable off-grid solar power source for the garage, ensuring energy independence for basic lighting, heating, and limited electrical use.

Justification for Certificate of Hardship

My household depends entirely on electricity for essential services. Monthly bills routinely exceed $500, creating a significant financial burden. Installing a 400W solar kit on my garage will reduce this hardship by generating renewable energy. The garage roof is less visible than the main structure, making this installation minimally impactful to historic character. Panels will be mounted flush, fully reversible, and consistent with public policy goals supporting renewable energy.

I respectfully request the Commission grant a Certificate of Hardship to permit this installation.

Notice of Representation

I, Paul Jones, hereby provide notice that I will attend the upcoming Historic Commission meeting to represent myself regarding the proposed installation of the ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit on my garage roof. I look forward to presenting my project and addressing any questions or concerns the Commission may have.

Respectfully submitted,

/s/ Paul Jones
79 Thompson Street
Springfield, MA 01109

Supporting Visuals

EXAMPLE OF A GARAGE WITH SOLAR PANELS

ECO-WORTHY 400W Solar Panel Kit

Click to see full view

Ask Rufus

Can it withstand harsh weather?

Does it come with a charge controller?

Is this solar panel kit easy to install?

Ask something else

ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit :4pcs 100W Solar Panel+ 40A MPPT Charge Controller+ Bluetooth Module+ Mounting Z Brackets, 400W 12V Solar Power Off Grid System for Home, RV, Boat.

Visit the ECO-WORTHY Store

4.4 ★★★★☆ (576) | Search this page

Amazon's Choice

50+ bought in past month

Get a $100 Amazon Gift Card instantly upon approval for the Mercury Visa Signature Card. Learn more.

Delivery & Support

Select to learn more

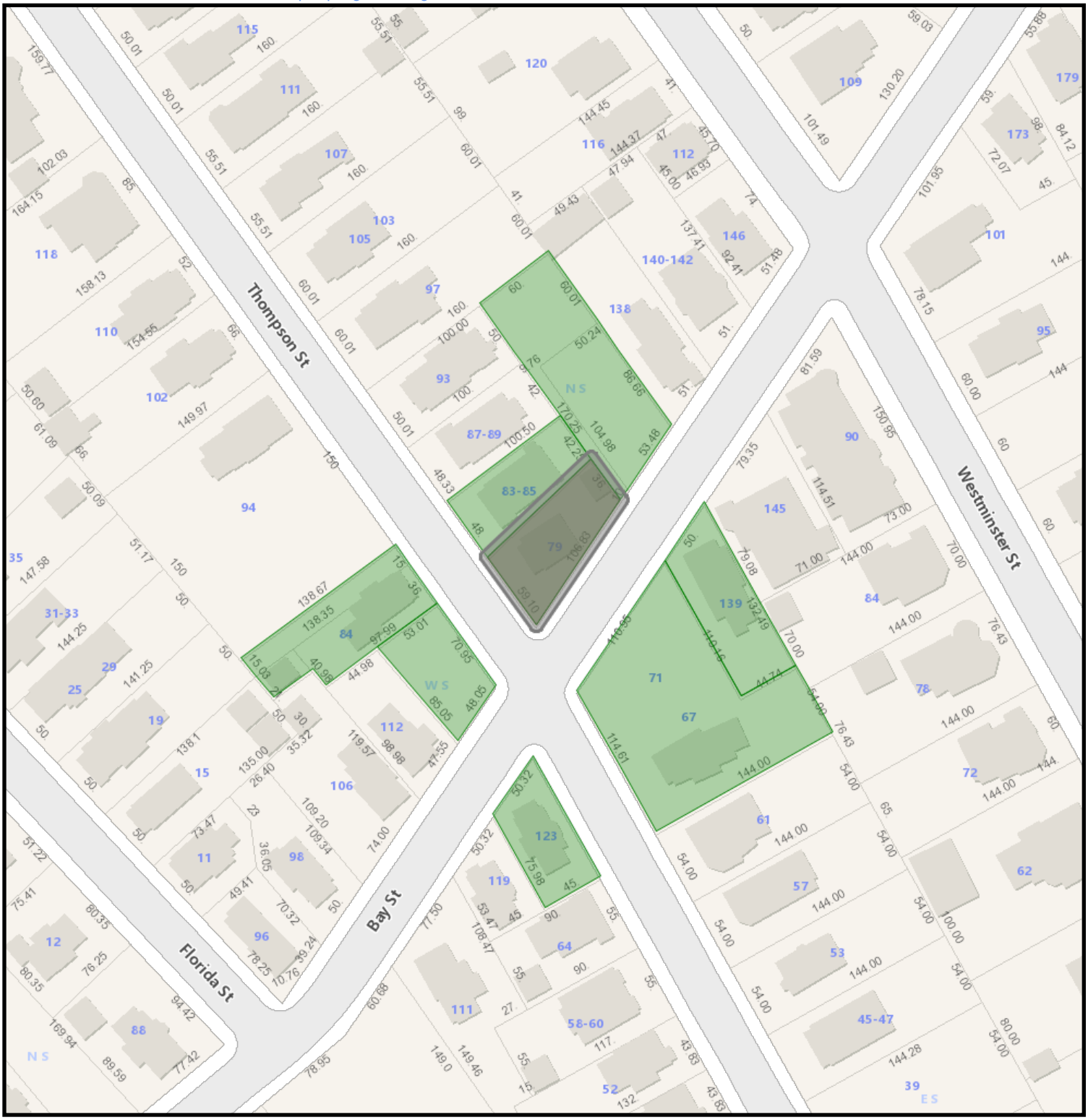
Ships from Amazon | 30-day easy returns | Customer Support

Size: **400W 12V MPPT KIT**

Brand	ECO-WORTHY
Material	Aluminum
Product Dimensions	35.2"L x 23"W x 1.37"H
Efficiency	High Efficiency
Included Components	Fuse

Generated from maps.springfield-ma.gov

Copyright City of Springfield, Massachusetts 2021



79 Thompson Street GIS

10/1/2025 1:20:29 PM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

115250069
CLARKE BRANDON
67 THOMPSON ST
SPRINGFIELD, MA 01109

010850430
FELIZ CHARLES EZEQUIEL
123 BAY ST
SPRINGFIELD, MA 01109

115250067
JONES PAUL
79 THOMPSON STREET
SPRINGFIELD, MA 01109

115250017
MARTINEZ HIRAM & VALERIE
84 THOMPSON ST
SPRINGFIELD, MA 01109

010850033
POST INVESTMENT LLC
101 CORPORATE PL
ROCKY HILL, CT 06067

010850427
PROPERTY WAREHOUSE LLC
199 W CENTER ST
MANCHESTER, CT 06040

115250066
SANTIAGO-LOPEZ JULIANA
83 THOMPSON ST
SPRINGFIELD, MA 01109

115250016
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 280 WASHINGTON BOULEVARD

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☑ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☑ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☑ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date.*

☐ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	***DECISION:***
DATE RECEIVED: December 1, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 280 WASHINGTON BOULEVARD

APPLICATION TYPE (Select Application Type)

☑ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ ***CERTIFICATE OF NON-APPLICABILITY***

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 280 WASHINGTON BOULEVARD

CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐

PROPERTY OWNER: MARC H. PRINCE

OWNER ADDRESS:
☑ Check box if same as property address

OWNER PHONE NUMBER: 413-739-0967(L) 978-559-1114(C)

REPRESENTATIVE/CONTRACTOR NAME:

OWNER EMAIL ADDRESS: PMARCMARY2@AOL.COM

REPRESENTATIVE/CONTRACTOR PHONE NUMBER:

PROPERTY CODE: 1202D-0023

REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):

REMOVE EXISTING HEMLOCKS AND REPLACE WITH 6 FT WOOD FENCE TO RETAIN PRIVACY AND SECURITY FOR THE BACKYARD.
(EXISTING HEMLOCKS OVERGROWN AND SLOWLY DROPPING BOTTOM BRANCHES)

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS
(Please check all that apply)

- ☐ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☐ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☒ **Other Projects (see Page 9):**

☑ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Marc H. Prince
PROPERTY OWNER'S SIGNATURE

11/27/25
DATE

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

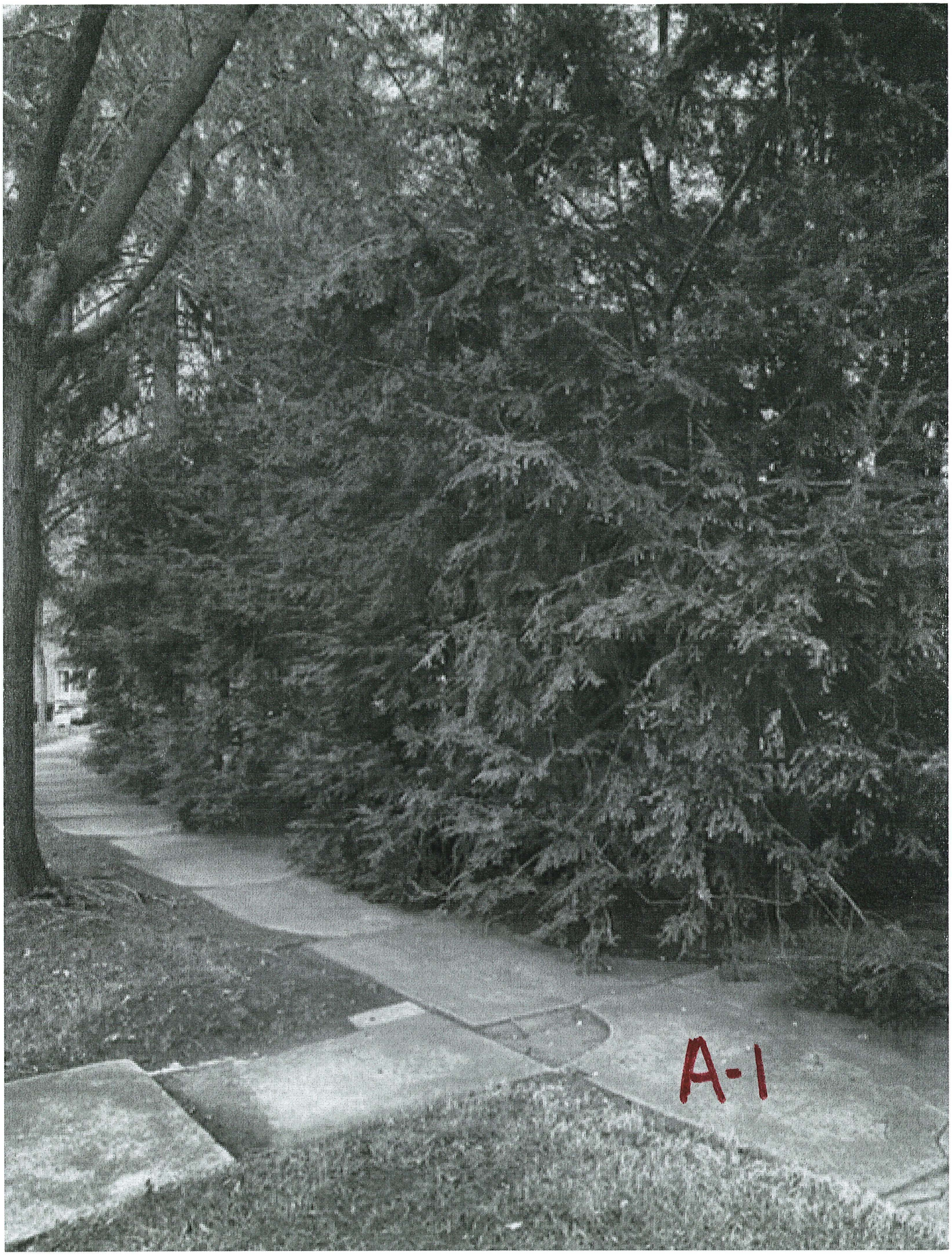
SEE ATTACHED A + A-1 A-2

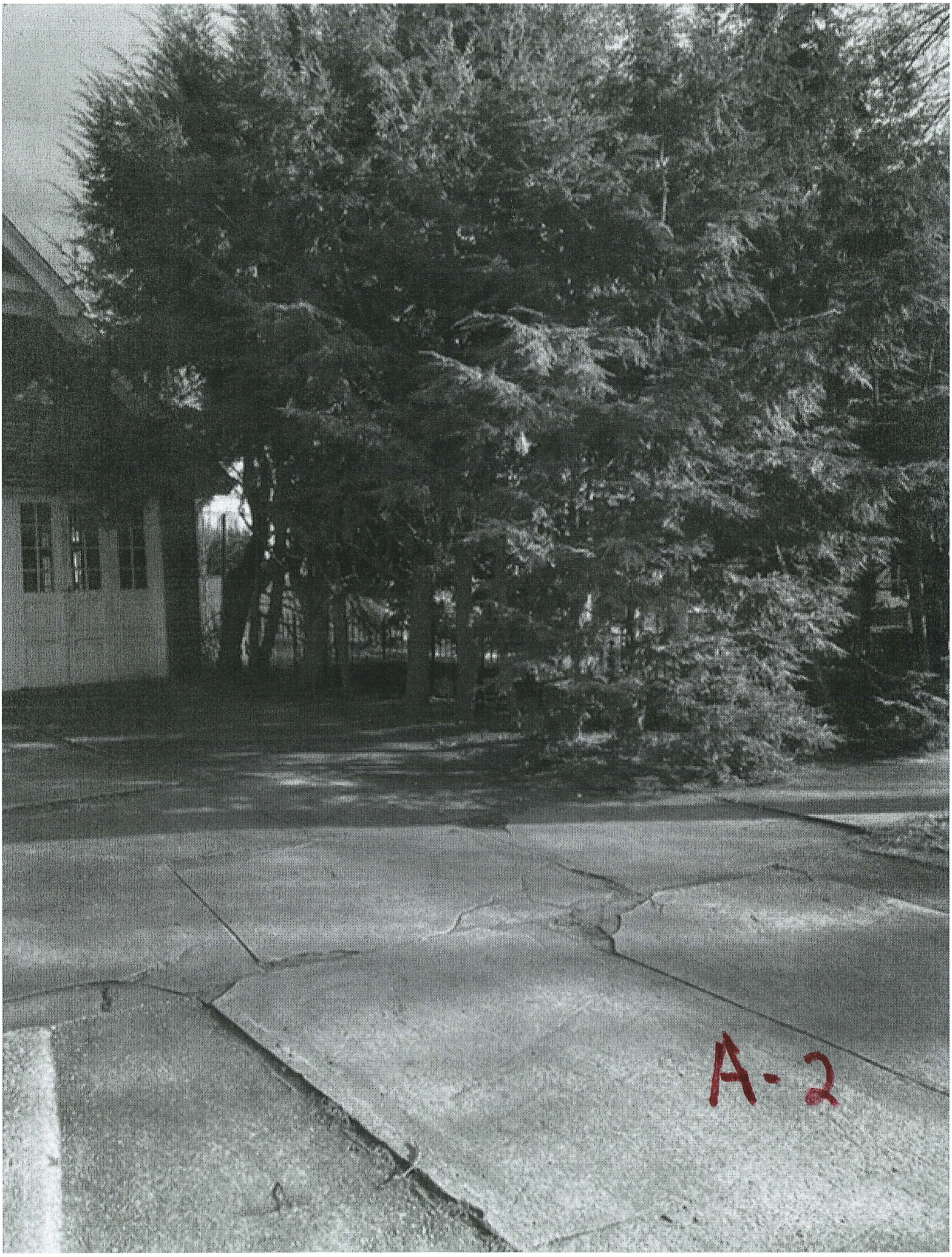
OVER GROWN HEMLOCK ALONG PINEYWOODS AND UP MY DRIVEWAY BOARDERING THE BACKYARD. PROVIDED PRIVACY AND SECURITY.

PROPOSED CONDITIONS/DESCRIPTION

SEE ATTACHED B + B-1 B-2

6 FT WOOD FENCE TO REPLACE HEMLOCKS ALONG PINEYWOODS AND UP MY DRIVEWAY BOARDERING THE BACKYARD. PROVIDING PRIVACY AND SECURITY.


A-1


A-2

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A

Copyright City of Springfield, Massachusetts 2021

280 WASHINGTON BL

11/29/2025 9:45:04

1"=24'

Property Information

Parcel ID	12020-0023
Owner Name	PRINCE MARC H &
Owner Address1	P O BOX 80329
Owner Address2	SPRINGFIELD, MA
Land Area In Square Feet	9,074
Assessed Value	456,500
Historic	LHD
Zoning Name	Residence A

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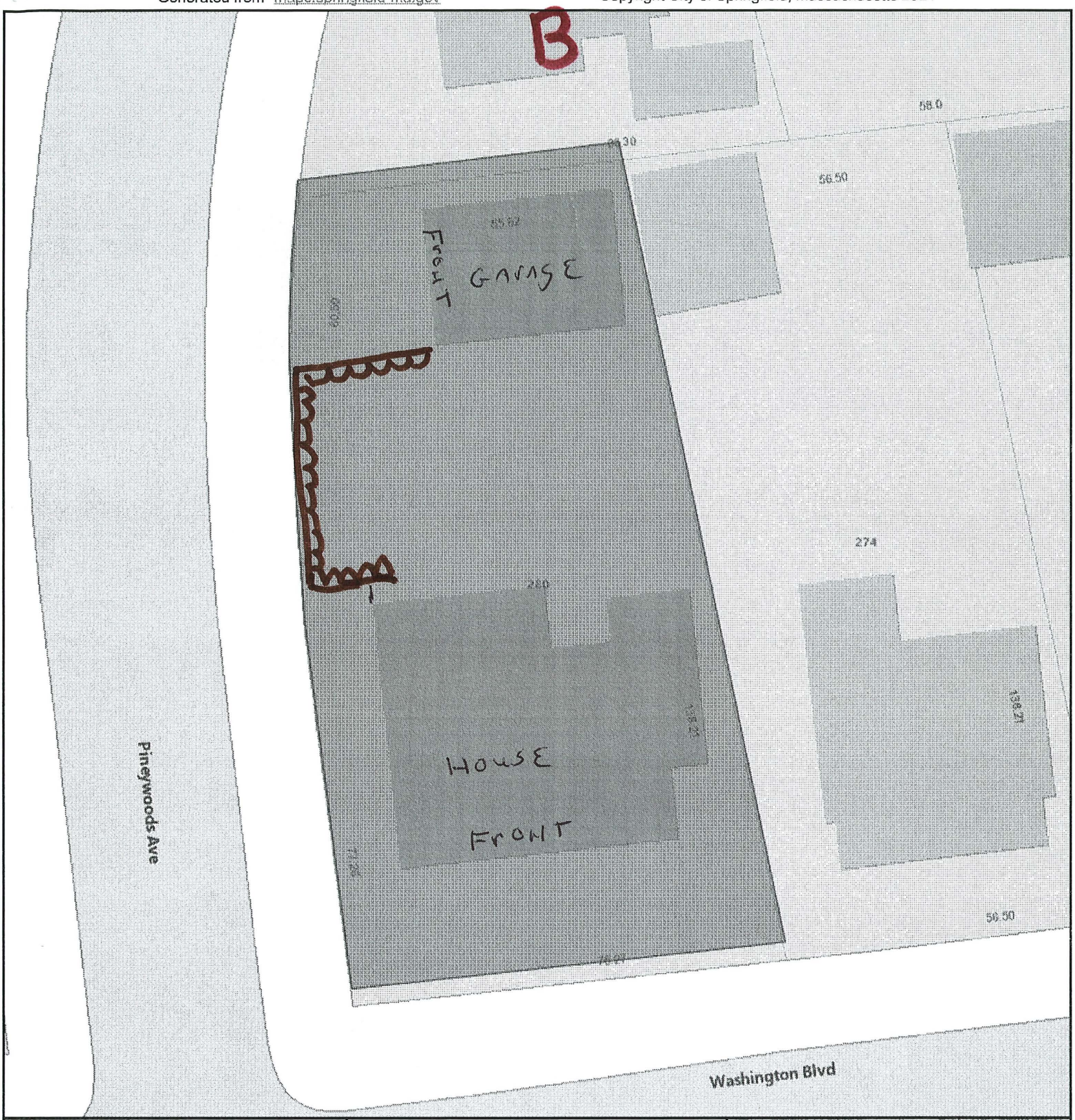

280 WASHINGTON BL

11/29/2025 9:45:04

1"=24'

Property Information

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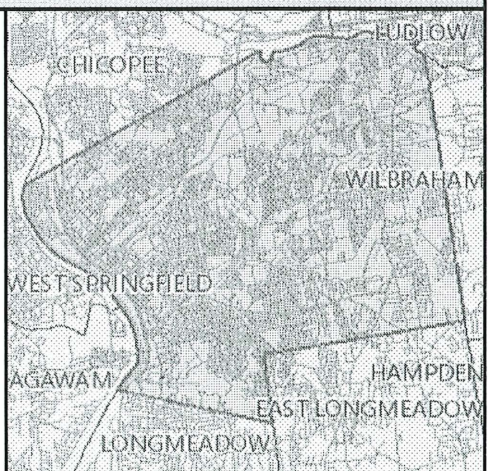
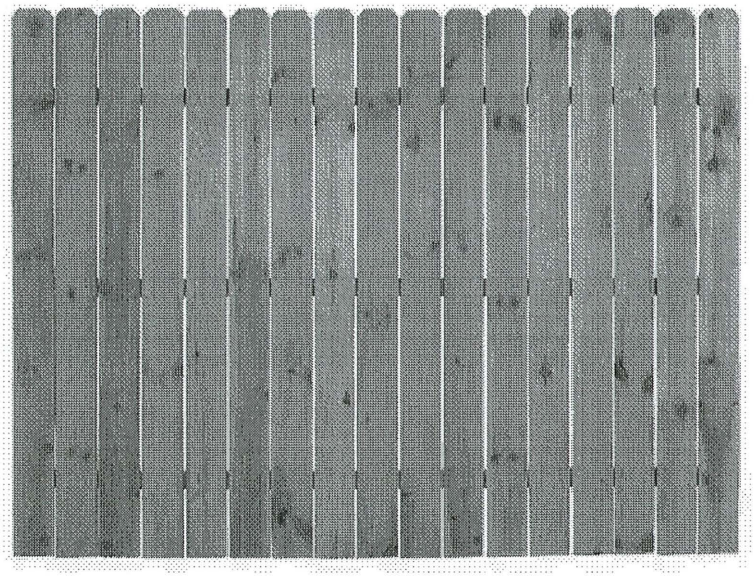


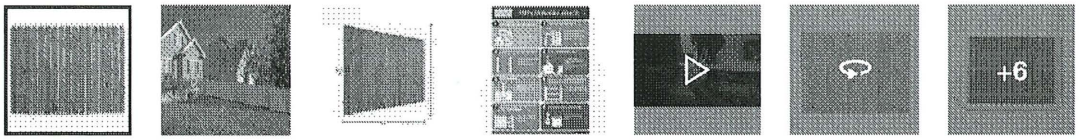
#1 Home Improvement Retailer

West Springfield 9PM 01089 W. West Springfield 9PM 01089 Shop All Services DIY Me

Internet # 203733689 Model # 158083 Store SKU # 897671



Hover Image to Zoom



SHOP BLACK FRIDAY DEALS

Best Seller

6ft. x 8ft. Pine Pressure Treated Privacy Dog-Ear Flat Wood Fence Panel

★★★★☆ (1304) Questions & Answers (341)

$79.98

B-1

Pay **$54.98** after **$25 OFF** your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

- Pressure-treated to resist rot, decay, insects, and harsh weather

(COLOR)

BENJAMIME MOORE
ARBORCOAT
EXTERIOR STAIN
SEMI-TRANSPARENT
NEW PILGRIM RED

B-2

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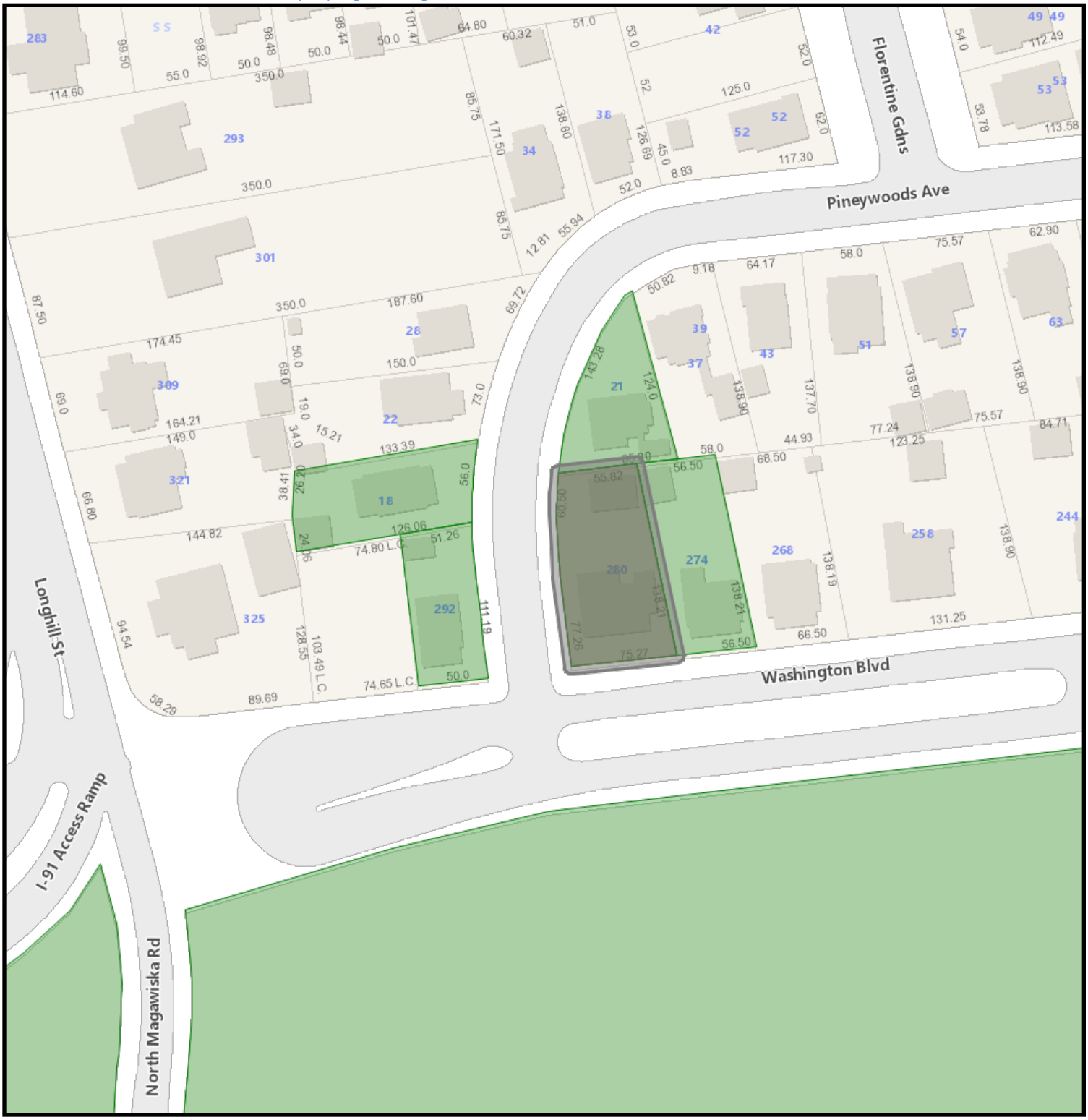

280 Washington Boulevard

12/4/2025 9:08:59 AM

Scale: 1"=100'

Scale is approximate

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120200024
BELLIVEAU JOYCE STILES
292 WASHINGTON BLVD
SPRINGFIELD, MA 01108

097650075
BURDEWIK JANET L
21 PINEYWOODS AVE
SPRINGFIELD, MA 01108

097650004
OLDS MATTHEW JASON &
18 PINEYWOODS AVE
SPRINGFIELD, MA 01108

120200023
PRINCE MARC H & MARY
P O BOX 80329
SPRINGFIELD, MA 01138

112800460
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

120200021
TIVNAN PETER J & KATHRYN
274 WASHINGTON BLVD
SPRINGFIELD, MA 01108

Springfield Historical Commission

70 Topley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 40 Ingersoll Grove

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

- [X] ***APPLICATION***
  Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.
- [X] ***PICTURES OF EXISTING CONDITIONS***
  Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.
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  Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.
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  Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.
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  If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: McKnight	***DECISION:***
DATE RECEIVED: November 21, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 40 Ingersoll Grove

APPLICATION TYPE (Select Application Type)

[X] ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

[ ] ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

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[ ] ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

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Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

[ ] ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

[ ] ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

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Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 40 Ingersoll Grove Springfield, MA 01109	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: Angel Blas	
OWNER ADDRESS: ☒ Check box if same as property address	
OWNER PHONE NUMBER: 781-299-6512	**REPRESENTATIVE/CONTRACTOR NAME:** Steele Hudson - Bright Planet Solar
OWNER EMAIL ADDRESS: blasangel40@gmail.com	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:** 413-435-5356
PROPERTY CODE: Ø6925-ØØØ9	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:** Auburnpermitting@Brightplanetsolar.com

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):

Roof mounted solar array of 27 panels @ 10.935kw/dc.
No Structural upgrades, No ESS.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS

(Please check all that apply)

- ☐ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☒ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☐ **Other Projects (see Page 9):**

☐ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Angel E. Blas

PROPERTY OWNER'S SIGNATURE

10/18/25

DATE

ROOFING

☐ *Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.*

☐ *Check box indicating that you are submitting photographs of the existing roofing.*

	EXISTING	PROPOSED
ROOF STYLE *(e.g. gable, hip, mansard, etc)*:		
MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:		

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

ADDITIONAL INFOMRATION:

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?	☐ **YES (PLEASE PROVIDE MORE INFO ABOVE)** ☒ **NO**

☒ *Check box indicating that you are submitting plans of the proposed solar project.*

☒ *Check box indicating that you are submitting photographs of the existing roofing.*

ROOF MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:	Asphalt Shingles
NUMBER OF SOLAR POWERED PANELS:	27
SOLAR MANUFACTURER:	Ja solar
LOCATION OF SOLAR POWERED PANELS *(e.g. north side of roof)*:	Roof mounted
LOCATION OF MAIN SERVICE PANEL & METER *(e.g. rear of building)*:	Main panel and meter located in the basement.
LOCATION OF OTHER ELECTRICAL COMPONENTS *(e.g. rear of building)*:	left corner of the house on the side.
LOCATION OF CONDUIT *(e.g. side of building, inside the house)*:	Left corner of the house on the side.
PROPOSED COLOR OF CONDUIT *(e.g. silver, same as house)*:	Silver EMT pipe.

BrightPlanetSolar

I, Angel Blas give permission to Bright Planet Solar to attend historical meetings on my behalf in regards to this solar installation project to be installed at 40 Ingersoll Grove Springfield, MA 01109.
If there are any questions i can be reached at 781-299-6512

Angel E Blas.

10/3/25

NO
TRESPASSING

PERMIT REVIEW COMMENTS RESPONSE
(Photovoltaic Installation)

Bright Planet Solar
103A Millbury St.
Auburn MA 01501

Permit Application: # **Bright Planet Project #:** **BPS488494**

Customer Information:

Angel Blas
40 Ingersoll Grove
Springfield, MA 01109

Plan Review Professional,

Thank you for your time and consideration in reviewing this project. The purpose of this letter is to address the details of the plan review comments for the Solar Photovoltaic installation at resident/location highlighted above.

Comments:

Comment: There is a desire to have the equipment located as far back on the side of the building, if not the rear, as possible. Is this something that can be addressed?
Response: Yes this can be addressed. The equipment has been moved as far back as possible and should not be visible from right of way as shown on PV2.

Your time and insight in reviewing this project was greatly appreciated. Please let me know if you have any further questions or instructions.

CARTER CROSS
carterc@brightops.com
(910) 512-7033

SHEET INDEX

PV1	TITLE SHEET
PV2 (+PV2.1 AS NEEDED)	ROOF/SITE PLAN
PV3 (+ PV3.1 AS NEEDED)	ELECTRICAL LINE DIAGRAM / DETAILS
PV4	EQUIPMENT LABELS
PV4.1	PLACARD
PV5	ATTACHMENT PLAN
PV6	STRUCTURAL COMPONENTS
PV7	PROPERTY LINES
PV8-PV10	INSTALL DOCUMENTS
	STRUCTURAL ENGINEERING CALCS (IF REQ.)
	EQUIPMENT DATA SHEETS

OCCUPANCY & CONSTRUCTION TYPE

OCCUPANCY - R-3

CONSTRUCTION - VB

APPLICABLE CODES

2020 NATIONAL ELECTRICAL CODE (NFPA 70)

2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED

APPLICABLE CODES

527 CMR 1.00: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE

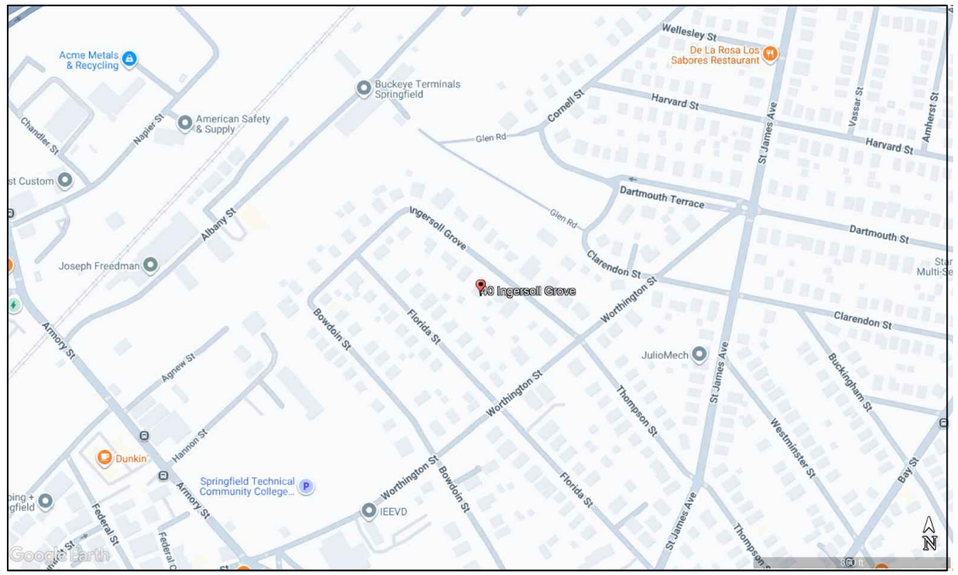
527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE (2023 NEC AS AMENDED)

780 CMR 10TH EDITION OF MASSACHUSETTS STATE BUILDING CODE

CONSTRUCTION NOTES

A. A LADDER SHALL BE IN PLACE FOR ANY INSPECTIONS IN COMPLIANCE WITH OSHA REGULATIONS.
B. PV MODULES ARE NON-COMBUSTIBLE IN NATURE.
C. THIS SYSTEM IS A UTILITY INTERACTIVE (GRID CONNECTED) SYSTEM AND DOES NOT HAVE STORAGE BATTERIES (UNLESS SPECIFICALLY INDICATED ON SHEET PV3 & PV3.1).
D. A GROUND ELECTRODE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH NEC 690.47 & 250.50 - 250.166. GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED WHEN BONDED AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8FT GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #6 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE FOR A COMPLETE GROUNDING SYSTEM.
E. EACH MODULE WILL BE GROUNDED USING THE SUPPLIED CONNECTION POINTS IDENTIFIED IN THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
F. THE EXPOSED METALLIC TABS OF THE SOLAREDGE OPTIMIZERS SHALL BE BONDED AND/OR GROUNDED PER NEC 690.43(A) AND THE MANUFACTURERS' INSTRUCTIONS.
G. PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER NEC 110.26.
H. ALTERNATE POWER SOURCE PLACARD SHALL BE PLASTIC, ENGRAVED IN A CONTRASTING COLOR (WHITE). THIS PLAQUE WILL BE PERMANENTLY ATTACHED & UV RESISTANT.
I. ALL PLAQUES AND SIGNS WILL BE INSTALLED AS REQUIRED BY 2020 NEC.
J. A SMOKE DETECTOR, APPROVED AND LISTED BY THE STATE FIRE MARSHAL, SHALL BE INSTALLED IN EACH DWELLING WHEN A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDS $1,000.00. A BATTERY POWERED SMOKE DETECTOR SATISFIES THE REQUIREMENTS FOR A SMOKE DETECTOR. APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE. A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN THE SPECIFIC EXISTING DWELLING UNIT THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES FOR WHICH A PERMIT IS ISSUED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING $1,000.00. LISTED SINGLE- OR MULTI-STATION CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. COMBINED SMOKE/CARBON MONOXIDE ALARMS MAY BE USED. THE ALARM SHALL RECEIVE ITS PRIMARY POWER FROM THE BUILDING WIRING EXCEPT IT IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC.
K. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE AS PER NEC 250-64B. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AS BUSBARS WITHIN LISTED EQUIPMENT AS PER NEC 250.64C.
L. ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE BUILDING CODE OF THE LOCAL JURISDICTION.
M. PV SYSTEMS CONNECTION IN THE SWITCH GEAR (PANEL) SHALL BE POSITIONED AT THE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AS PER NEC 705.12(B)(3)(2).
N. ALL EQUIPMENT SUPPLIED SHALL BE UL LISTED OR LISTED BY A LISTING AGENCY RECOGNIZED BY THE STATE IN WHICH THE SYSTEM IS CONSTRUCTED.
O. AC DISCONNECTS SHALL BE IN COMPLIANCE WITH NEC 690.13.
P. ALL DC CONDUCTORS SHALL BE 90° RATED THHW, THWN-2, USE-2 OR PV WIRE. ALL AC CONDUCTORS SHALL BE 75° RATED THWN WIRE.
Q. THE UTILITY DISCONNECT HAS VISIBLE BLADES, IS LOCKABLE AND IS ACCESSIBLE TO THE UTILITY 24/7.
R. ALL BREAKERS SHALL BE SUITABLE FOR BACKFEED. WHEN BACKFED BREAKER IS THE METHOD OF UTILITY INTERCONNECTION THE BREAKER SHALL NOT READ 'LINE AND LOAD'.
S. COORDINATE ANY POWER OUTAGE WITH LOCAL UTILITY AND PROPERTY OWNER. NOTIFY UTILITY BEFORE ACTIVATION OF PV SYSTEM.
T. CITY BUILDING INSPECTOR SHALL INSPECT ACCESSIBLE STRUCTURAL CONNECTIONS AND THE HOUSE CURRENT SIDE OF THE SYSTEM, ALL OTHER EQUIPMENT SHALL BE UL LISTED AND APPROVED.
U. PHOTOVOLTAIC MODULES SHALL NOT BE INSTALLED OVER ANY ATTIC, PLUMBING OR MECHANICAL VENT. PLUMBING VENTS TO EXTEND A MIN OF 6" ABOVE ROOF OR MODULE. NO BLDG, PLBG OR MECH VENTS TO BE COVERED, OBSTRUCTED OR ROUTED AROUND MODULES.
V. ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER THE OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT A STRONG POINT OF BUILDING CONSTRUCTION. FIELD VERIFY EXACT LOCATION.
W. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIAL OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
X. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE AND WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF OF THE ROOF SURFACE.
Y. PAINT SURFACE MOUNTED CONDUIT TO MATCH EXISTING STRUCTURE.

VICINITY MAP



VECTOR ENGINEERS

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COMMONWEALTH OF MASSACHUSETTS
WELLS L. HOLMES
STRUCTURAL
No. 54240
REGISTERED PROFESSIONAL ENGINEER

09/22/2025

VSE Project Number: U1932.8356.251

Vector Structural Engineering has reviewed the existing structure with loading from the solar array and screw connections to the existing framing. The design of the racking system, racking connections, and all other structural is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others, unless stamped by Dean Levorsen.

BrightPlanetSolar

BRIGHT PLANET SOLAR
103A MILLBURY ST,
AUBURN MA 01501
888-997-4469

SIGNATURE:

CONTRACTOR LICENSE:

DATE:

PROJECT #	BPS488494	REV	DATE	DESCRIPTION
SYSTEM SIZE	10.935kW/DC 7.6kW/AC		---	
DATE:	11/21/2025 3:41:47 PM		---	
DESIGNER:	CARTER CROSS		---	

ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

TITLE SHEET

PV1

AZIMUTH AND TILT ANGLE						
	ROOF					
	ROOF A:	ROOF B:	ROOF C:	ROOF D:	ROOF E:	ROOF F:
AZIMUTH	37°	217°	217°	128°		
TILT ANGLE	7/12	9/12	7/12	8/12		
MODULE COUNT	6	6	4	11		
SOLAR ACCESS						
TSFR AVEREAGE						
INVERTERS	SOLAR EDGE SE7600H - USSN	1				
MCI'S	SOLAREDGE S440	27				
	MODULE #1:	COUNT:	MODULE #2:	COUNT:	TOTAL COUNT:	
	JA SOLAR JAM54S31-405/MR	27			27	

3' 1'-6" FIRE CODE PATHWAYS & SETBACKS

SYMBOL LEGEND
□ = MECHANICAL VENT
○ = FLUE / PLUMBING VENT

1 MAIN SERVICE PANEL

2 UTILITY METER

3 AC DISCONNECT

4 NOT USED

4.1 NOT USED

5 INVERTER & INTEGRATED DC DISCONNECT

5.1 NOT USED

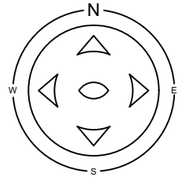
6 OPTIMIZER (TYPICAL FOR EACH MODULE)

7 JUNCTION BOX ON ROOF (SIZE DETERMINED IN FIELD)

8 PV MODULES

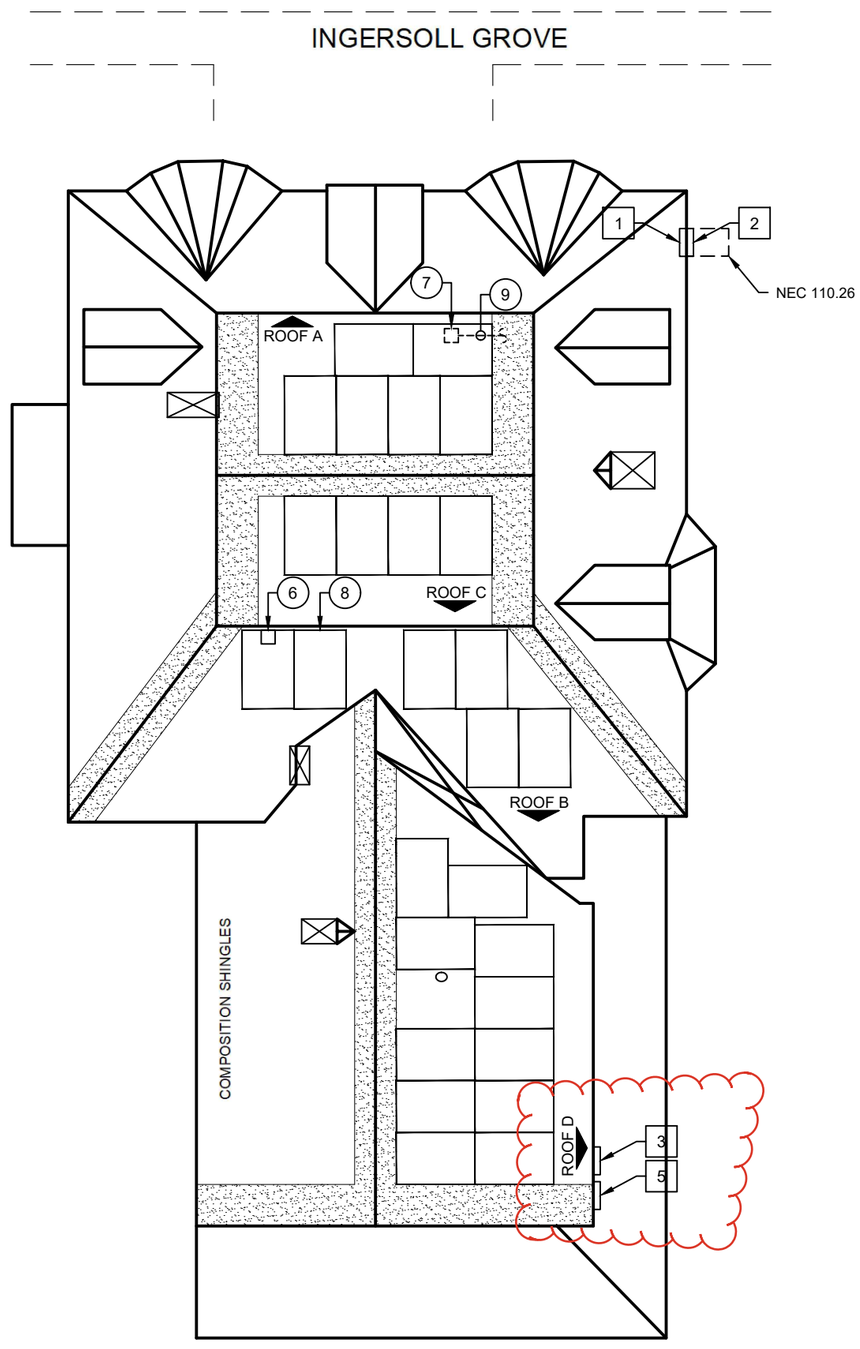
9 CONDUIT RUN IS SURFACE MOUNTED (ACTUAL CONDUIT RUNS TO BE DETERMINED IN THE FIELD)

10 NOT USED



ROOF CALCULATIONS:

TOTAL AREA OF ARRAY(S) =	566.46 SQ. FT.
TOTAL AREA OF ROOF =	3807 SQ. FT.
% OF TOTAL ROOF COVERED =	14.9%
TOTAL WEIGHT OF ARRAY(S) =	1279.53



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0' 5' 10'

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DATE:

PROJECT #	BPS488494	REV	DATE	DESCRIPTION	
SYSTEM SIZE	10.935kW/DC 7.6kW/AC		---		
DATE:	11/21/2025 3:41:49 PM		---		
DESIGNER:	CARTER CROSS		---		

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ROOF/SITE PLAN

PV2

OPTIMIZER SPECIFICATIONS				
MAKE AND MODEL	SOLAREDGE S440			
	INPUTS		OUTPUTS	
MAX INPUT VOLTAGE AT VOC/MIN	60	[V]	60	MAX OUTPUT VOLTAGE
MAX SHORT CIRCUIT CURRENT Isc	14.5	[A]	15	MAX OUTPUT CURRENT
		[A]	15	ACTUAL STRING OUTPUT CURRENT
RATED INPUT DC POWER	440	[W/V]	400	ACTUAL STRING OUTPUT VOLTAGE
NOTE 1 : OPTIMIZERS TO BE GROUNDED USING 1/4" HEX HEAD BOLT, WASHER, NUT, FOR TOP RAIL MOUNT. SUPPLIED SST STAR WASHER.				

PV MODULE #1 SPECIFICATIONS			
MAKE AND MODEL		JA SOLAR JAM54S31-405/MR	TEMP ADJUSTED VALUES
MAX POWER-POINT CURRENT (I_{MP})	[A]	12.98	
MAX POWER-POINT VOLTAGE (V_{MP})	[V]	31.21	30.6
OPEN CIRCUIT VOLTAGE (V_{OC})	[V]	37.23	36.2
SHORT CIRCUIT CURRENT (I_{SC})	[A]	13.87	
MAX SERIES FUSE (OCPD)	[A]	25	
MAX POWER (P_{MAX})	[W]	405	
MAX VOLTAGE (V_{OC})	[V]	1000	

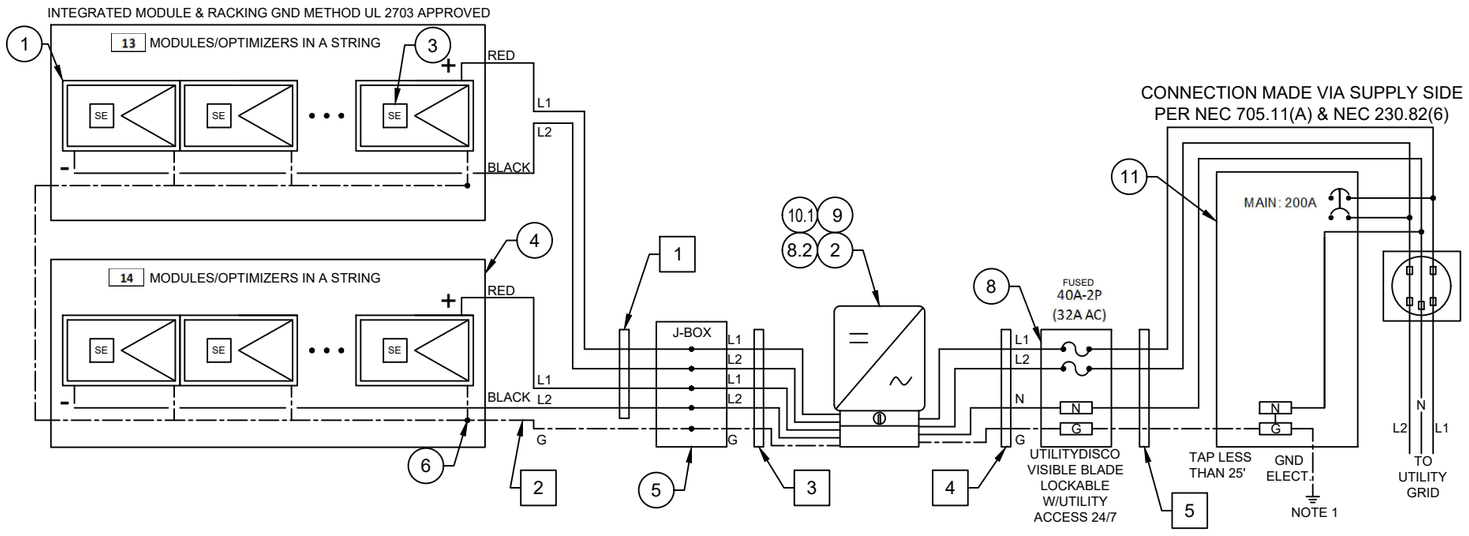
INVERTER SPECIFICATIONS		
MANUFACTURER AND MODEL		SOLAR EDGE SE7600H - USSN
MAX DC INPUT VOLTAGE	[V]	480
MAX OUTPUT POWER	[W]	7600
NOMINAL DC INTPUT VOLTAGE	[V]	400
NOMINAL AC OUTPUT VOLTAGE	[V]	240
MAX CONTINUOUS OUTPUT CURRENT	[A]	32
OVERCURRENT PROTECTION DEVICE RATING	[A]	40
MAX DC INPUT CURRENT *	[A]	40

* DC CURRENT LIMITED BY INVERTER AT DC DISCONNECT.
NOTE: SOLAR EDGE INVERTERS & OPTMIZERS WITH INTEGRATED GROUND MEET THE REQUIREMENTS FOR UNGROUNDED PV POWER SYSTEMS IN SECTIONS 690.41 & 690.42 OF THE 2008, 2011, 2014, 2017, 2020 AND 2023 NEC. THEREFORE GROUND FAULT REQ. OF 690.35 ARE MET AND SIZING OF EQUIPMENT GROUND PER 690.41 & 250.122 ARE SATISFIED.

EXISTING MAIN SERVICE PANEL		
MANUFACTURER:	EXISTING	
PANEL MODEL NUMBER:		0
VOLTAGE:	240v	[V]
PHASES:	1	Ø
BOX/BUSS RATING:	200	[A]
MAIN BREAKER:	200	[A]
MINIMUM PV SYSTEM BREAKER SIZE	N/A	[A]
#OF SPARE BREAKER!		2

CALCS:	BUS	MAX	
			NEC 705.11(A)

NOTE 1: IF THE EXISTING MAIN SERVICE PANEL DOES NOT HAVE VERIFIABLE GROUNDING ELECTRODE, IT IS THE PV CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
NOTE 2: ENSURE G.E.C. INSTALLED AS PER 690.47 & 250.64.
NOTE 3: ALL NEW EQUIPMENT INSTALLED SHALL BE RATED TO MATCH THE EXISTING EQUIPMENTS AVAILABLE FAULT CURRENT 110.9



STRING CALCULATIONS				
1 CIRCUIT WITH 14 - SOLAREDGE S440 OPTIMIZERS IN SERIES				
5670W	/	400V	ACTUAL STRING CURRENT	14.18A
400V	/	14	ACTUAL VOLTAGE PER OPTIMIZER	28.6V
1	X	400V	MAX SYSTEM VOLTAGE	400V
1	X	15A	MAX SYSTEM CURRENT	15A
14	X	405W	<---ACTUAL | MAX POWER DC--->	5670W

STRING CALCULATIONS				
1 CIRCUIT WITH 13 - SOLAREDGE S440 OPTIMIZERS IN SERIES				
5265W	/	400V	ACTUAL STRING CURRENT	13.16A
400V	/	13	ACTUAL VOLTAGE PER OPTIMIZER	30.8V
1	X	400V	MAX SYSTEM VOLTAGE	400V
1	X	15A	MAX SYSTEM CURRENT	15A
13	X	405W	<---ACTUAL | MAX POWER DC--->	5265W

EQUIPMENT SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	PART NUMBER	NOTES
1	SOLAR PV MODULE #1	JA SOLAR JAM54S31-405/MR	JA SOLAR JAM54S31-405/MR	QUANTITY 27
2	INVERTER #1	SOLAR EDGE SE7600H - USSN	SOLAR EDGE SE7600H - USSN	QUANTITY 1
3	OPTIMIZERS	SOLAREDGE S440	SOLAREDGE S440	27
4	RACKING	ECOFASTEN	ROCKIT SMART SLIDE	SEE RACKING SPECIFICATIONS
5	J-BOX			NEMA 3R
6	GROUNDING	ECOFASTEN	ROCKIT SMART SLIDE	MODULE TO RAIL/RAIL TO J-BOX
8	AC (UTILITY) DISCONNECT	SQUARE D OR EQUAL	D222NRB,240V,60A,2P,3R (FUSIBLE)	NEMA 3R
8.2	INTERGRATED DC DISCONNECT	SOLAR EDGE		INTEGRAL TO INVERTER
9	RAPID SHUTDOWN	SOLAR EDGE		INTEGRAL TO INVERTER
10.1	INTERGRATED REVENUE METER	SOLAR EDGE		INTEGRAL TO INVERTER
11	EXISTING MAIN SERVICE PANEL	EXISTING		

CONDUIT AND CONDUCTOR SCHEDULE					
TAG	CONDUCTOR TYPE	CONDUCTOR SIZE (AWG)	# OF CONDUCTORS	CONDUIT TYPE	CONDUIT SIZE
1	PV WIRE	#10	4	IN FREE AIR	
2	EGC/GEC	#6	1	IN FREE AIR	SOLID BARE
3	THWN-2	#10 & #6	4 & (1)G	EMT	3/4"
4	THWN	#8 & #10	3 & (1)G	EMT	3/4"
5	THWN	#6 & #8	3 & (1)G	EMT	3/4"

CONDUCTOR CALCULATIONS:	AMBIENT TEMPERATURE CORRECTION FACTOR = 0.94			
3) 690.8(A)(1)(c): 15A 690.8(B)(2): 15A / 0.94 / .8 = 19.95A T310.15(C)(1): THWN-2 #10 AWG = 40a * .8 = 32A > 240.4(D)(7): 30A > 19.95A		**4)** 690.8(B)(1): 32A x 1.25 = 40A T310.16 THWN: #8AWG = 50a > 40A T310.15(B)(1): 40A / 0.94 = 42.55A < #8AWG = 50a		1. ALL CONDUCTORS ARE DESIGNED FOR LESS THAN 2% VOLTAGE DROP. 2. ALL EXTERIOR CONDUITS SHALL HAVE WATERPROOF FITTINGS. 3. ALL CONDUCTORS ARE COPPER

BRIGHT PLANET SOLAR
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888-997-4469

SIGNATURE:

CONTRACTOR LICENSE:

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SYSTEM SIZE	10.935kW/DC 7.6kW/AC		---		
DATE:	11/21/2025 3:41:56 PM		---		
DESIGNER:	CARTER CROSS		---		

ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

RISER DIAGRAM

PV3

NOTE: PLAQUES SHALL BE ATTACHED TO THE SERVICE EQUIPMENT WITH NON CORROSIVE, POP-RIVETS, SCREWS, OR APPROVED ADHESIVE.

1 LOCATION: MAIN SERVICE PANEL & AC DISCONNECT

⚠ WARNING

ELECTRIC SHOCK HAZARD

DO NOT TOUCH TERMINALS TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

PHOTOVOLTAIC MODULES PRODUCE DC VOLTAGE WHENEVER THEY ARE EXPOSED TO SUNLIGHT

2 LOCATION: MAIN SERVICE PANEL PV BACK-FED BREAKER

⚠ WARNING

INVERTER OUTPUT CONNECTION

DO NOT RELOCATE THIS OVERCURRENT DEVICE

3 LOCATION: MAIN SERVICE PANEL PV BACK-FED BREAKER

⚠ WARNING

DUAL POWER SUPPLY

SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

4 LOCATION: UTILITY METER

⚠ WARNING

THIS SERVICE METER IS ALSO SERVED BY A PHOTOVOLTAIC SYSTEM

5 LOCATION: PV SUB PANEL (IF USED)

⚠ WARNING

PHOTOVOLTAIC SYSTEM COMBINER PANEL

DO NOT ADD LOADS

6 CONDUIT, RACEWAYS & ENCLOSURES

WARNING: PHOTOVOLTAIC POWER SOURCE

7 LOCATION: DC DISCONNECT/INVERTER #1

PHOTOVOLTAIC SYSTEM DC DISCONNECT	
MAXIMUM CIRCUIT CURRENT	40 A
MAXIMUM SYSTEM VOLTAGE	480 V
MAXIMUM RATED OUTPUT CURRENT OF THE CHARGE CONTROLLER OR DC-to-DC CONVERTER	15 A

8 LOCATION: MAIN SERVICE PANEL

PV SYSTEM POINT OF CONNECTION

SOLAR PV SYSTEM AC POINT OF CONNECTION

MAX AC OUTPUT CURRENT	32 A
MAX NOMINAL AC VOLTAGE	240 V

THIS PANEL FED BY MULTIPLE SOURCES (UTILITY AND SOLAR)

9 LOCATION: MAIN SERVICE PANEL

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

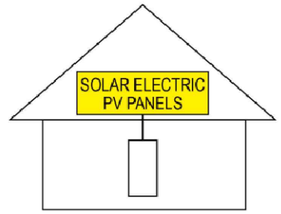
10 LOCATION: INVERTER

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

11 LOCATION: MAIN PANEL

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



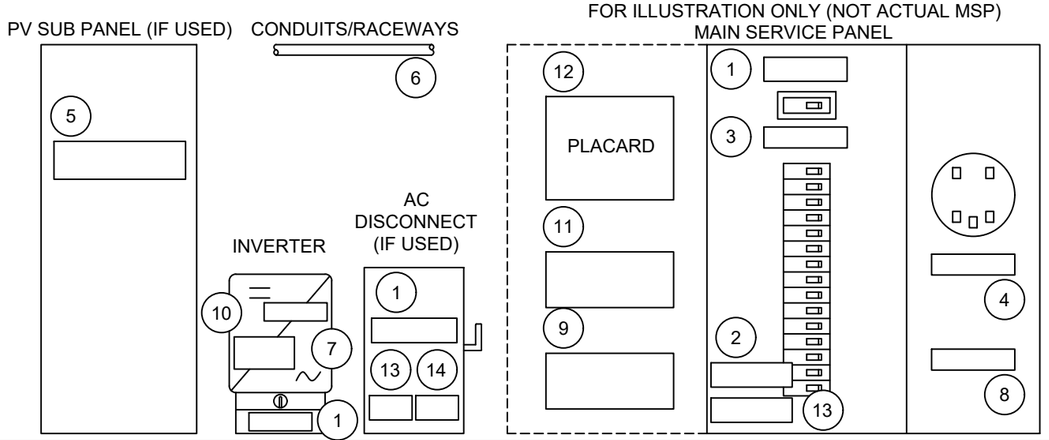
13 LOCATION: MAIN SERVICE PANEL / AC DISCONNECT

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

14 LOCATION: AC DISCONNECT

PHOTOVOLTAIC AC DISCONNECT

2 LOCATION: MAIN SERVICE PANEL PV BACK-FED BREAKER (IF USED)



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DESIGNER:	CARTER CROSS		---	

ANGEL BLAS
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SPRINGFIELD, MA 01109

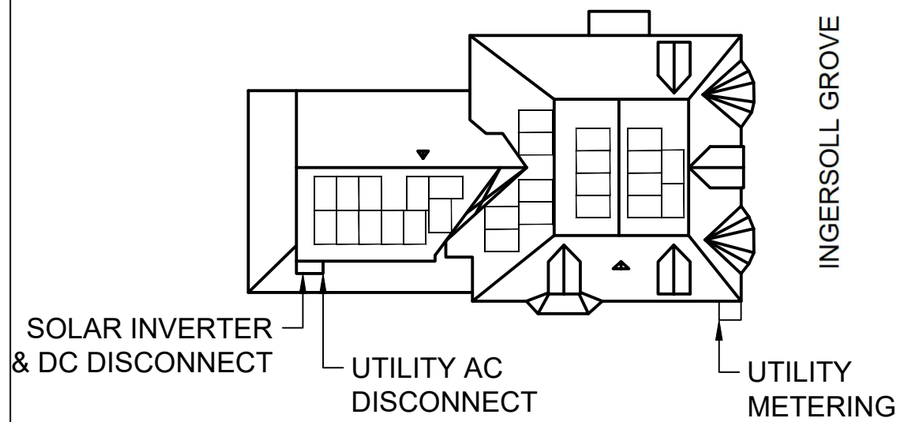
EQUIPMENT LABELS

PV4

12 PLACARD

CAUTION:

MULTIPLE SOURCES OF POWER



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DESIGNER:	CARTER CROSS		---	

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SPRINGFIELD, MA 01109

PLACARD

PV4.1

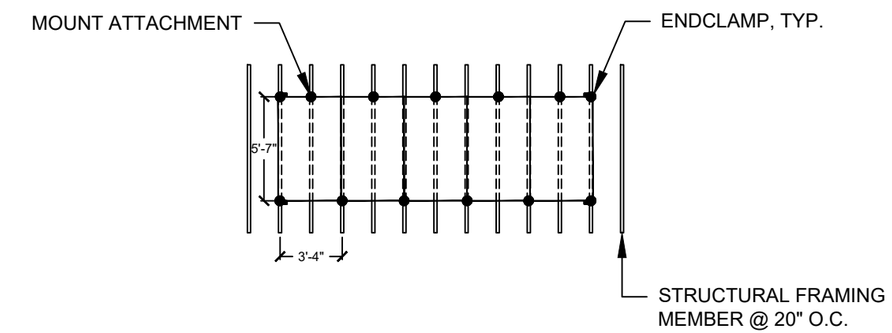
● = MOUNT ATTACHMENT LOCATION
MAXIMUM OVERHANG (CANTILEVER) IS 16 IN.
MAXIMUM SPACING OF ANCHORS (FOOTINGS) IS 40 IN. O.C.
FIELD VERIFY EXACT LOCATION OF STRUCTURE MEMBERS.

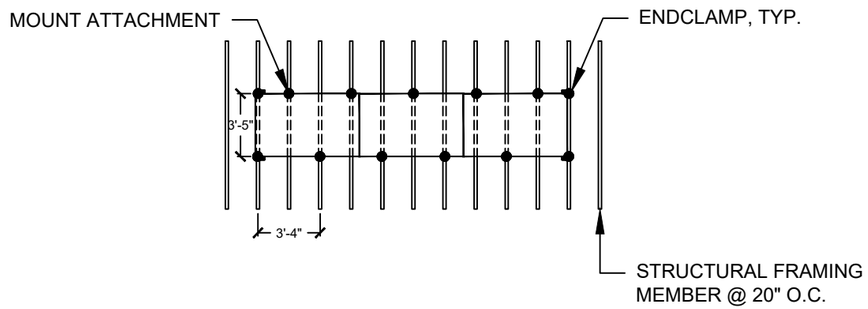
ROOF A:
PHOTOVOLTAIC DEAD LOAD STATEMENT
TOTAL AREA OF ARRAY = 125.88 SQ. FT.
ARRAY GROSS WEIGHT = 284.34 LBS
DEAD LOAD RATING = 2.8 LBS/SQ.FT.
EXISTING STRUCTURAL FRAMING = 2x6 @ 20 IN. O.C.

ROOF B:
PHOTOVOLTAIC DEAD LOAD STATEMENT
TOTAL AREA OF ARRAY = 125.88 SQ. FT.
ARRAY GROSS WEIGHT = 284.34 LBS
DEAD LOAD RATING = 2.8 LBS/SQ.FT.
EXISTING STRUCTURAL FRAMING = 2x6 @ 20 IN. O.C.

ROOF C:
PHOTOVOLTAIC DEAD LOAD STATEMENT
TOTAL AREA OF ARRAY = 83.92 SQ. FT.
ARRAY GROSS WEIGHT = 189.56 LBS
DEAD LOAD RATING = 2.8 LBS/SQ.FT.
EXISTING STRUCTURAL FRAMING = 2x6 @ 20 IN. O.C.

ROOF D:
PHOTOVOLTAIC DEAD LOAD STATEMENT
TOTAL AREA OF ARRAY = 230.78 SQ. FT.
ARRAY GROSS WEIGHT = 521.29 LBS
DEAD LOAD RATING = 2.8 LBS/SQ.FT.
EXISTING STRUCTURAL FRAMING = 2x6 @ 20 IN. O.C.





VECTOR ENGINEERS
651 W. GALENA PARK BLVD. STE. 101 DRAPER, UTAH 84020
PHONE (801) 990-1775 WWW.VECTORSE.COM

COMMONWEALTH OF MASSACHUSETTS
WELLS L. HOLMES
STRUCTURAL
No. 54240
REGISTERED PROFESSIONAL ENGINEER

09/22/2025

VSE Project Number: U1932.8356.251

Vector Structural Engineering has reviewed the existing structure with loading from the solar array and screw connections to the existing framing. The design of the racking system, racking connections, and all other structural is by others. Mechanical, architectural, and all other nonstructural aspects of the design are by others. Electrical is by others, unless stamped by Dean Levorsen.

BrightPlanetSolar
BRIGHT PLANET SOLAR
103A MILLBURY ST,
AUBURN MA 01501
888-997-4469

SIGNATURE:

CONTRACTOR LICENSE:

DATE:

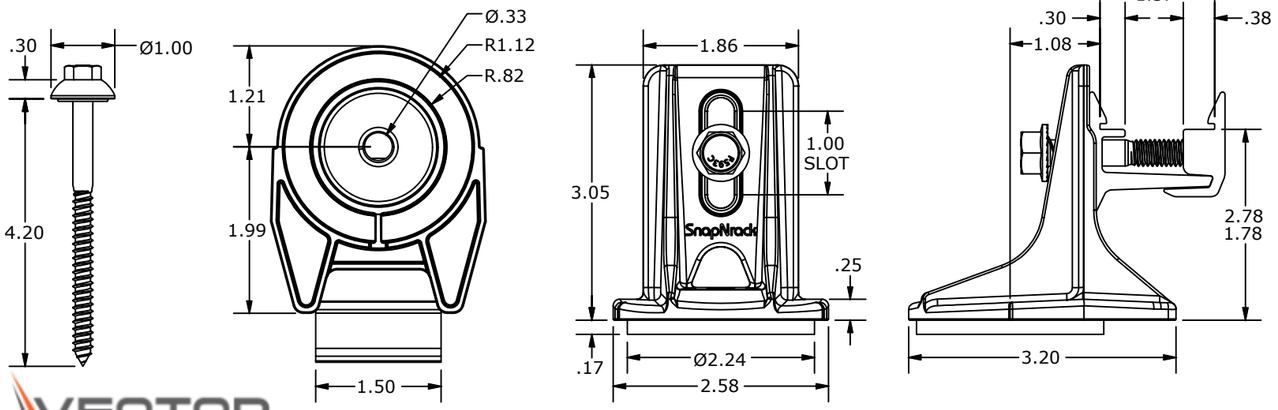
PROJECT #	BPS488494	REV	DATE	DESCRIPTION
SYSTEM SIZE	10.935kW/DC 7.6kW/AC		---	
DATE:	11/21/2025 3:42:10 PM		---	
DESIGNER:	CARTER CROSS		---	

ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

ATTACHMENT PLAN

PV5

ALL DIMENSIONS IN INCHES



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09/22/2025

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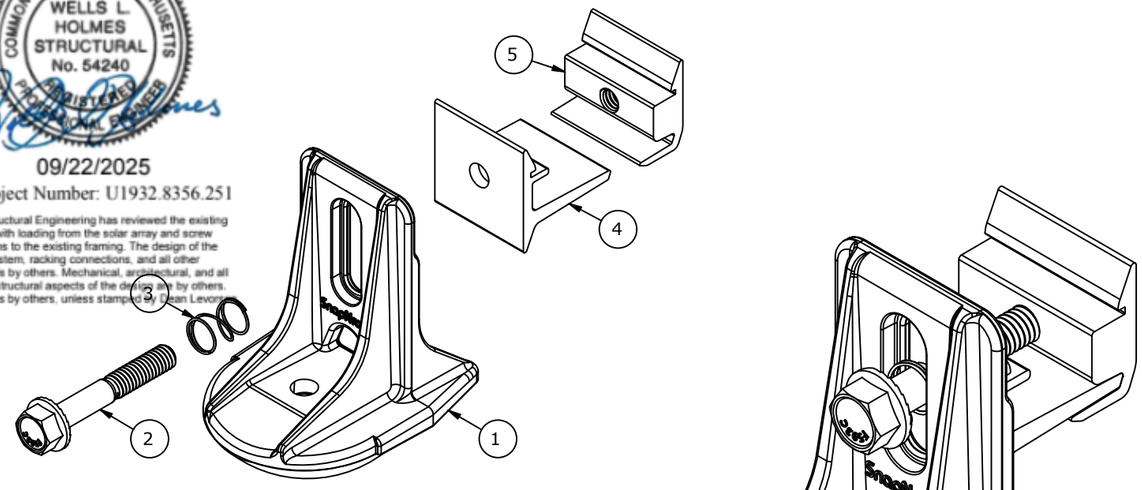
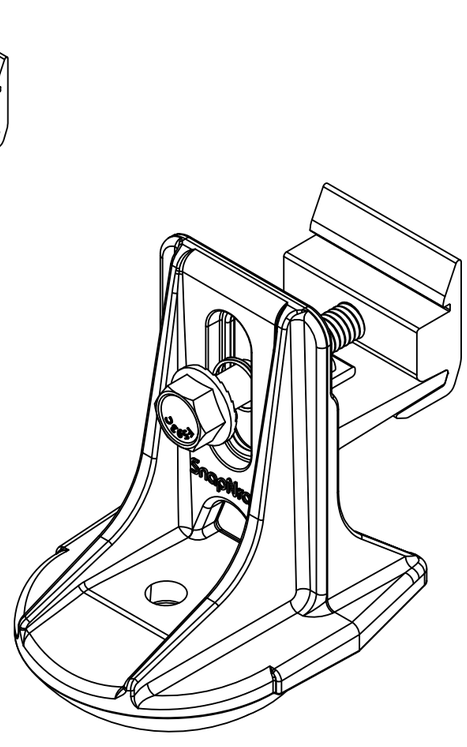
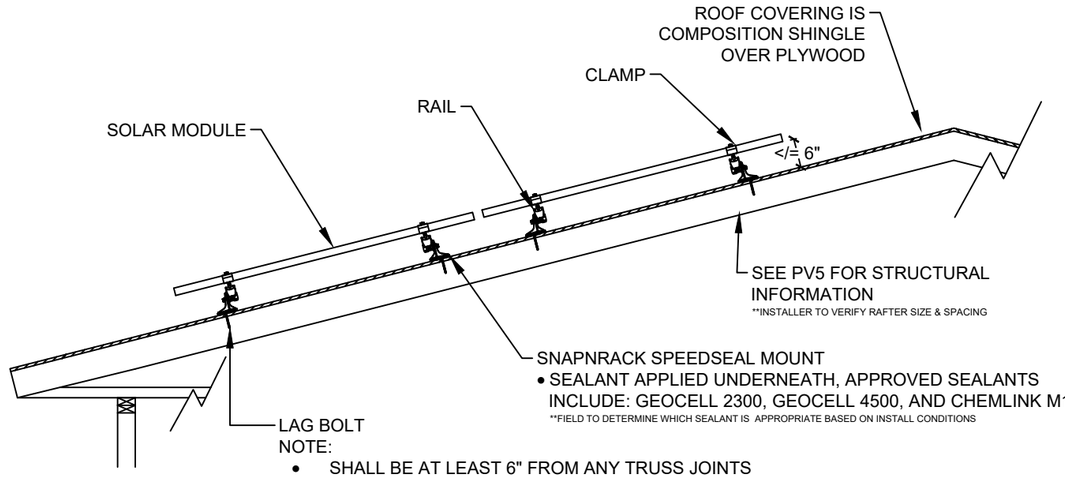




PARTS LIST		
ITEM	QTY	DESCRIPTION
1	1	SNAPNRACK, SPEEDSEAL FOOT, BASE, SEALING, SILVER / BLACK
2	1	BOLT, FLANGE, SERRATED, 5/16IN-18 X 2IN, SS
3	1	SNAPNRACK, RL UNIVERSAL, MOUNT SPRING, SS
4	1	SNAPNRACK, ULTRA RAIL MOUNT THRU PRC, CLEAR / BLACK
5	1	SNAPNRACK, ULTRA RAIL MOUNT TAPPED PRC, CLEAR / BLACK

SNAPNRACK ROOF MOUNT SYSTEM

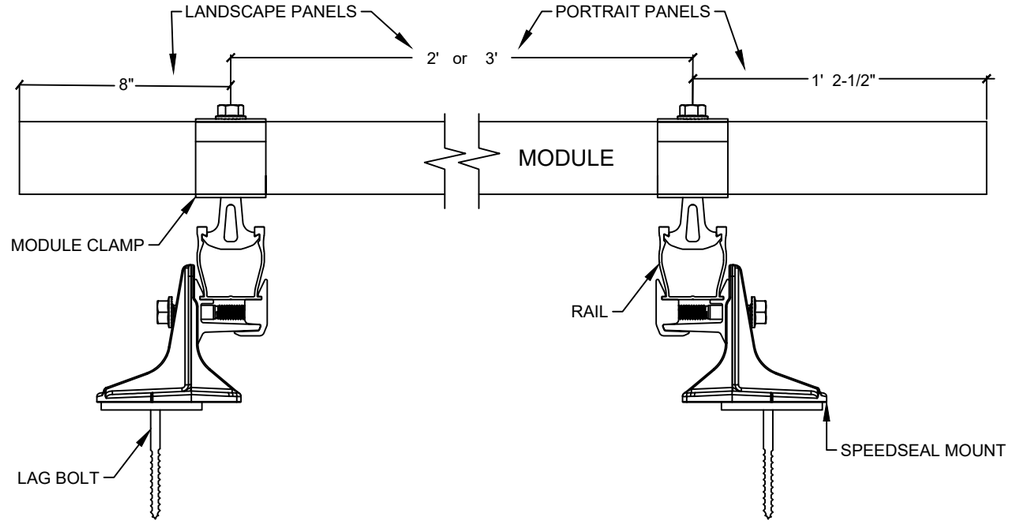
SNOW/CRITTER GUARD TO BE INSTALLED, IF REQUIRED



NOTE:

- SHALL BE AT LEAST 6" FROM ANY TRUSS JOINTS
- $\frac{5}{16}$" DIAMETER
- MINIMUM EMBEDMENT OF 2.5" INTO STRUCTURAL MEMBER

OPTIMAL SPACING FROM EDGE AND IN BETWEEN CLAMPS



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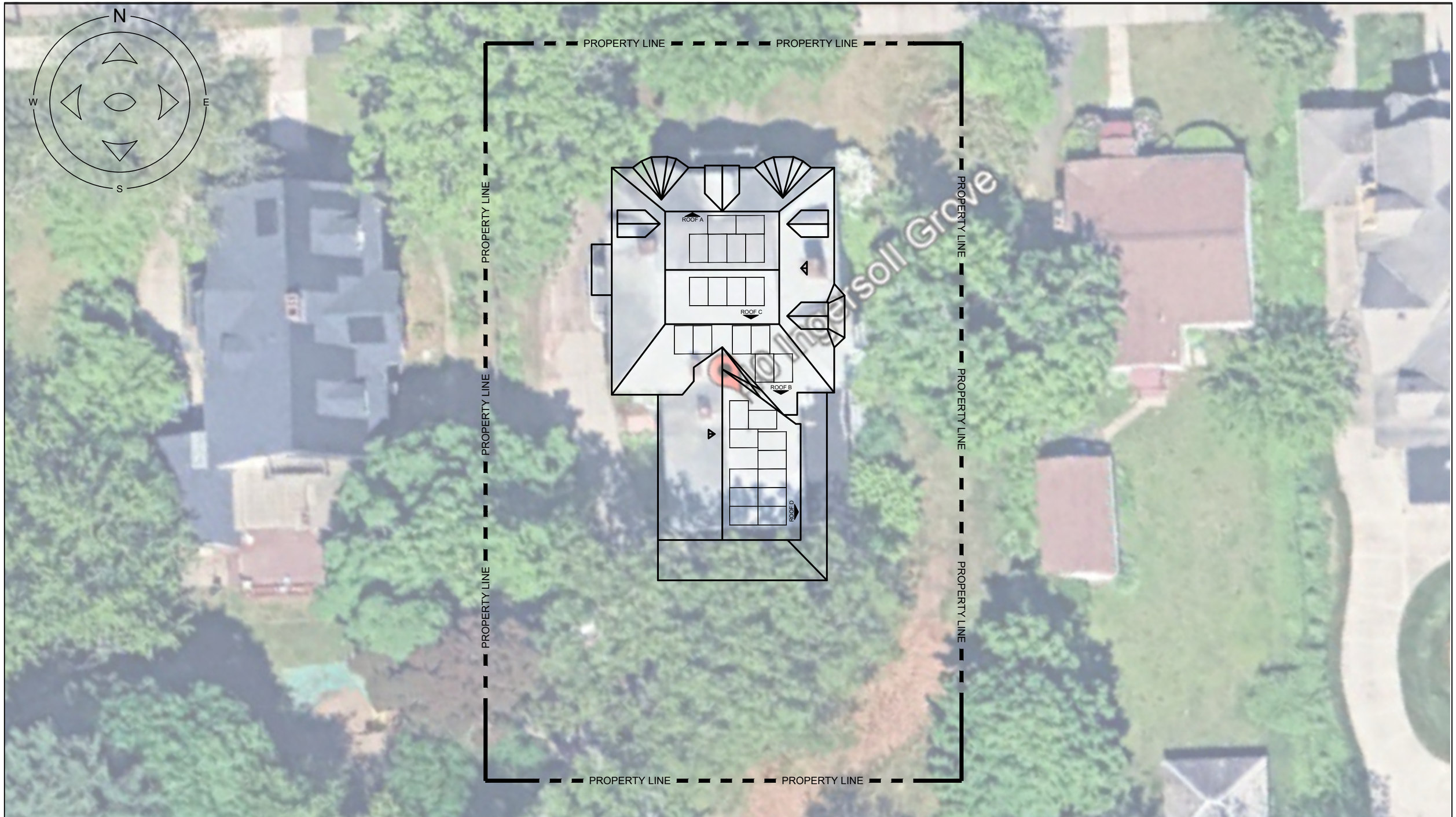
DESIGNER:	CARTER CROSS			---	

ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

STRUCTURAL COMPONENTS

PV6



BRIGHT PLANET SOLAR 103A MILLBURY ST, AUBURN MA 01501 888-997-4469	SIGNATURE: CONTRACTOR LICENSE: DATE:	PROJECT #	BPS488494	REV	DATE	DESCRIPTION
		SYSTEM SIZE	10.935kW/DC 7.6kW/AC		---	
		DATE:	11/21/2025 3:42:15 PM		---	
		DESIGNER:	CARTER CROSS		---	

ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

PROPERTY LINES

PV7

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45

MAPPING INSTRUCTIONS:

1. REMOVE THE 'SQUARE' OPTIMIZER STICKER AND PLACE NEATLY ON THE APPROPRIATE NUMBERED SPACE.

2. WRITE THE CORRESPONDING NUMBER ON THE APPROPRIATE MODULE WITHIN THE ARRAY.

AZIMUTH AND TILT ANGLE

	ROOF					
	ROOF A:	ROOF B:	ROOF C:	ROOF D:	ROOF E:	ROOF F:
AZIMUTH	37°	217°	217°	128°		
TILT ANGLE	7/12	9/12	7/12	8/12		
MODULE COUNT	6	6	4	11		
SOLAR ACCESS						
TSRF: AVEREAGE						

INVERTERS	SOLAR EDGE SE7600H - USSN	1			
MOI'S	SOLAREDGE S440	27			
	MODULE#1:	COUNT:	MODULE#2:	COUNT:	TOTAL COUNT:
	JA SOLAR JAM54S31-405/MR	27			27

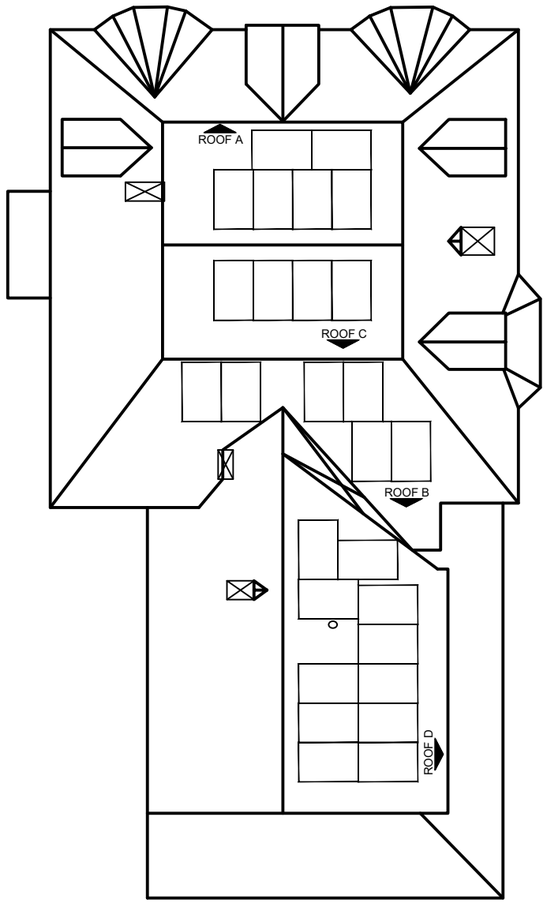
INVERTER(S) SERIAL NUMBERS

_____

_____

_____

- DO NOT MAKE ANY TIE IN CHANGES UNLESS APPROVED AND DOCUMENTED BY BPS DESIGN TEAM
- MAXIMUM WATTAGE ALLOWED IN CIRCUIT/STRING IS 6000W FOR SOLAREDGE INVERTERS 7600-11400
- MAXIMUM WATTAGE ALLOWED IN CIRCUIT/STRING IS 5700W FOR SOLAREDGE INVERTERS 3000-6000
- MINIMUM OPTIMIZERS IN CIRCUIT/STRING = 8 (6 WITH P405/P505)



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PROJECT #	BPS488494	REV	DATE	DESCRIPTION
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DATE:	11/21/2025 3:42:16 PM		---	
DESIGNER:	CARTER CROSS		---	

ANGEL BLAS
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SPRINGFIELD, MA 01109

OPTIMIZER TRACKING

PV8

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DATE:	11/21/2025 3:42:17 PM		---	
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ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

LEGEND / LEYENDA

EXCLUSION ZONE/ ZONA RESTRINGIDA

XXXXXXXXXXXXX

ELECTRICAL ZONE/ ZONA ELECTRICA

L — LADDER/ ESCALERA

A — ANCHOR/ ANCLAJE

ANCHOR WORK ANGLES/ ANCLAJE TRABAJADO EN ANGULOS

V — VEHICLES/ VEHICULOS

H# — HAZARD NUMBER & EXPLAIN/ RIESGOS NUMERADOS Y EXPLICADOS

TREE / ARBOL

E — HOME ENTRANCES/ ENTRADA DE LA CASA

JOB HAZARD ANALYSIS / ANALISIS DE RIESGOS LABORALES

SITE NOTES (INCLUDE ANY HAZARD, NUMBERED AND EXPLAINED):
NOTAS DEL LUGAR (INCLUYE CUALQUIER RIESGO, NUMERADO Y EXPLICADO):

CLOSEST URGENT CARE / MEDICAL FACILITY:
SALA DE EMERGENCIA / HOSPITAL MAS CERCANO:

PUBLIC PROTECTION / PROTECION PUBLICA:
- ☐ EXCLUSION ZONES / ZONA RESTRINGIDA
- ☐ MARKED ENTRYWAYS / ENTRADA MARCADA

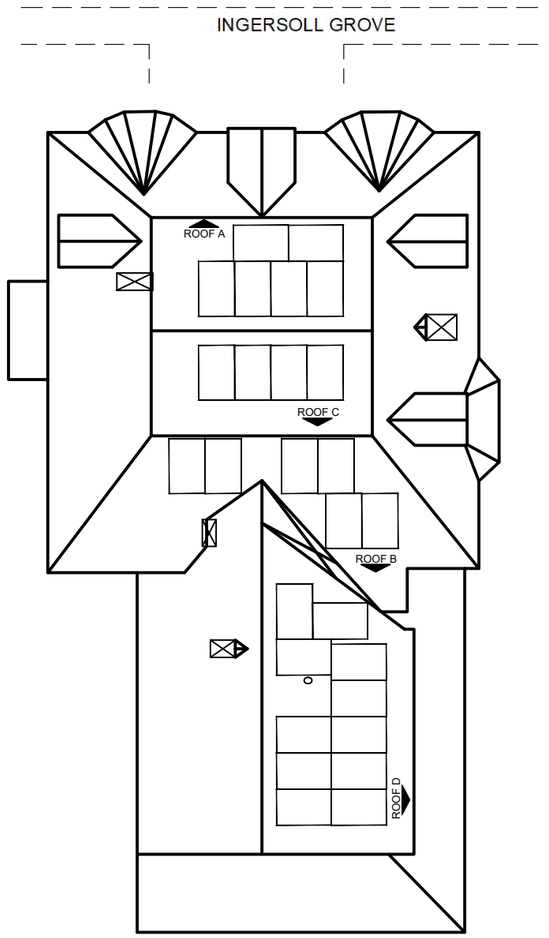
FALL PROTECTION / PROTECCION DE CAIDAS:
- ☐ ANCHORS / ANCLAJE
- ☐ ROPES / CARABINERS & ROPE GRAB / SOGAS CARABINERO Y AGARRE DE SOGA
- ☐ HARNESS / ARNES
- ☐ LANYARDS / SOGA

PPE / EPP:
- ☐ SAFETY GLASSES / GAFAS DE SEGURIDAD GLOVES/GUANTES
- ☐ HARD HATS/CASCO DE SEGURIDAD
- ☐ ARC FLASH SUIT / HOT GLOVES / TRAJE AISLANTE/GUANTES PARA ELECTRICIDAD
- ☐ FIRST AID KIT / KIT DE PRIMEROS AUXILIOS
- ☐ COVID-19 PPE ON SITE / EPP POR COVID EN EL LUGAR
- ☐ CREW ADHERING TO BPS COVID-19 PLAN / AJUSTE EN EL GRUPO AL PLAN POR COVID-19 DE BPS

DATE / FECHA:

CREW LEAD / LIDER DE GRUPO:

CREW MEMBERS / MIEMBROS DEL GRUPO:



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DATE:	11/21/2025 3:42:19 PM		---	
DESIGNER:	CARTER CROSS		---	

ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

JOB HAZARD ANALYSIS

PV9

BOM SHEET

ITEM	DESCRIPTION	MANUFACTURER	PART NUMBER	QUANTITY NEEDED	EQUIPMENT BREAKER	PARTS PULLED	PARTS RECEIVED
1	SOLAR PV MODULE #1	JA SOLAR JAM54S31-405/MR	JA SOLAR JAM54S31-405/MR	27			
2	INVERTER #1	SOLAR EDGE SE7600H -	SOLAR EDGE SE7600H -	1	INVERTER #1: 40A-2P		
3	OPTIMIZERS	SOLAREDGE S440	SOLAREDGE S440	27			
4	RACKING	ECOFASTEN	ROCKIT SMART SLIDE	SEE RACKING / HARDWARE INFORMATION BELOW			
5	J-BOX	SELECTED BY FIELD	SELECTED BY FIELD	PULL AS REQUIRED			
6	GROUNDING	INTEGRATED WITH RACKING		INTEGRATED. SEE RACKING / HARDWARE INFORMATION BELOW			
8	AC (UTILITY) DISCONNECT	SQUARE D OR EQUAL	D222NRB,240V,60A,2P,3R (FUSIBLE)	1			
8.2	INTEGRATED DC DISCONNECT	SOLAR EDGE		INTEGRATED TO THE INVERTER			
9	RAPID SHUTDOWN	SOLAR EDGE		INTEGRATED TO THE INVERTER			
10.1	INTEGRATED REVENUE METER	SOLAR EDGE		INTEGRATED TO THE INVERTER			
11	EXISTING MAIN SERVICE PANEL	EXISTING		N/A EXISTING	MAIN BREAKER :200A PV TIE IN: 40A-2P		
14							
ADD'L PARTS:							
ADD'L PARTS:							
ADD'L PARTS:							
ADD'L PARTS:							

RACKING / MOUNTING HARDWARE
ROOFING TYPE: COMPOSITION SHINGLES

	STANDOFF (L FEET/HOOKS/SLIDER & MOUNT)	ROCKIT SMART SLIDE		68			
	FLASHING	ROCKIT SMART SLIDE		68			
	LAG BOLT	ROCKIT SMART SLIDE		68/136			
	GROUND LUGS	ROCKIT SMART SLIDE		7			
	RAIL	ROCKIT SMART SLIDE		22			
	SPLICES OR SKIRTS	ROCKIT SMART SLIDE		22			
	OPTIMIZER MOUNT	ROCKIT SMART SLIDE		27			
	MID CLAMPS	ROCKIT SMART SLIDE		54			
	END CLAMPS OR RL LINK	ROCKIT SMART SLIDE		27			
	ADDITIONAL KITS REQUIRED	ROCKIT SMART SLIDE					

NOTES

PICKED BY: _____ RECEIVED BY: _____

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PROJECT #	BPS488494	REV	DATE	DESCRIPTION
SYSTEM SIZE	10.935kW/DC 7.6kW/AC		---	
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ANGEL BLAS
40 INGERSOLL GROVE
SPRINGFIELD, MA 01109

BOM SHEET

PV10

VSE Project Number: U1932.8356.251

September 22, 2025

Bright Planet Solar
ATTENTION: Mikey Heinz
103A Millbury St.
Auburn, MA 01501

REFERENCE: Blas, Angel Residence: 40 Ingersoll Grove, Springfield, MA 01109
Bright Planet Solar Project: BPS488494
Solar Array Installation

To Whom It May Concern:

We have reviewed the existing structure at the above referenced site. The purpose of our review was to determine the adequacy of the existing structure to support the proposed installation of solar panels on the roof as shown on the panel layout plan.

Based upon our review, we conclude the existing structure is adequate to support the proposed solar panel installation.

Design Parameters

Code: Massachusetts State Residential Code (780 CMR Chapter 51, 10th Edition (2021 IRC))
Risk Category: II
Design wind speed, Vult: 115 mph (3-sec gust)
Wind exposure category: C
Ground snow load, Pg: 35 psf
Flat roof snow load, Pf: 35 psf

Existing Roof Structure

Roof structure: 2x6 rafters @ 20" o.c.
Roofing material: asphalt (composite) shingles
Roofs A & C: roof pitch of 7:12
Roofs B: roof pitch of 9:12
Roof D: roof pitch of 8:12

Connection to Roof

Mounting connection: (1) 5/16" lag screw w/ min. 2.5" threaded embedment into framing at max. 40" o.c. (portrait or landscape) along rails
- Install (2) rails per row of panels, evenly spaced from panel center
- Maximum panel dimension: 68x45 in
- Rail cantilever shall not exceed the lesser of 50% of the connection spacing or max cantilever allowed by manufacturer
- Connections shall be staggered so as not to overload any existing structural member

VSE Project Number: U1932.8356.251
Blas, Angel Residence
9/22/2025

Conclusions

Based upon our review, we conclude the existing structure is adequate to support the proposed solar panel installation. See attached calculations.

The solar array will be flush-mounted (no more than 10" above the roof surface) and parallel to the roof surface. Thus, we conclude that any additional wind loading on the structure related to the addition of the proposed solar array is negligible. The attached calculations verify the capacity of the connections of the solar array to the existing roof against wind (uplift), the governing load case. Increases in lateral forces less than 10% are considered acceptable. Thus the existing lateral force resisting system is permitted to remain unaltered.

Limitations

Installation of the solar panels must be performed in accordance with manufacturer recommendations. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. The contractor must notify Vector Structural Engineering, LLC should any damage, deterioration or discrepancies between the as-built condition of the structure and the condition described in this letter be found. The use of solar panel support span tables provided by others is allowed only where the building type, site conditions, site-specific design parameters, and solar panel configuration match the description of the span tables. The design of the solar panels, solar racking (mounts, rails, etc.) and electrical engineering is the responsibility of others. Waterproofing around the roof penetrations is the responsibility of others. Vector Structural Engineering assumes no responsibility for improper installation of the solar array. Vector Structural Engineering shall be notified of any changes from the approved layout prior to installation.

VECTOR STRUCTURAL ENGINEERING, LLC

COMMONWEALTH OF MASSACHUSETTS
WELLS L. HOLMES
STRUCTURAL
No. 54240
REGISTERED PROFESSIONAL ENGINEER

09/22/2025

Wells Holmes, S.E.
MA License: 54240 - Expires: 06/30/2026
Project Engineer

Enclosures

WLH/shs

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251

SUBJECT: WIND PRESSURE

Calculations per ASCE 7-16

Calculate Velocity Pressures *(Chapter 26)*

$q_h = 0.00256 K_h K_{zt} K_e K_d V^2$ *(Eq. 26.10-1)*

Roof Plane	Risk Cat.	Wind Speed, V_{ult} [mph]	Wind Exp. Cat.	Roof Height, h [ft]	z_g [ft]	α	K_h	K_{zt}	K_e	K_d	q_h [psf]	Racking Type
Roofs A & C	II	115	C	35	900	9.5	1.01	1.00	0.99	0.85	29.0	Railed

Calculate Component and Cladding Pressures *(Chapters 29 and 30)*

'-' pressure descriptions act away from panels (uplift), '+' pressure descriptions act towards panel (downward)

Pressure Description	qh [psf]	C&C Category	GCp	γ_E	γ_a	γ_c	γ_p	Pressure, P (1.0 W) [psf]
Roofs A & C: - Zone 1 (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roofs A & C: - Zone 2e (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roofs A & C: - Zone 2n (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.0	1.5	0.8	1.0	1.0	69.6
Roofs A & C: - Zone 2r (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roofs A & C: - Zone 3e (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.5	1.5	0.8	1.0	1.0	87.6
Roofs A & C: - Zone 3r (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.0	1.5	0.8	1.0	1.0	69.6

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** CONNECTION - Roofs A & C

Calculate Uplift Forces on Connection

	Pressure (0.6 Dead - 0.6 Wind) (psf)	Max Trib. Width[1] (ft)	Max Trib. Area[2] (ft^2)	Max Uplift Force (lbs)
- Zone 1 (P)	35.8	3.3	9.4	338
- Zone 2e (P)	35.8	3.3	9.4	338
- Zone 2n (P)	39.9	3.3	9.4	377
- Zone 2r (P)	35.8	3.3	9.4	338
- Zone 3e (P)	50.8	3.3	9.4	479
- Zone 3r (P)	39.9	3.3	9.4	377

(P) = Portrait orientation relative to rails, (L) = Landscape orientation relative to rails

Calculate Connection Capacity

Lag Screw Size [in]:	5/16	
C_d:	1.6	NDS Table 2.3.2
Embedment[3] [in]:	2.5	
Grade:	SPF (G = 0.42)	
Nominal Capacity [lbs/in]:	205	NDS Table 12.2A
Number of Screws:	1	
Prying Coefficient:	1.4	
Total Capacity [lbs]:	586	

Determine Result

Maximum Demand [lbs]:	479
Lag Screw Capacity [lbs]:	586

Result: **Capacity > Demand, Connection is adequate.**

Notes

1. 'Max Trib. Width' is the width along the rails tributary to the connection.
2. 'Max Trib Area' is the product of the 'Max. Trib Width' and 1/2 the panel width/height perpendicular to the rails. This installation uses (2) rails per row of panels. Length of the panels perpendicular to the rails shall not exceed 68".
3. Embedment is measured from the top of the framing member to the beginning of the tapered tip of the lag screw. Embedment in sheathing or other material is not effective. The length of the tapered tip is not part of the embedment length.

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** GRAVITY LOADS - Roofs A & C

GRAVITY LOADS

Roof Pitch: 7.0 :12

ROOF DEAD LOAD (D)	Design material weight [psf]	Increase due to pitch	Material weight [psf]
Asphalt (Composite) Shingles	2.3	1.16	2.0
1/2" Plywood	1.2	1.16	1.0
Framing*	0.0		0.0
Insulation	0.0		0.0
1/2" Gypsum Clg.	0.0	1.16	0.0
M, E & Misc	2.0		2.0
Total Existing Roof DL	5.5		
PV Array DL	3.5	1.16	3

*Self weight of framing members calculated on beam analysis page

ROOF LIVE LOAD (Lr)

Existing Design Roof Live Load [psf]	20	ASCE 7-16 Table 4.3-1
Roof Live Load With PV Array [psf]	20	

SNOW LOAD (S):	Existing	w/ Solar Array	
Roof Slope [x:12]:	7.0	7.0	
Roof Slope [°]:	30	30	
Ground Snow Load, p_g [psf]	35	35	ASCE 7-16, Section 7.2
Surface Roughness Category:	C	C	ASCE 7-16, Table 7.3-1
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-16, Table 7.3-1
Exposure Factor, C_e:	0.9	0.9	ASCE 7-16, Table 7.3-1
Thermal Factor, C_t:	1.1	1.1	ASCE 7-16, Table 7.3-2
Risk Category:	II	II	ASCE 7-16, Table 1.5-1
Importance Factor, I_s:	1.0	1.0	ASCE 7-16, Table 1.5-2
Flat Roof Snow Load, p_f [psf]:	35	35	ASCE 7-16, Equation 7.3-1
Minimum Roof Snow Load, p_m [psf]:	0	0	ASCE 7-16, Section 7.3.4
Unobstructed Slippery Surface?	No	No	ASCE 7-16, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-16, Section 7.4
Roof Slope Factor, C_s:	1.00	1.00	ASCE 7-16, Figure 7.4-1
Sloped Roof Snow Load, p_s [psf]:	35	35	ASCE 7-16, Equation 7.4-1
Design Snow Load, S [psf]:	**35**	**35**	

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251

SUBJECT: BEAMS - Roofs A & C

DESIGN LOADS:

Load Types:	Snow	Live	Dead
Roof	35	20	5
Solar			3.5

CRITERIA (L/)

	D_{TL}	D_{LL}	D_{DL}
$A_{(BLANK)}$	120	180	

Abbrev	GRADES			F_{bxx} (psi)	F_{vxx} (psi)	E_{xx} (psi)	g (lb/ft^3)
DFL#1	DFL#1			1,000	180	1,700,000	32
DFL#2	DFL#2			900	180	1,600,000	32
DF1 (5X)	DFL#1 5X5 & LARGER			1,350	170	1,600,000	32
SPF#2	SPF#2			875	135	1,400,000	26.2
SP#2	SP#2			1,100	175	1,400,000	34.3
24F-V4	24F-V4			2,400	240	1,800,000	32
24F-V8	24F-V8			2,400	240	1,800,000	40
LVL (1.9)	LVL (1.9X106E)			2,600	285	1,900,000	40
LVL (2.0)	LVL (2.0X106E)			2,200	285	2,000,000	42
LSL	LSL (1.3X106E)			1,700	400	1,300,000	42
STL36	GRADE 36 STEEL			21,600	14,400	29,000,000	490
STL46	GRADE 46 STEEL			27,700	16,500	29,000,000	490
STL50	GRADE 50 STEEL			30,000	20,000	29,000,000	490

Label	Length 'L' (ft)	Roof Trib (ft)	Floor Trib (ft)	Wall Trib (ft)	Add'l Live Load (plf)	Add'l Solar Load (plf)	Point Load From	React (A,B)	Dist 'a' (ft)	Point Live Load 'P_{LL}' (lb)	Point Dead Load 'P_{DL}' (lb)	# PLIES	Grade	Size	"BM/HDR"	D CRITERIA	C_r	C_D	$C_{F,V}$	R_a (lb)	R_b (lb)	M_{max} (ft-lb)	M_{allow} (ft-lb)	V_{max} (lb)	V_{allow} (lb)	D_{TL} (in)	$D_{TLallow}$ (in)	D_{LL} (in)	$D_{LLallow}$ (in)	1.5DL GLB Camb	Check
Rft - Roofs A & C	10.0	1.67				5.8						(1)	SPF#2	2x6			1.15	1.15	1.30	374	374	935	948	340	854	0.578	1.000	0.451	0.667		0.99 M

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251

SUBJECT: WIND PRESSURE

Calculations per ASCE 7-16

Calculate Velocity Pressures *(Chapter 26)*

$q_h = 0.00256 K_h K_{zt} K_e K_d V^2$ *(Eq. 26.10-1)*

Roof Plane	Risk Cat.	Wind Speed, V_{ult} [mph]	Wind Exp. Cat.	Roof Height, h [ft]	z_g [ft]	α	K_h	K_{zt}	K_e	K_d	q_h [psf]	Racking Type
Roof B	II	115	C	35	900	9.5	1.01	1.00	0.99	0.85	29.0	Railed

Calculate Component and Cladding Pressures *(Chapters 29 and 30)*

'-' pressure descriptions act away from panels (uplift), '+' pressure descriptions act towards panel (downward)

Pressure Description	qh [psf]	C&C Category	GCp	γ_E	γ_a	γ_c	γ_p	Pressure, P (1.0 W) [psf]
Roof B: - Zone 1 (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roof B: - Zone 2e (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roof B: - Zone 2n (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.0	1.5	0.8	1.0	1.0	69.6
Roof B: - Zone 2r (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roof B: - Zone 3e (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.5	1.5	0.8	1.0	1.0	87.6
Roof B: - Zone 3r (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.0	1.5	0.8	1.0	1.0	69.6

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** CONNECTION - Roof B

Calculate Uplift Forces on Connection

	Pressure (0.6 Dead - 0.6 Wind) (psf)	Max Trib. Width[1] (ft)	Max Trib. Area[2] (ft^2)	Max Uplift Force (lbs)
- Zone 1 (P)	35.8	3.3	9.4	338
- Zone 2e (P)	35.8	3.3	9.4	338
- Zone 2n (P)	39.9	3.3	9.4	377
- Zone 2r (P)	35.8	3.3	9.4	338
- Zone 3e (P)	50.8	3.3	9.4	479
- Zone 3r (P)	39.9	3.3	9.4	377

(P) = Portrait orientation relative to rails, (L) = Landscape orientation relative to rails

Calculate Connection Capacity

Lag Screw Size [in]:	5/16	
C_d:	1.6	NDS Table 2.3.2
Embedment[3] [in]:	2.5	
Grade:	SPF (G = 0.42)	
Nominal Capacity [lbs/in]:	205	NDS Table 12.2A
Number of Screws:	1	
Prying Coefficient:	1.4	
Total Capacity [lbs]:	586	

Determine Result

Maximum Demand [lbs]:	479
Lag Screw Capacity [lbs]:	586

Result: **Capacity > Demand, Connection is adequate.**

Notes

1. 'Max Trib. Width' is the width along the rails tributary to the connection.
2. 'Max Trib Area' is the product of the 'Max. Trib Width' and 1/2 the panel width/height perpendicular to the rails. This installation uses (2) rails per row of panels. Length of the panels perpendicular to the rails shall not exceed 68".
3. Embedment is measured from the top of the framing member to the beginning of the tapered tip of the lag screw. Embedment in sheathing or other material is not effective. The length of the tapered tip is not part of the embedment length.

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** GRAVITY LOADS - Roof B

GRAVITY LOADS

Roof Pitch: 9.0 :12

ROOF DEAD LOAD (D)	Design material weight [psf]	Increase due to pitch	Material weight [psf]
Asphalt (Composite) Shingles	2.5	1.25	2.0
1/2" Plywood	1.3	1.25	1.0
Framing	3.0		3.0
Insulation	0.0		0.0
1/2" Gypsum Clg.	0.0	1.25	0.0
M, E & Misc	0.0		0.0
Total Existing Roof DL	6.8		
PV Array DL	3.8	1.25	3

ROOF LIVE LOAD (Lr)

Existing Design Roof Live Load [psf]	20	ASCE 7-16 Table 4.3-1
Roof Live Load With PV Array [psf]	20	

SNOW LOAD (S):

	Existing	w/ Solar Array	
Roof Slope [x:12]:	9.0	9.0	
Roof Slope [°]:	37	37	
Ground Snow Load, p_g [psf]	35	35	ASCE 7-16, Section 7.2
Surface Roughness Category:	C	C	ASCE 7-16, Table 7.3-1
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-16, Table 7.3-1
Exposure Factor, C_e:	0.9	0.9	ASCE 7-16, Table 7.3-1
Thermal Factor, C_t:	1.1	1.1	ASCE 7-16, Table 7.3-2
Risk Category:	II	II	ASCE 7-16, Table 1.5-1
Importance Factor, I_s:	1.0	1.0	ASCE 7-16, Table 1.5-2
Flat Roof Snow Load, p_f [psf]:	35	35	ASCE 7-16, Equation 7.3-1
Minimum Roof Snow Load, p_m [psf]:	0	0	ASCE 7-16, Section 7.3.4
Unobstructed Slippery Surface?	No	No	ASCE 7-16, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-16, Section 7.4
Roof Slope Factor, C_s:	1.00	1.00	ASCE 7-16, Figure 7.4-1
Sloped Roof Snow Load, p_s [psf]:	35	35	ASCE 7-16, Equation 7.4-1
Design Snow Load, S [psf]:	**35**	**35**	

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251
SUBJECT: LOAD COMPARISON - Roof B

Summary of Loads

	Existing	With PV Array
D [psf]	7	11
Lr [psf]	20	20
S [psf]	35	35

Maximum Gravity Loads:

	Existing	With PV Array	
(D + Lr) / Cd [psf]	21	24	ASCE 7-16, Section 2.4.1
(D + S) / Cd [psf]	36	40	ASCE 7-16, Section 2.4.1

(Cd = Load Duration Factor = 0.9 for D, 1.15 for S, and 1.25 for Lr)

Maximum Gravity Load [psf]:	36	40

Maximum Member Forces:

GEOMETRY

Span(ft)	14.1	(Approximate)
Solar Panel Array Start, a (ft)	8.2	(Approximate)
Solar Panel Array Length, b (ft)	5.6	(Approximate)
Framing Spacing (ft)	1.7	

MEMBER FORCES

	Shear Capacity	Shear Demand	Ratio	
Vertical Reaction, V_1 (lbs)	743	433	**58%**	**OK**
Vertical Reaction, V_2 (lbs)	743	450	**61%**	**OK**
	Existing	With PV Array	Ratio	
Moment @ Center, M (lbs-ft)	1499	1547	**103%**	**OK**

The gravity loads, and thus the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 805.2 of the 2021 IEBC as amended in 780 CMR Chapter 34 are met and the structure is permitted to remain unaltered.

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251

SUBJECT: WIND PRESSURE

Calculations per ASCE 7-16

Calculate Velocity Pressures *(Chapter 26)*

$q_h = 0.00256 K_h K_{zt} K_e K_d V^2$ *(Eq. 26.10-1)*

Roof Plane	Risk Cat.	Wind Speed, V_{ult} [mph]	Wind Exp. Cat.	Roof Height, h [ft]	z_g [ft]	α	K_h	K_{zt}	K_e	K_d	q_h [psf]	Racking Type
Roof D	II	115	C	35	900	9.5	1.01	1.00	0.99	0.85	29.0	Railed

Calculate Component and Cladding Pressures *(Chapters 29 and 30)*

'-' pressure descriptions act away from panels (uplift), '+' pressure descriptions act towards panel (downward)

Pressure Description	qh [psf]	C&C Category	GCp	γ_E	γ_a	γ_c	γ_p	Pressure, P (1.0 W) [psf]
Roof D: - Zone 1 (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roof D: - Zone 2e (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roof D: - Zone 2n (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.0	1.5	0.8	1.0	1.0	69.6
Roof D: - Zone 2r (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	1.8	1.5	0.8	1.0	1.0	62.6
Roof D: - Zone 3e (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.5	1.5	0.8	1.0	1.0	87.6
Roof D: - Zone 3r (Exposed, Portrait)	29.0	Gable Roofs 27° < θ ≤ 45°	2.0	1.5	0.8	1.0	1.0	69.6

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** CONNECTION - Roof D

Calculate Uplift Forces on Connection

	Pressure (0.6 Dead - 0.6 Wind) (psf)	Max Trib. Width[1] (ft)	Max Trib. Area[2] (ft^2)	Max Uplift Force (lbs)
- Zone 1 (P)	35.8	3.3	9.4	338
- Zone 2e (P)	35.8	3.3	9.4	338
- Zone 2n (P)	39.9	3.3	9.4	377
- Zone 2r (P)	35.8	3.3	9.4	338
- Zone 3e (P)	50.8	3.3	9.4	479
- Zone 3r (P)	39.9	3.3	9.4	377

(P) = Portrait orientation relative to rails, (L) = Landscape orientation relative to rails

Calculate Connection Capacity

Lag Screw Size [in]:	5/16	
C_d:	1.6	NDS Table 2.3.2
Embedment[3] [in]:	2.5	
Grade:	SPF (G = 0.42)	
Nominal Capacity [lbs/in]:	205	NDS Table 12.2A
Number of Screws:	1	
Prying Coefficient:	1.4	
Total Capacity [lbs]:	586	

Determine Result

Maximum Demand [lbs]:	479
Lag Screw Capacity [lbs]:	586

Result: **Capacity > Demand, Connection is adequate.**

Notes

1. 'Max Trib. Width' is the width along the rails tributary to the connection.
2. 'Max Trib Area' is the product of the 'Max. Trib Width' and 1/2 the panel width/height perpendicular to the rails. This installation uses (2) rails per row of panels. Length of the panels perpendicular to the rails shall not exceed 68".
3. Embedment is measured from the top of the framing member to the beginning of the tapered tip of the lag screw. Embedment in sheathing or other material is not effective. The length of the tapered tip is not part of the embedment length.

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** GRAVITY LOADS - Roof D

GRAVITY LOADS

Roof Pitch: 8.0 :12

ROOF DEAD LOAD (D)	Design material weight [psf]	Increase due to pitch	Material weight [psf]
Asphalt (Composite) Shingles	2.4	1.20	2.0
1/2" Plywood	1.2	1.20	1.0
Framing	3.0		3.0
Insulation	0.0		0.0
1/2" Gypsum Clg.	0.0	1.20	0.0
M, E & Misc	0.0		0.0
Total Existing Roof DL	6.6		
PV Array DL	3.6	1.20	3

ROOF LIVE LOAD (Lr)

Existing Design Roof Live Load [psf]	20	ASCE 7-16 Table 4.3-1
Roof Live Load With PV Array [psf]	20	

SNOW LOAD (S):

	Existing	w/ Solar Array	
Roof Slope [x:12]:	8.0	8.0	
Roof Slope [°]:	34	34	
Ground Snow Load, p_g [psf]	35	35	ASCE 7-16, Section 7.2
Surface Roughness Category:	C	C	ASCE 7-16, Table 7.3-1
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-16, Table 7.3-1
Exposure Factor, C_e:	0.9	0.9	ASCE 7-16, Table 7.3-1
Thermal Factor, C_t:	1.1	1.1	ASCE 7-16, Table 7.3-2
Risk Category:	II	II	ASCE 7-16, Table 1.5-1
Importance Factor, I_s:	1.0	1.0	ASCE 7-16, Table 1.5-2
Flat Roof Snow Load, p_f [psf]:	35	35	ASCE 7-16, Equation 7.3-1
Minimum Roof Snow Load, p_m [psf]:	0	0	ASCE 7-16, Section 7.3.4
Unobstructed Slippery Surface?	No	Yes	ASCE 7-16, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-16, Section 7.4
Roof Slope Factor, C_s:	1.00	0.61	ASCE 7-16, Figure 7.4-1
Sloped Roof Snow Load, p_s [psf]:	35	21	ASCE 7-16, Equation 7.4-1
Design Snow Load, S [psf]:	**35**	**21**	

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PROJECT: Blas, Angel Residence
JOB NO.: U1932.8356.251 **SUBJECT:** LOAD COMPARISON - Roof D

Summary of Loads

	Existing	With PV Array
D [psf]	7	10
Lr [psf]	20	20
S [psf]	35	21

Maximum Gravity Loads:

	Existing	With PV Array	
(D + Lr) / Cd [psf]	21	24	ASCE 7-16, Section 2.4.1
(D + S) / Cd [psf]	36	27	ASCE 7-16, Section 2.4.1

(Cd = Load Duration Factor = 0.9 for D, 1.15 for S, and 1.25 for Lr)

Maximum Gravity Load [psf]:	36	27

Ratio Proposed Loading to Current Loading: **75%** **OK**

The gravity loads, and thus the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 805.2 of the 2021 IEBC as amended in 780 CMR Chapter 34 are met and the structure is permitted to remain unaltered.

sunrun

Welcome to a planet run by the sun

ROSARIO BLAS

40 INGERSOLL GROVE, SPRINGFIELD, MA, 01109

BLASR@BC.EDU

Your Sales Representative

Manuel Reynoso

manny@powersolsolar.com

Proposal Id: a08UJ00000fpSaZYAU

09/08/2025

SUNRUN

Customer agreement

System overview

Produces approximately	11,282 kWh/yr
Equipment	Solar Panels & inverters

Service coverage

90% Performance guarantee The system will produce 90% of our estimate, or we pay you for the difference.	25 years
Parts, Labor & Workmanship If any part of the system breaks, we'll repair or replace it. If there's an issue with the installation, we'll fix it.	25 years
Solar Roof Fasteners	10 years

Our service cost and terms

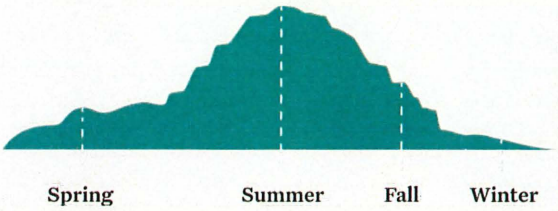
We own the system and provide you with its electricity.

Year 1 solar rate	$0.265/kWh
Year 1 total monthly payment Includes 5% ACH discount	$249.14/month
Annual payment escalator	3.50%
Deposit due today	$0.00

SEASONALITY

Solar production typically peaks in the summer and dips in the winter

This chart is for demonstration purposes only. Your solar system production will differ.



This chart is for demonstration purposes only. Your production may differ.

BILLING

The solar energy system and your local grid work together to power your home

SOLAR SYSTEM

Sunrun

Your Sunrun bill stays the same each month, even if you produce more solar energy than expected.

Three ways to pay your bill:

1. Autopay
2. MySunrun.com
3. Over the phone at 1 (855) 478-6786

For the first 12 months. Does not include taxes, if applicable, or 5% discount for auto-pay enrollment.

If you violate the terms and conditions of our agreement, including but not limited to tampering with the system, we may choose to revoke warranty coverage.

You can choose to stop receiving prescreened offers of credit from us and other companies by calling toll-free 888-567-8688. See prescreen notice below for more information.

UTILITY GRID

Your local utility

Your utility bill will vary based on how much utility energy you use, when you use it, and how much surplus solar energy you sell to the grid

SUNRUN

Customer agreement

Install Process

Consultation

We will design a custom system for your home and present the terms for the solar service.

Site Survey

We will measure your roof and assess your home's viability for solar. We will need to access your attic and electrical panel to complete this work.

Design Review

You will have a chance to review and approve the final design. If any additional work is needed to prepare your home for solar, we will let you know.

Permitting

We will prepare all required permits and agreements to get the system installed and approved to power your home in conjunction with the grid.

Installation Day

We will install the system on your home on a scheduled day. Installation usually takes one day.

System Activation

When we get the green light from your utility, we will help to activate your system.

Solar Service

Monitoring

We will monitor the system and contact you if there are any issues.

Service Transfer

If you move during the course of the agreement, we will work with you during the sales process to transfer the solar service to the new homeowner.

Your commitments

Do not tamper with the system.
This could void our warranties and service obligations.

Pay your monthly bill
You will be billed monthly for the prior month.

Keep the system clear of dirt tree shade

If your home conditions change in such a way that it reduces the system's production, our production guarantee will be voided.

We've got your back. If you ever notice an issue with the system, contact us through mysunrun.com

Solar Home Improvement Contract Details

This agreement ("Agreement") is between you ("you") and Sunrun Installation Services Inc. ("Sunrun", "we", "us", "our"), a Delaware corporation, for the purchase of solar electric energy. Although you are signing this Agreement on , the Agreement is effective beginning the date on the Signature Page below (the "Effective Date") and includes all of the items that are part of this document, including the items that follow after the Signature Page (together, the "Agreement"). **Please read the entire Agreement and talk to your sales representative about any questions you have.**

If you sign this Agreement and decide to cancel prior to the commencement of any work at or near your property associated with installation, you can do so by sending a notice of cancellation to Sunrun Installation Services Inc. at 600 California Street, Suite 1800, San Francisco, CA 94108. You may also cancel by calling us at 1-855-478-6786 or e-mailing us at **cancellations@sunrun.com.**

TABLE OF CONTENTS

Overview of the Solar Electricity System
Term, Payments, and Solar Incentives
System Installation and Maintenance
Purchasing The System
Options at the End of the Contract
Disputes, Liability, and Contract Termination

Overview of the Solar Electricity System

WHAT IS THE SOLAR ELECTRICITY SYSTEM?

Sunrun will install a solar electricity system on your home (the "System"). We will own the System and provide you with the electricity.

We want you to have the right panels and equipment for your house, and that is why we only install Sunrun Approved Equipment. Each home and roof is different, and we select the make, model, and quantity of panels, based on a thorough review of your roof. The specific equipment that will be used in the System will not be finalized until on or near your installation date and will be identified in the Final System Notice that we'll provide to you at that time [and will also be available in your Sunrun app]. The most current details on the makes, models, and manufacturers of our Sunrun Approved Equipment can be found at sunrun.com/equipment and is updated as new models and equipment become available.

- The approximate date when work will commence on your home is 60 - 90 days from the effective date of this Agreement. Once work has commenced, it will take 1 to 5 days to complete

The System will include:

- Solar Panels (convert sunlight to electricity)

- Inverter(s) (convert DC electricity to AC electricity)
- Associated racking, wiring, and electrical equipment (junction boxes, etc.)

In this Agreement, you are locking in a monthly price, but the specifics of the System size and exact electricity production will depend on the Sunrun Approved Equipment we select as most suitable for your roof.The Solar System will produce approximately 11,282 kilowatt-hours (kWh) of electricity over the first 12 months of the Agreement, which means it will produce approximately 96% of the power we estimate you currently use ("Estimated Future Usage"). The Estimated Future Usage is based on up to 12 months of past utility bills OR your home's square footage plus any adjustments you may have made to that estimate (for example, if you are planning to add more electric appliances to your home). There are a few important things you should know about the System and its energy production:

- Depending upon the Sunrun Approved Equipment selected as most suitable for your roof, the size and output of the System may vary slightly; however, our Performance Guarantee (see Performance Guarantee section for additional details) is based on your originally quoted Estimated Total Production.
- The System's annual guaranteed production is listed in Exhibit A.
- The System was designed based on past and future usage information you provided to us. If you use more energy than your estimated future usage, then you may need to buy more electricity from your utility.
- The System will generally produce more electricity on sunny days and in the summer months. It will produce less energy on cloudy days and in the winter months and it will produce less electricity if panels are in the shade, dirty, or, covered in snow or leaves.
- **If available, you agree to use from your utility's standard Net Energy Metering** ("NEM") program for the life of this Agreement. NEM provides you credits (which vary by utility) toward your utility bill for electricity that the System produces but that you don't use or store (if applicable) at your house, and may also include benefits for Sunrun. If your utility no longer offers NEM, you agree to use a substitute metering program as chosen by us at our sole discretion. In order for Sunrun to help you sign up for NEM, we may ask you to give us certain documents. If we don't receive the documents from you within seven (7) days of our request, we may charge you for any benefits that Sunrun lost because we didn't receive them in time.
- **Your estimated savings,** if applicable, are based on current NEM program. Please note that NEM is a utility program and may change at any time, even after you sign this Agreement, which could affect your estimated savings throughout the term of this Agreement.

- In the case of a utility power outage, the System will NOT provide backup power to your home. If the System includes a Battery, backup power will be provided as explained further on in this agreement.

Term, Payments, and Solar Incentives

HOW LONG IS THE TERM OF THIS AGREEMENT?

You agree to pay for the solar electricity created by the System for 25 years. The Initial term begins on the date the System is activated (the "Activation Date"), which requires permission from your utility, and ends 25 years after the Activation Date (the "Initial Term") unless renewed, canceled, or otherwise terminated. Your termination options are explained below.

WHAT ARE MY COSTS AND WHEN WILL I RECEIVE MY BILL?

You can expect to receive your first Total Sunrun Monthly Bill 30-40 days after your Activation Date Here's how we calculate your monthly bill:

- Based on the System size, Estimated Production, and the product you selected, your monthly bill will be $249.14 per month for year 1 (and shall increase by 3.50% each subsequent year)
- Save 5% every month by enrolling in autopay with checking or savings account.
- If you qualify for the ACH payment discount, your payment for each of the first 12 months of this agreement could be as low as $249.14, plus any applicable taxes

BILLING

You'll be billed every month on the anniversary of the Activation Date for the prior month of energy. Your bill will come on a similar date each month. You'll receive your bill within ten (10) days following the end of the last billing cycle and your payment will be due the day before the next billing cycle begins.

- If you don't pay your bill on time, we can shut down the System, repossess the System, send you to collections, and/or flag non-payment on your credit report. We may charge you a late fee equal to the lesser of (i) one and a half (1.5%) percent per month on the portion of your balance that is more than thirty (30) days past due; or (ii) the maximum amount permitted under applicable law. This late fee is not an interest charge, finance charge, or time price differential.
- The cost of any real or personal property taxes are your responsibility, whether assessed today or in the future. Sunrun may add the cost of real or personal property taxes to your monthly bill and send the tax payments to the relevant authorities. You are advised to consult with a tax professional to fully understand the potential property tax implications of this system. The payment schedule in Exhibit A does not include taxes and assumes you receive the ACH discount described above. If any additional taxes (including, but not limited to, sales, excise, and other transaction taxes and including any associated interest and penalties) are assessed by any taxing authority on these payments, the sale of electric energy, or the Home, and are paid by Sunrun rather than you, you agree to pay or reimburse Sunrun for all such taxes, except to the extent that you are prohibited from doing so by applicable laws. You also agree that to the extent any tax exemption is available to offset any taxes imposed on and paid or reimbursed by you as a result of the System, you (and not Sunrun) shall be entitled to claim such exemption.

- You can pay via ACH, online, via your MySunrun app, mail us a check, or pay by phone. If you choose to pay by phone, we offer e-check options. There is a returned check fee of $25. You can call 1-855-478-6786 to pay by phone, or mail us a check at this address: Sunrun Inc. P.O Box 511612 Los Angeles, CA 90051-8167
- At any time, you may prepay all of the Monthly Payments during the remaining portion of the Initial Term ("Prepayment"). Prepayment equals the remaining Monthly Payments for the current and remaining years of the Initial Term discounted by the lesser of (x) the prime rate plus 100 basis points (as published by the Wall Street Journal); or (y) 5.0%. Sunrun's obligations under this Agreement will not change if you make such a Prepayment. Sunrun customer service can calculate and provide you the Prepayment amount at any time after the Activation Date.
- We reserve the right to update our billing systems from time to time and will notify you if your Monthly Payment due date or payment options change accordingly.
- If you have billing questions, please contact our Customer Care department at 1-855-478-6786.
- If the System design changes after our site audit, your Upfront Payment may change. If this happens, we will proceed as described in the "Home Upgrades" section below, which would require your consent.
- If applicable, your Upfront Payment is payable to "Sunrun Installation Services Inc." by money order, or a check drawn on a United States bank account.
- Deposits are stored in a Sunrun Inc. general account and, if applicable, funds are returned directly from that account.

You don't own the System and it is not a permanent part of your home.

- You cannot sell, transfer, or dispose of the System in any way, because it belongs to Sunrun.
- You cannot assign any financial or legal obligation onto the System because you don't own it, including but not limited to liens, security interests, claims, mortgages, or deeds of trust.
- Sunrun will not file a lien on your home with the exception of a mechanic's lien. A mechanic's lien may be used by Sunrun or one of our contractors or subcontractors if you don't pay for goods or services pursuant to this agreement, or if Sunrun does not pay its subcontractor. We will remove any lien within 30 days from the date that we receive satisfactory payment and/or we will indemnify you from any liens placed on your home by one of our subcontractors.
- We do reserve the right to file a UCC Financing Statement on your home for this System, which would not be a lien; rather, it would enable us to assert our legal ownership of the system if necessary.

WHAT HAPPENS TO THE SOLAR INCENTIVES?

The System may be eligible for certain incentives, benefits, or credits (defined below) and we include the value of those incentives in the price we charge you. You agree to cooperate with Sunrun so that Sunrun receives System benefits.

- You Understand that any Federal Tax Incentives are the sole property of Sunrun because Sunrun owns the System. Sunrun also owns the right to claim the "clean energy" attributes for the energy produced.
- You agree to assign all other Incentives to Sunrun, including (a) State, Federal, and local incentives; and (b) energy credits stemming from the environmental attributes of the system, including but not limited to Renewable Energy Credits ("RECs"), Solar Renewable Energy Credits ("SRECs"), and Carbon Credits (collectively, the "Incentives"), all of which are the environmental attributes of a system that are sold on secondary markets and help us monetize benefits for customers. All Incentives will be the sole property of Sunrun because Sunrun owns the System, which means that only Sunrun owns the right to claim the "clean energy" attributes for the energy produced. If you purchase the System from Sunrun, you'll own and be entitled to proceeds from any Incentives earned after the date you purchase the System from Sunrun.

System Installation and Maintenance

HOW WILL THE SYSTEM BE DESIGNED AND INSTALLED?

As part of the installation process, we'll survey your home and provide you with a custom System design to review. After you approve the design, we'll apply for necessary permits, install the System, facilitate a final inspection, request permission from your utility to turn the System on, and we'll help you to activate the System.

Here are the key details about the process:

Your installation will include:

- Installing the System at your home;
- Relocating your electrical loads as needed (storage projects only);
- Any pre-installation preparatory work that may need to be done to your home to prepare it for the System.

Design

Once you receive the System design, you'll have five (5) business days to request a design change. If you don't request a change within this period, you'll be deemed to have approved the design. Sunrun will use commercially reasonable efforts to accommodate change requests. With your written, deemed, or verbal approval, installation may begin.

Home Upgrades & Pre-Installation Preparatory Work

Please note that the Home Upgrades required are based solely on the observations we were able to make during a visual inspection of the Property in its current condition. If we subsequently discover any concealed or hidden conditions or issues with the Property that may change, delay or prevent completion of the Home Upgrades once work has commenced, we will stop work, define the issue, and present additional costs to you in a proposed Change Order.

For all Home Upgrades roof work, we provide a limited warranty for a period of five (5) years for re-roofs, and a warranty of one (1) year for all other roofing work. For electrical or non-roof work, we provide a warranty of one (1) year (the "Warranty Period"), beginning on the Completion Date of the work and solely for all Work performed by us, including subcontractors who do work on Sunrun's behalf.

Survey and Potential for Home Upgrades

When we survey your home, we may find that your home requires additional work or upgrades to make it suitable for the System ("Home Upgrades"). For example, your main electrical panel may need to be upgraded to be able to handle the additional power from the System, or your roof may need to be changed to withstand the System's weight. If your home needs Home Upgrades, we'll provide you with

written notice. You are responsible for the cost of any Home Upgrades; Sunrun cannot move forward with the installation, and may choose to cancel this Agreement if you don't agree to Home Upgrades required to make your home suitable for solar. If you choose to move forward with Sunrun, we'll all sign updated documentation that will be incorporated into this Agreement.

Change Orders

If Sunrun requests a modification to the terms of the Agreement, Sunrun will notify you in writing of the requested change and will ask you to accept the modified terms by executing a Change Order. An example of a modification that would require a Change Order would be a change in System size that results in a reduction in Estimated Total Production of more than 3%. If you fail to respond to a Change Order request within five (5) business days, you will be deemed to have accepted the modifications.

Permitting.

Sunrun or our subcontractors will apply for the permits necessary for the installation of the System. Certain jurisdictions require homeowner signatures and/or permissions to apply for a permit. You agree to assist us in obtaining any permits or other documentation necessary to install the System. If required for your home, it is your obligation to secure HOA approval to install the System.

Installation

We'll confirm an installation date with you in advance. We'll install the System using our qualified and licensed employees or subcontractors in material compliance with all local requirements. It generally takes one (1) day or less to install the System, but factors like inclement weather and delays created by local permitting authorities may slow things down.

Inspection

After we install the System, we'll work with your municipality to complete a final inspection.

Turning on the System

We'll submit all necessary paperwork to your utility to receive permission to operate ("PTO") the System. After we receive PTO, we'll activate and turn on the System (the "Activation Date"). We cannot promise whether or when the utility will provide PTO because this is something that the utility controls. If you're concerned about how long it is taking to achieve PTO, we recommend you call the utility directly. **YOU ARE NOT ALLOWED TO TURN ON THE SOLAR SYSTEM OR USE THE SOLAR SYSTEM UNTIL WE INFORM YOU THAT IT'S TIME, AND WE ARE NOT ALLOWED TO LET YOU KNOW IT'S TIME TO TURN IT ON UNTIL THE UTILITY HAS GIVEN PERMISSION TO OPERATE. YOU ARE LIABLE FOR ANY COSTS OR DAMAGE RELATING TO YOUR PREMATURE ACTIVATION OF THE SYSTEM.**

Use of Subcontractors

Our license number in Massachusetts is HIC 180120. At our sole discretion, we may use subcontractors to perform or assist us in designing, permitting, installing, or maintaining the System. If we use subcontractors to install the System, we'll provide you with their names and license numbers upon request.

WHAT MUST I DO AFTER I SIGN THIS AGREEMENT?

- You must give our employees and subcontractors, and your local permitting inspectors, access to your home, including, but not limited to: your roof, the property on the sides of your home, and your garage. Access is needed to perform surveys, installation, and ongoing repairs and maintenance. We will give you reasonable notice when we need to access the home and will attempt to only do work during normal business hours.
- You must provide us with power and water for use during installation of the System.
- For an additional charge, if we deem it necessary or at your request, you agree to give us the right to install an animal guard with the System. This guard will protect the System from pests or rodents that could damage components of the System.
- You agree that we can install energy production and consumption monitors on your home. These help us monitor your usage and System performance. You'll be responsible for any damage to the production monitor or consumption monitor that is caused by you or any other person unrelated to Sunrun.
- You will give us access to the data that is required to monitor the System, including your solar and Utility meter data and your energy monitoring data, as well as data regarding your energy consumption from your utility company or from electric usage data storage sites and you agree to execute any necessary third-party access agreement if requested. You agree to allow us to combine information (such as your name and address) with the System performance and usage data (the "Data") so that we can properly monitor and maintain the System. You agree to allow us to transfer the Data to the non profits Solar Rights Alliance and Solar United Neighbors. We'll never sell any personally identifiable information without your express consent, and we agree to abide by our Privacy Policy, which is subject to change.
- You agree to maintain an internet connection, which is required for Sunrun to collect the data from the System.
- If your internet connection is dormant for more than 90 consecutive days, the Performance Guarantee (defined below) in this Agreement will be invalidated during the applicable two-year period because we won't have the ability to monitor the System's performance.
- You agree that your home will remain connected to your Utility for the Initial Term and any Renewal Terms, and that you'll notify Sunrun prior to changing your Utility.
- You agree that the System will be used primarily for household purposes and not to heat a swimming pool.

- You agree to keep the System clear of any obstructions that will impact the System's production of energy. You agree to trim trees and other foliage, or remove anything else that could block the System, and you agree not to add obstructions to your roof, such as a new fireplace or air conditioning vent, that will block the System and impact the System's production. Any such obstructions will impact System performance and will thus void the Performance Guarantee, and we will not compensate you for any lost energy production stemming from the obstructions. Upon request, you agree to provide us with information needed to confirm compliance with the terms set forth herein.
- You understand that dust or other soiling of panels can reduce the System's performance and you agree to safely hose down the panels as needed.
- Sunrun will not compensate you for under performance due to dirty panels or obstructions described above.
- **You must NOT tamper with the System. Doing so will void the warranty and service obligations and could put you at serious risk of bodily injury or death.**
- Aside from careful and safe removal of dust or other obstructions from the panels, you may not remove, relocate, alter, tamper with, or damage the System or associated meters and/or monitors at any time.
- If you remove or tamper with the System such that it voids the Incentive(s) associated with the System, you're responsible for refunding Sunrun those costs. If this happens, Sunrun will notify you and you agree to pay us within 30 days of such notification.
- **If you think the System is broken, underperforming or has been stolen, you agree to call us promptly at 855-478-6786 or contact Sunrun through the Sunrun Customer App or my.sunrun.com.** We'll use commercially reasonable efforts to fix any issue covered by our warranties. You agree NOT to attempt to repair the System. If you make any modifications, improvements, revisions, or additions to the System, they will become part of the System and shall be Sunrun's sole property.
- You agree to carry insurance covering damage to your Home, including damage resulting from the System and not due to the gross negligence of Sunrun. It is your responsibility to determine whether installation of the System will impact your existing coverage and if additional insurance is required.
- If you need the System to be physically removed for any reason, you must arrange removal with Sunrun or a contractor that we pre-approve to perform the work. You can have the System removed and reinstalled at your current home, but you can't remove and reinstall the System on a different home. Sunrun's cost of System removal and reinstallation will be adjusted periodically based on local market conditions. You will be charged the current cost for System removal and reinstallation at the time you need this service. To ensure that all parties involved are protected, you agree that any pre-approved contractor must carry a commercial general liability insurance policy of one million ($1,000,000) dollars or more per occurrence and name "Sunrun Installation

Services Inc. and its successor or assigns", as additional insureds. Having a pre-approved contractor remove and/or reinstall the System will require them to remove our solar roof fasteners, and therefore voids the Solar Roof Fastener warranty and we won't assume any liability for their work.

HOW WILL SUNRUN CONTACT ME?

You agree to allow Sunrun, or one of our affiliates, to call and/or text you about the System installation and service at the phone number you have provided, even if you're on a national or state "Do Not Call" list. Calls may be sent using an automatic telephone dialing system. Messaging and data rates may apply.

- You also agree that Sunrun or its affiliates may call and/or text you about new products and services that may become available or for other marketing services, even if you're on a national or state "Do Not Call" list.
- Agreeing to be contacted by phone is optional. If you do agree, you may opt out at a later date.
- Please initial here to acknowledge that you have read, understood and accepted the above provision:

Agreed and accepted by: _____ **(Initials)**

WHAT ARE SUNRUN'S OBLIGATIONS TO ME ONCE THE SYSTEM HAS BEEN INSTALLED?

Most of our ongoing obligations to you take the form of a limited warranty, as described below. Please note we disclaim any express or implied warranties not in this Agreement and this Agreement is the final and only word on our warranty obligations.

Our Insurance

We provide comprehensive insurance for the System and its installation, which includes: (1) damage to and theft of the System; (2) commercial general liability insurance ("CGL") underwritten by Evanston Insurance Company (policy number MKLV5ENV104843); (3) worker's compensation insurance for all employees; (4) commercial automobile liability of at least one million dollars per accident covering both bodily injury and property damage; (5) excess liability insurance of up to one million dollars per occurrence; and (6) any other insurance required by applicable laws or regulation. **Our insurance DOES NOT cover your gross negligence or willful damage of the System.**

Solar Roof Fasteners

We warrant that the System roof fasteners, which include the holes we make and a 3 inch radius around them, will be watertight for 10 years. We don't take responsibility for, and don't warrant, roof fasteners or penetrations made by someone other than Sunrun or one of our subcontractors. Additionally, this limited roof fastener warranty does not include the damage due to the normal wear of your roof, including the wear and tear of the roof that is under the System. This warranty does not cover damage resulting from mold, fungus or other organic pathogens, or from the shrinking or cracking of grout and caulking. You acknowledge that installing the System on your home may void your current roof warranty and that Sunrun assumes no responsibility if our work does so.

Performance Guarantee

We guarantee that the System will produce at least 90% of the Estimated Total Production over its lifetime. This will be true even though the System size and actual production may vary slightly depending upon the final Sunrun Approved Equipment selected as most suitable for your roof. If the System produces less than this amount, we'll pay you for the difference at an agreed upon rate per kWh (see Exhibit A). We will audit the System's performance every 2 years and will automatically issue you a refund for the amount of energy not produced if the System's cumulative lifetime production is less than the 90% threshold. Past underproduction payments will be credited toward future payments; we won't double pay you for past underperformance. You acknowledge and agree that the Performance Guarantee is based solely on the Final Estimated Output of the equipment installed as will be described in the Final System & Production Notice. **If the System performs more than expected in any given year, we won't charge you for it. However, we'll calculate that overproduction towards the Performance Guarantee calculation.**

a. An illustrative example of how the Performance Guarantee calculation works is as follows: If we expect 20,000kWh over the first two years of the contract, the Performance Guarantee level will be 18,000kWh (20,000 kWh multiplied by 90%). If the System produces more than 18,000kWh, there is no payout. If the System produces 17,000kWh, you'll be paid for 1,000kWh (18,000kWh guaranteed minus 17,000kWh actual

performance). If the payout was $0.10/kWh, you would be paid $100 (1,000kWh multiplied by $0.10/kWh).

b. In year 25 of the Agreement, the Performance Guarantee will be calculated over the last 12 months (vs. the last 24 months) because, at that point, there would only be 12 months left in the Initial Term since the last Performance Guarantee calculation.

c. **We won't pay the Performance Guarantee from underproduction that results from your failure to comply with your obligations under this Agreement,** if there is a grid outage that disables the System, if you cause or request the System to be shut down (for example, if you request the System to be removed and reinstalled) or from damage caused by foreign objects (such as golf balls).

d. Our Performance Guarantee is the sole obligation we have, and the sole representation we make, regarding actual and expected System performance.

Workmanship

Except as provided above, we offer a 25-year limited workmanship warranty, which protects you against any material defects associated with the installation of the System. During the Initial Term we'll, at our expense, repair or replace any material errors related to the work under this Agreement. Our workmanship warranty does not cover normal wear and tear, cosmetic issues (fading of paints and finishes), or damage resulting from mold, fungus, or shrinking and/or cracking of grout and caulking on the roof of your home.

Equipment Warranty

We'll provide any replacement parts, either new or refurbished, to keep the System in working order for the Initial Term of the Agreement and any subsequent renewal terms.Since equipment and technology change over time, we reserve the right to replace the current equipment with a functional equivalent, or better, when it breaks. Any replacement equipment will not reduce the guaranteed kWh output of the System.

Labor

At no additional cost, we'll perform any labor necessary to repair the System, as required by this Agreement, for the Initial Term.

NOTE: We don't repair, replace, or paint over equipment related to the System for cosmetic reasons, except in specific circumstances where HOAs require it.

ARE THERE ANY LIMITS TO THE WARRANTIES ABOVE?

We aren't responsible for performing service or repairs due to your negligence, or if someone other than Sunrun does work on any part of the System. We aren't responsible for damage if foreign

objects damage the System, such as golf balls. We also aren't responsible for delaying or not performing our obligations if there is a Force Majeure event.

- "Force Majeure" means any event, condition, or circumstance beyond the reasonable control of, and not caused by, Sunrun's fault or negligence. These include acts of God, an extreme weather event, war, riot, terrorism, or a strike, a pandemic or epidemic, a lockout, an act of government (e.g., lockdown), or significant labor dispute.
- If a weather event such as a hurricane, tornado, snowstorm, fire, hailstorm or flood damages (but does not destroy) the System, this damage is covered under your warranties and will be repaired at no additional cost.
- If a Force Majeure event occurs and **completely destroys** the System, as determined by Sunrun, and you are unable to repair your home for us to replace the System, your obligations and Sunrun's obligations will end and this **contract will be automatically terminated.**
- Note that if your roof is damaged for any reason and you need us to remove your System to repair your roof, Sunrun reserves the right to charge you for removing and reinstalling the System.

GENERATORS AND OTHER ELECTRICITY GENERATION OR STORAGE DEVICES

If you own any electricity storage or generation equipment (such as a battery or generator) prior to the installation of the System, you agree to keep the electricity storage or generation equipment on a separate Transfer Switch from the System. If this is not possible at the time of installation, we may request additional work to your home or the existing equipment.

After installation of the System, you agree to the following: (1) not to alter the configuration of the existing equipment and/or relocate it from the separate Transfer Switch; (2) install any additional electricity storage or generation equipment behind a Transfer Switch and not connect any additional electricity storage or generation equipment to the System; (3) not to install technologies to provide grid services, because these devices could interfere with the operation of the System. Violating this provision will (a) render you liable for any damages to the System, the electricity storage or generation equipment, and your home, and (b) void Sunrun's warranty and service obligations under this agreement. If you violate this Agreement by adding electricity storage or generation equipment after the System is installed, (a) you will be responsible for any damages to electricity storage or generation equipment, the System, related batter(ies), if any, and any wiring or appliances in the home, and (b) Sunrun's warranty and service obligations under this agreement will be voided.

Adding additional generators or other technologies for the generation or storage of electricity to your home may require you to update to a newer NEM program, potentially impacting your rate plan and potential savings.

Purchasing The System

Can I Buy the System?

- If you desire to own the System at some point during the Initial Term or any renewal terms, you can purchase the System as-is at any of the following points in time (a) anytime during the 6th year of the Agreement, (b) when you move, (c) anytime during the 20th year of the Agreement, (d) anytime during the 25th year of the Agreement.
- If you intend to purchase the System, you must notify us in writing within 60 days of any of the events above, and pay for the System within 30 days of receiving an invoice from Sunrun for the purchase price.
- The Purchase Price will be the Fair Market Value ("FMV") of the System as determined by an independent appraiser, and will be based on the value of similar, in-service systems in your state and utility. The FMV will take into account the System's age, location, size, and other market conditions including equipment, current and future energy prices, and estimated operations and maintenance costs. In addition, if the System is purchased prior to the fifth (5th) anniversary of the Activation Date, the FMV will include the value of any lost federal tax credits.
- If you purchase the System from Sunrun, you will be solely responsible for monitoring and maintaining it, unless you enter into a separate agreement with Sunrun to perform these services at your expense.

Options at the End of the Contract

WHAT HAPPENS AT THE END OF THE INITIAL TERM OF THIS AGREEMENT?

PLEASE REVIEW THIS SECTION CAREFULLY

We will give you 90 days notice of this Agreement term end and your end of Agreement options, including the cost of renewing or purchasing the System. **If you don't give us written notice indicating which option you choose 30 days before your Agreement terminates, we'll automatically renew your Agreement for 5 years.**

The Solar System. The solar portion of this Agreement will be renewed at a 10% discount to the prevailing rate of your local utility or its successor and increase 3% every 12 months, plus any applicable taxes.

In the event of default. If you're in default of this Agreement at the end of the term, or if we foresee other issues with extending the Agreement another 5 years, we will NOT automatically renew your contract. After the initial 5 year renewal period, any successive auto-renewals will carry a 3% price increase every 12 months, plus any applicable taxes.

Other end of term options. The notice we send you before the end of your Agreement term will include your end of term options, including (1) renewing your Agreement; (2) purchasing the System; or (3) asking us to remove the System at no additional charge.

If you sell your home, refinance, or if your home is foreclosed on, we'll work with you and the buyers, banks, and others involved in the situation. Our mutual obligations and rights in these situations are as follows:

Selling your home: If you sell your Home, you may transfer all rights and obligations under the Agreement to the new owner, provided that the new owner (a) meets Sunrun's credit requirements of a FICO score of 650 or higher; and (b) agrees to assume the Agreement.

- If the new owner doesn't meet Sunrun's credit requirements, they can still assume the Agreement if either of the following apply: (1) they qualify for a mortgage to purchase the Home or purchase the Home in cash; (2) payment to Sunrun of a $250.00 credit check exemption fee, by either you or the new owner.
- If the new homeowner does not agree to assume the Agreement, or if they don't qualify based on any of the above criteria, you are required to purchase the System.

Refinancing: If you refinance your home, we'll provide reasonable cooperation at no cost to you, including completing paperwork related to the Agreement as reasonably required by your lender.

Foreclosures: If your home is foreclosed on, you are in default of this Agreement and the Agreement will automatically terminate. In this scenario, we'll have the right to remove the System without notice or ask you to purchase the System. If another entity takes possession of your home, they will have the option to request that we remove the System within 90 days of when they assume possession of your property, assume the terms of this Agreement or renegotiate this Agreement on materially equivalent terms to this Agreement. For all property financed by a Fannie Mae loan, FHFA guidelines require, and you and Sunrun (as applicable) also agree, that the Home will remain connected to your Utility for the Initial Term and any Renewal Terms. Sunrun agrees not to be named loss payee (or named insured) on your insurance policy/policies covering the Home. If your home is financed by a Fannie Mae loan, please review Fannie Mae Selling Guide Chapter B2-3 available at www.fanniemae.com, for more information.

Disputes, Liability, and Contract Termination

LIABILITY, CONTRACT TERMINATION AND ASSIGNMENT

This agreement limits our liability to $1 million. We are not responsible for indirect damages, (e.g.: if your loss of power results in food going bad in your refrigerator).

- NOTWITHSTANDING ANY BREACH OF THIS AGREEMENT, ANY FAILURE OF THE SYSTEM, OR ANY NEGLIGENT ACT THAT CAUSED ANY INJURY OR LOSS (WHETHER PROPERTY DAMAGE, PERSONAL INJURY, OR DEATH) TO ANYONE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, WE AND YOU AGREE THAT, **UNLESS SUCH INJURY OR LOSS WAS CAUSED BY A PARTY'S GROSS NEGLIGENCE, FRAUD, OR WILLFUL INJURY, SUCH PARTY'S LIABILITY ARISING OUT OF OR RELATING TO (1) SYSTEM REPAIRS OR REPLACEMENT UNDER THIS AGREEMENT, SHALL IN NO EVENT EXCEED THE DEFAULT PAYMENT, AS THAT TERM IS DEFINED BELOW, AND (2) DAMAGE TO PERSONS AND PROPERTY, SHALL IN NO EVENT EXCEED $1,000,000.** WE AGREE THAT THIS AMOUNT IS A FAIR REPRESENTATION OF THE DAMAGES THAT YOUR OR WE EXPECT TO INCUR IN THE CASE OF ANY INJURY OR LOSS HERE UNDER.

- TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, NEITHER YOU NOR WE MAY BRING A CLAIM AGAINST THE OTHER PARTY OR SUCH PARTY'S AFFILIATES, OWNERS, DIRECTORS, EMPLOYEES, AGENTS, CONTRACTORS, OR SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE "RELATED PARTIES") FOR ANY SPECIAL, EXEMPLARY,

INDIRECT, INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES (WHETHER OR NOT THE CLAIM THEREFOR IS BASED ON CONTRACT, TORT, DUTY IMPOSED BY LAW, OR OTHERWISE), IN CONNECTION WITH, ARISING OUT OF, OR IN ANY WAY RELATED TO THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT OR ANY ACT OR OMISSION OR EVENT OCCURRING IN CONNECTION THEREWITH. **YOU FURTHER AGREE THAT NO CLAIM, LAWSUIT, OR ANY OTHER LEGAL OR ARBITRATION PROCEEDING IN CONNECTION WITH, ARISING OUT OF, OR IN ANY WAY RELATED TO THIS AGREEMENT MAY BE BROUGHT MORE THAN ONE (1) YEAR AFTER THE INCIDENT GIVING RISE TO SUCH CLAIM, OR AS LIMITED BY APPLICABLE LAW.**

Limitations on Damages.

IN NO EVENT WILL WE BE LIABLE TO YOU OR TO ANYONE FOR LOSS OF PROFITS, DAMAGES FROM POWER INTERRUPTION, OR OTHER SPECIAL, CONSEQUENTIAL, INCIDENTAL, OR INDIRECT DAMAGES.

Default, Default Payment, Termination and Assignment.

You are in default if you breach any of your obligations in this Agreement.

If this Agreement is terminated or canceled for any reason, other than if this Agreement is canceled pursuant to the Notice of Cancellation, terminated pursuant to this Agreement, including due to a Lessor Default or a Force Majeure event, you agree to pay us an amount equal to the sum of the remaining Monthly Payments due to us during the Term, discounted by five percent (5%) per year, loss of incentives from the System and System Interests, amounts you owe us, our reasonable attorney's fees, and our other costs and losses including costs of removal of the System , plus any applicable taxes (collectively, the **"Default Payment"**). After you pay us the Default Payment, we'll transfer ownership of the System to you on an "As Is, Where Is" basis; provided that we'll retain all rights to the System Interests. **YOU AGREE THAT THE DEFAULT PAYMENT FAIRLY REFLECTS THE VALUE OF THE SYSTEM AND IS A FAIR REPRESENTATION OF THE DAMAGES AND LOSSES THAT WE MAY INCUR AS A RESULT OF A CUSTOMER DEFAULT.**

In addition, if you default on your obligations described above in this Agreement, Sunrun may, subject to any cure rights provided in this Agreement or under applicable law, disconnect the System and/or enter the Home and remove the System. We will provide at least fifteen (15) days' advance written notice of our intent to disconnect the system.

Sunrun has the sole right to assign, lease, sublease, or transfer the System and this Agreement, in whole or in part, along with the associated rights and any obligations, to a third party for any purpose and without your consent. There are two main reasons we would assign this Agreement to someone other than an affiliated entity: (1) because you're in default; or (2) if there were a corporate merger, acquisition, or financing event, including an asset sale.

- If we assign the Agreement, we'll continue to maintain the System until you receive written notice otherwise.
- You may only assign this Agreement if you transfer ownership of or sell your home, at which times you may assign your obligations under this Agreement to the new homeowner.

Each of us has the right to terminate this Agreement under the following circumstances:

- Sunrun can cancel the Agreement at our sole discretion, including but not limited to circumstances where (a) you're in default of your obligations under the Agreement, (b) estimates of the System's solar energy production materially change at any point prior to installation, whether due to our calculations via the National Renewable Energy Laboratory PVWatts Calculator or due to conditions you have concealed, (c) you delay making your home ready and safe for the work to occur within 5 business days; (d) you otherwise cause your installation to be delayed for more than 30 days,(e) you don't sign up for NEM or other requisite incentives, (f) cellular or internet service significantly decreases before installation, (g) prior to installation, if there are any changes or proposed changes to your Utility tariff (including but not limited to NEM compensation and term), or (h) prior to installation, the System fails to qualify for any expected incentives (including incentives based on your household income or similar criteria). If Sunrun exercises its right to cancel under this section, it will notify you in writing before cancellation is effective, and you will have no remedies at that time.
- Sunrun has the right to revoke this offer if you don't accept, sign, and send the Agreement back to us within 10 days of us presenting it to you.

ARBITRATION OF DISPUTES AND CLASS WAIVER:

By signing this agreement, you waive your right to bring a class action lawsuit against Sunrun and our partners.

You agree to settle any legal disagreements confidentially via binding arbitration in the nearest AAA (arbitration services provider defined below) jurisdiction to your home. The details of how this works are as follows:

Unless legally prohibited, you and we mutually agree to settle any Dispute related to this contract in good faith via mediation, which will be administered by the American Arbitration Association ("AAA") with a mediator selected from the AAA National Roster of Mediators. **If we cannot settle within 60 days of the initial mediation session, either party may elect to require to resolve our Dispute via binding arbitration.** Our binding arbitration will be administered by the AAA before a sole arbitrator in accordance with AAA's Consumer Arbitration Rules. Judgment on the arbitrator's decision may be entered in any court that has jurisdiction on the dispute. You and we mutually agree to keep the arbitration proceedings and submissions confidential as well your customer account information confidential. You also agree to bring claims against us only in your individual capacity.

YOU ARE WAIVING THE RIGHT TO INITIATE OR PARTICIPATE IN A CLASS ACTION OR SIMILAR PROCEEDING, INCLUDING IN A PRIVATE ATTORNEY GENERAL CAPACITY. We will pay the cost of initiating any arbitration proceedings, regardless of who prevails. If the arbitrator finds in your favor, we'll pay your attorney's fees and expenses of travel to the arbitration.

What is mediation?

Mediation is an informal negotiation assisted by a neutral third party (the mediator). Pursuant to the Parties' Agreement, mediation is a precondition to any arbitration.

What is arbitration?

An alternative to a court case. In arbitration, a third-party arbitrator ("TPA") resolves "Disputes" in a hearing. It is less formal than a court case.

Is arbitration different from court and jury trials?

Yes. The hearing is private. There is no jury. It is usually less formal, faster, and less expensive than a lawsuit. Pre-hearing fact finding (called "discovery") is limited. Appeals are limited. The arbitrator's findings are binding, and courts rarely overturn arbitration awards.

Who does this cover?

You, us, and certain Related Parties (defined above). Either your or we may, after the required mediation and without the other's consent, elect to resolve disputes by binding arbitration.

What does this cover?

All Disputes (except certain Disputes about this clause). This governs all disputes that would usually be decided in court and are between us (or any Related Party) and you, including without limitation all claims related to or arising out of this Agreement, the System or our relationship with you ("Disputes"). Disputes include claims related to amendments, Disclosures, Change Orders, collections, privacy and Customer Information, claims related to the validity of this Agreement, AND THE ARBITRABILITY OF ANY DISPUTE(S). In short, Disputes has the broadest reasonable meaning.

Who handles the mediation and arbitration?

American Arbitration Association ("AAA"). The arbitration company will be the AAA, 1.800.778.7879, www.adr.org.

What are the rules of the arbitration?

Those in this clause along with the AAA Rules. Arbitrations are conducted under this Clause and the applicable AAA Active Rules and Procedures in effect at the time the arbitration is commenced. This Agreement is also subject to the AAA Consumer Arbitration Rules pursuant to the Consumer Due Process Protocol, which set forth certain protections to you (including a maximum filing fee). Any other arbitration rules that conflict with this Clause don't apply.

Where will the arbitration hearing be held?

In your hometown area. If the Parties don't agree to the locale where the hearing is to be held, the AAA will determine the location of the hearing. You can find more information in the AAA Policy on Consumer Arbitrations, which is available here https://www.adr.org/sites/default/files/Consumer_Rules_Web_0.pdf.

Can Disputes be brought in court?

Sometimes. Either party may bring a lawsuit if the other party does not demand arbitration. We will not demand arbitration of any lawsuit you bring as an individual action in small-claims court. Neither you nor we waive the right to arbitrate by using self help remedies, such as repossession or by filing an action to recover the system, deficiency balance, or for individual injunctive relief.

Are you giving up any rights?

Yes. For Disputes subject to this clause, you give up your right to:

- have juries decide Dispute
- have courts, other than small-claims courts, decide Disputes.
- serve as a private attorney general or in a representative capacity.
- join a Dispute you have with a dispute by other consumers.
- bring or be a class member in a class action or class arbitration; and have a jury trial

Can you or another consumer start class arbitration?

No. AAA is not allowed to handle any Dispute between the Parties on a class or representative basis. All Disputes subject to this clause must be decided in an INDIVIDUAL arbitration. This clause will be void if a court rules that the TPA can decide a Dispute on a class basis and the court's ruling is not reversed on appeal.

What law applies?

The Federal Arbitration Act ("FAA"). This Agreement involves interstate commerce. THUS, the FAA governs this clause. The TPA must apply substantive law consistent with the FAA. The TPA must honor statutes of limitation and privilege rights. Punitive damages are governed by the constitutional standards that apply in judicial proceedings.

Will anything you do make this clause ineffective?

No. This clause stays in force even if you: (1) cancel this Agreement; (2) default, renew, prepay, or pay the Agreement in full; or (3) go into or through bankruptcy.

Will this clause survive termination of this Agreement?

Yes. This clause will remain in effect for Disputes that commence even after the Agreement has terminated.

BY INITIALING, YOU AGREE TO ARBITRATION AND WAIVE YOUR RIGHT TO A JURY TRIAL. YOU ALSO WAIVE YOUR RIGHT TO INITIATE OR PARTICIPATE IN A CLASS ACTION OR SIMILAR PROCEEDING, INCLUDING IN A PRIVATE ATTORNEY GENERAL CAPACITY.

Agreed and accepted by _____(Initials)

You agree to indemnify us if you breach this Agreement.

Indemnification.

To the fullest extent permitted by applicable law, you agree to indemnify, advance expenses, and hold harmless Sunrun and our Related Parties (defined above) from any and all claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, injuries, demands, and liens of any kind or nature in connection with, arising out of, or in

any way related to your breach of this Agreement, your negligence or willful misconduct, or your violation of law. Your indemnification obligations under this section shall not apply if the harm or damage that is the basis for such claim occurred while one of our employees or agents was at your Property and such harm or damage was caused by the negligence or willful misconduct of such employee or agent.

We agree to provide each other written notice as it relates to this Agreement, including to resolve any disagreements we may have with you.

Written Notice & General Correspondence.

- All notices, demands, or requests related to this Agreement must be in writing and will be sent to you at your Home's mailing address or email address identified under your signature to this Agreement. We will primarily use email to communicate with you, unless you request correspondence solely via first class mail. Any notice or communication made in electronic form will have the same legal effect and enforceability as if made in non-electronic form.

Correspondence, notices, demands or requests should be sent to Sunrun at:

Sunrun Inc.
Attn: Legal Department
600 California Street, Suite 1800
San Francisco, CA 94108
Phone: 855-478-6786
Chat: Sunrun Customer App or my.sunrun.com

PRESCREEN, OPT-OUT and CREDIT NOTICE:

- Prescreen and Opt-out Notice: This "prescreened" offer of credit is based on information in your credit report indicating that you meet certain criteria. This offer is not guaranteed if you do not meet our criteria. If you do not want to receive prescreened offers of credit from us and other companies, call the Consumer Reporting Agencies toll-free at 888.567.8688; or write to Experian Opt Out, P.O. Box 919, Allen, TX 75013; Transunion Name Removal Option, P.O. Box 595, Woodlyn, PA 19094; Equifax Options, P.O. Box 740123, Atlanta, GA 30374-0123

You agree that Sunrun has the right to periodically check your consumer credit report in order to ensure we comply with the terms of our own financing agreements.

Governing Law.

- Unless otherwise prohibited by law, this Agreement shall be interpreted in accordance with and governed by the laws of the State in which your Home is located, without regard to any conflicts of laws principles thereof.
- Sunrun may report information about your performance under this Agreement to consumer reporting agencies. Late payments, missed payments, or other defaults hereunder may be reflected in your credit report.

- IT SHALL NOT BE LEGAL FOR THE SELLER (LESSOR) TO ENTER YOUR PREMISES UNLAWFULLY OR COMMIT ANY BREACH OF THE PEACE TO REPOSSESS GOODS PURCHASED (LEASED) UNDER THIS AGREEMENT.
- You agree that Sunrun has the right to obtain photographic images of the Solar System and the Home, and to use such photographic images for internal and quality control purposes.

This Agreement is binding. If one part of the Agreement is voided, the other parts of it still stand and are enforceable.

- This Agreement is binding upon, and inures to the benefit of, the Parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns.
- This Agreement supersedes any prior understandings, agreements, or representations by or between the Parties, written or oral, to the extent they related in any way to the subject matter hereof.

Entire Agreement.

- You agree that this Agreement constitutes the entire agreement between you and Sunrun. If any provision is declared to be invalid, that provision will be deleted or modified, and the rest of the Agreement will remain enforceable. The terms of this Agreement that expressly, or by their nature, survive termination shall continue thereafter until fully performed, which shall include, without limitation, the obligation to make payments hereunder.
- **You are entitled to cancel this Agreement prior to the day that we commence construction at your home.** Additionally, you have the right to cancel this Agreement if (a) we materially fail to perform the work under this Agreement and don't correct the issue(s) within 90 days, (b) Sunrun requires additional work or a change order to complete your installation, but you don't agree to completing and/or paying for said work, (c) you have fulfilled all of your obligations under this Agreement but Sunrun has not completed installation within 180 days of the Effective Date below.
- **You are entitled to a completely filled out copy of this Agreement signed by both you and Sunrun before any work begins. This Agreement is effective as of (the "Effective Date"). The Effective Date is the date on which the last Party signed this Agreement.**

Your signature below indicates that (a) you're 18 years of age or older, (b) you're the owner of legal title to the Home and that every person or entity with an ownership interest in the Home has agreed to be bound by the terms of the Agreement, (c) that you have been advised on your rights to cancel this agreement, and (d) that you have read, understood, and accepted the provisions set forth in this contract.

You also understand that if you do not give us a written request on which end of term option you choose 30 days before your Agreement terminates, we will automatically renew this Agreement for 5 years.

YOU MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO THE DATE WE COMMENCE CONSTRUCTION AT YOUR HOME. PLEASE REVIEW THE ATTACHED NOTICES OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT.

Do not sign this contract if there are any blank spaces.

Agreed and accepted by: _____

Print Name: ROSARIO Blas

Date:

Sales Consultant

Signature:

Print Name:

Sunrun ID Number:

Agreed and accepted by (Second Signer, optional): _____

Print Name (Second signer, optional):

Date:

Corporate Signature

Signature:

Print Name:

Date:

Title:

Exhibit A

As we detailed above, we guarantee that the System will produce at least 90% of the Estimated Total Production over its lifetime. Here is the Estimated Solar Output and Performance Guarantee Refund Rate, by year

Estimated Solar Output and Performance Guarantee Refund Rate, by year

Year	Total Guarantee Output to Date (kWh)	Performance Guarantee Refund Rate ($/kWh)
1	10,154	$0.266
2	20,257	$0.266
3	30,309	$0.287
4	40,312	$0.287
5	50,264	$0.311
6	60,166	$0.311
7	70,019	$0.337
8	79,823	$0.337
9	89,578	$0.364
10	99,284	$0.364
11	108,941	$0.394
12	118,550	$0.394
13	128,111	$0.426
14	137,624	$0.426
15	147,090	$0.461
16	156,508	$0.461
17	165,880	$0.499
18	175,204	$0.499
19	184,482	$0.540
20	193,713	$0.540
21	202,898	$0.584
22	212,038	$0.584
23	221,131	$0.632
24	230,180	$0.632
25	239,182	$0.682

EXHIBIT B

State Disclosures

All contractors and subcontractors must be registered by the Office of Consumer Affairs and Business Regulations and that any inquiries about a contractor or subcontractor relating to a registration should be directed to the Director Home Improvement Contractor Program at (617) 973-8787 or 1000 Washington Street, Suite 710, Boston, MA 02118.

No work can begin prior to the signing of the contract and You receiving a copy of the contract.

Homeowner's Rights:

A homeowner's rights under the Home Improvement Contractor Law (MGL chapter 142A) and other consumer protection laws (i.e. MGL chapter 93A) may not be waived in any way, even by agreement. However, homeowners may be excluded from certain rights if the contractor they choose is not properly registered as prescribed by law. Homeowners who secure their own building permits are automatically excluded from all Guaranty Fund provisions of the Home Improvement Contractor Law. The contractor is responsible for completing the work as described, in a timely and workmanlike manner. Homeowners may be entitled to other specific legal rights if the contractor guarantees or provides an express warranty for workmanship or materials. In addition to guarantees or warranties provided by the contractor, all goods sold in Massachusetts carry an implied warranty of merchantability and fitness for a particular purpose. An enumeration of other matters on which the homeowner and contractor lawfully agree may be added to the terms of the contract as long as they do not restrict a homeowner's basic consumer rights. If you have questions about your consumer/homeowner rights, contact the Consumer Information Hotline at (617) 973-8787 or 1-(888) 283-3757.

Note: The notice below is required by law, but you should know that at Sunrun our policy is that you may cancel your system until we commence construction at your home. See the section titled "Disputes, Liability, and Contract Termination" for more details.

EXHIBIT C
Duplicate Copy
NOTICE OF CANCELLATION
DATE OF AGREEMENT: _____

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN FIVE (5) BUSINESS DAYS FROM THE ABOVE DATE, AND/OR YOU CAN CANCEL WITHOUT PENALTY OR OBLIGATION UNTIL WE COMMENCE CONSTRUCTION AT YOUR HOME.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENT MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 CALENDAR DAYS FOLLOWING RECEIPT BY SUNRUN INSTALLATION SERVICES INC. OF YOUR CANCELLATION NOTICE AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO SUNRUN OR THE CONTRACTOR, OR A SUNRUN DESIGNEE AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF SUNRUN INSTALLATION SERVICES INC. REGARDING THE RETURN SHIPMENT OF THE GOODS AT SUNRUN INSTALLATION SERVICES INC.'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO SUNRUN INSTALLATION SERVICES INC. AND SUNRUN INSTALLATION SERVICES INC. DOES NOT PICK THEM UP WITHIN TWENTY (20) DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.

IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO SUNRUN INSTALLATION SERVICES INC., OR IF YOU AGREE TO RETURN THE GOODS TO SUNRUN INSTALLATION SERVICES INC. AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, EMAIL A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE, OR ANY OTHER WRITTEN NOTICE, TO CANCELLATIONS@SUNRUN.COM OR MAIL THIS CANCELLATION NOTICE TO SUNRUN INSTALLATION SERVICES INC. 600 CALIFORNIA STREET, SUITE 1800, SAN FRANCISCO, CA 94108, PH: 1-855-478-6786.

I HEREBY CANCEL THIS TRANSACTION.
CUSTOMER SIGNATURE: _____
DATE: _____

Note: The notice below is required by law, but you should know that at Sunrun our policy is that you may cancel your system until we commence construction at your home. See the section titled "Disputes, Liability, and Contract Termination" for more details.

EXHIBIT C
Duplicate Copy
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IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO SUNRUN OR THE CONTRACTOR, OR A SUNRUN DESIGNEE AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF SUNRUN INSTALLATION SERVICES INC. REGARDING THE RETURN SHIPMENT OF THE GOODS AT SUNRUN INSTALLATION SERVICES INC.'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO SUNRUN INSTALLATION SERVICES INC. AND SUNRUN INSTALLATION SERVICES INC. DOES NOT PICK THEM UP WITHIN TWENTY (20) DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION.

IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO SUNRUN INSTALLATION SERVICES INC., OR IF YOU AGREE TO RETURN THE GOODS TO SUNRUN INSTALLATION SERVICES INC. AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, EMAIL A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE, OR ANY OTHER WRITTEN NOTICE, TO CANCELLATIONS@SUNRUN.COM OR MAIL THIS CANCELLATION NOTICE TO SUNRUN INSTALLATION SERVICES INC. 600 CALIFORNIA STREET, SUITE 1800, SAN FRANCISCO, CA 94108, PH: 1-855-478-6786.

I HEREBY CANCEL THIS TRANSACTION.
CUSTOMER SIGNATURE: _____
DATE: _____

SOLAR FACILITY INSTALLATION AND MAINTENANCE APPROVAL ADDENDUM

This Solar Facility Installation and Maintenance Approval Addendum is a part of and subject to that certain Sunrun Solar Power Service Agreement between you and Sunrun (the "Agreement").

1. Installation and Maintenance Approval

   You agree to obtain any and all approvals required from any homeowners association, governing body, or any other entity or person that may have authority over your Property or use of your Property, such as the owner of an attached unit and/or or co-owner ("Approving Party"), for Sunrun and its subcontractors to install, access, monitor, operate, repair, maintain, protect its interest in and, subject to the terms of the Agreement, remove the Solar Facility. You understand that you will be required to sign a statement affirming that you have obtained the approval required under this section and provide Sunrun with proof of the same in such form as is acceptable to Sunrun before Sunrun will begin installation of your Solar Facility. For so long as you own the Property, you agree to work with the Approving Party using best efforts to ensure that Sunrun and its subcontractors are able to perform the foregoing activities. You further agree that if Sunrun installs a Solar Facility for you, and you have not obtained the necessary approvals, you may be required to pay Sunrun all the costs and expenses it may incur and damages it may suffer associated with the removal or non-operation of the Solar Facility on your Property, including the payments it would have received from you under the Agreement and any rebates or incentives, including tax benefits, it may lose because of the Solar Facility's removal or non-operation.

2. Termination

   You agree that should the Approving Party not approve the installation of the Solar Facility for you within ninety (90) days following the date you signed the Agreement, Sunrun shall have the right to terminate the Agreement by written notice to you.

Customer Primary Account Holder	**Secondary Account Holder (Optional)**
Signature: _____	Signature: _____
ROSARIO Blas	
Date: _____	Date: _____

EXHIBIT D

PAYMENT FORMS

As a Sunrun customer, you agree to pay your monthly bill with recurring automatic electronic payments. If you choose not to select the automatic payment option, then you will lose the discount set forth in the agreement, and you will be required to pay your monthly Sunrun bill by check drawn on a US bank account or by money order.

You will receive all invoices via email unless you contact Sunrun directly by phone at 855-478-6786 or contact Sunrun through the Sunrun Customer App or my.sunrun.com to request invoices be sent through the US mail.

ACH Deposit Form

BY ACCEPTING THE TERMS AND CONDITIONS FOR RECURRING PAYMENTS BELOW AND CONDITIONS AND ENROLLING IN THE AUTOMATIC ELECTRONIC PAYMENT OPTION, YOU ARE AUTHORIZING SUNRUN TO AUTOMATICALLY DEDUCT YOUR MONTHLY INVOICE AMOUNT FROM THE BANK ACCOUNT YOU HAVE DESIGNATED. SUNRUN WILL ADVISE YOU BY MONTHLY INVOICE OF THE AMOUNT AND DATE OF THE PAYMENT THAT WILL BE AUTOMATICALLY DEBITED

1. Sunrun will provide you with a monthly electronic statement of your account. You agree to review each invoice you receive for any errors. Under federal law, you have the right to hold up or stop an electronic funds transfer provided you give your financial institution notice of at least three business days before the scheduled transfer date. If you inform Sunrun that an error exists on your statement, Sunrun will attempt to correct that error prior to your next statement to the extent permitted by law. Sunrun shall bear no liability or responsibility for any losses of any kind that you may incur as a result of an erroneous statement or due to any delay in the actual date on which your account is debited.
2. If any changes occur in the information on your application, you must immediately notify Sunrun in writing of such changes. If Sunrun incurs charge-back fees as a result of inaccurate information you provide, then Sunrun shall bill you for those fees.
3. If you either do not notify Sunrun in writing of such changes or do so in an untimely fashion, Sunrun shall bear no liability or responsibility for any losses incurred to the extent permitted by law. Sunrun's sole liability to you shall be Sunrun's obligation to make any appropriate changes once in receipt of your written notification. The actual settlement date (or date the ACH transaction occurs against your checking or savings account or is charged to your check) will be no earlier than three (3) days before the invoice due date.
4. You agree to ensure that there are sufficient funds in your designated account on the settlement date to pay the amount of the debit. If Sunrun incurs charge-back fees as a result of insufficient funds in your designated account, then Sunrun shall bill you for those fees.
5. Sunrun reserves the right to change these conditions at any time. Notice may be given on or with your bill or by other methods. Either Party may terminate this arrangement at any time by giving the other Party written notice reasonably in advance of the date of termination or any scheduled settlement date. You may also terminate this arrangement by calling Sunrun Customer Care at 1-855- 478-6786 or by changing your billing preference in the Sunrun Customer Portal. Termination shall not prevent a debit transaction authorized before any notice of termination and does not terminate the Agreement or your obligation to make payments as required by the Agreement.
6. You agree to be bound by any rules your financial institution requires for pre-authorized electronic funds transfer. You are responsible for any fees your financial institution may charge for these electronic payments.
7. Check with your financial institution to see if there are any fees associated with the pre-authorized payment option. You will be responsible for all such fees.

8. You represent to Sunrun that all persons whose signatures are required to withdraw funds from the above referenced account have executed this ACH Deposit Form.

By my signature below, I authorize automatic electronic payments and accept these Terms and Conditions and acknowledge that I will receive a separate electronic request to securely enter my bank account information.

Account Holder		Account Holder (Optional)	
Signature:	_____	Signature:	_____
Print Name:	ROSARIO Blas	Print Name:	_____
Date:	_____	Date:	_____

Check/Money Order Deposit Form

Sunrun customers paying Deposits or Monthly Payments by check or money order must (i) enclose this document with each payment and (ii) include your Sunrun Customer ID number in the memo line of your check.

Please send payments to:
Sunrun Inc.
P.O. Box 511612
Los Angeles, CA 90051-8167

Customer Name: Customer/Proposal ID #: _____

Customer Address: _____

Amount Enclosed: _____

Description of Payment: _____

Date: _____

Notes: _____

FOR ACCOUNTING PURPOSES ONLY

Account Coding: _____

Fund: _____

EXHIBIT E

Data Usage and Disclosure

a. Data Usage: We may use Data for the following purposes (in each case to the extent permitted by law):

(1) to operate, maintain, provide, and enhance the Solar System; (2) for our internal purposes, including, without limitation, research and development, improvement of our product and service offerings, and creation of new product and service offerings; (3) to customize content and communications we may provide to you; and (4) for other purposes so long as the Data does not contain personally identifiable information (including where Data has been deidentified).

b. Data Disclosure: We will not disclose any Data other than in the following circumstances: (1) where the Data does not contain personally identifiable information (including where Data has been deidentified); (2) in order to provide our products or services to You (including working with third-party service providers who may assist us in collecting, hosting, maintaining, analyzing or otherwise processing Data for us); (3) if required to do so by any law or regulation or in the good-faith belief that such action is necessary to comply with any law or regulation, in response to a court order, judicial or other government subpoena or warrant, or to otherwise cooperate with law enforcement or other governmental agencies; (4) if we believe, in good faith, disclosure is appropriate or necessary to (A) take precautions against liability, (B) protect us or others from fraudulent, abusive, or unlawful uses or activity, (C) investigate or defend against any third-party claims or allegations, (D) protect the security or integrity of our services and any facilities or equipment used to make our service available, or (E) protect our property or other legal rights (including, but not limited to, enforcement of our agreements), or the rights, property, or safety of others; (5) to our assignees, affiliates, actual or prospective lenders, financing parties, investors, insurers, and acquirers; (6) disclosure to contractors, service providers and other third parties we use to support our business and who are bound by contractual obligations to keep personal information confidential and use it only for the purposes for which we disclose it to them; and (7) for any purpose for which you have provided your express consent.

Your initials indicate that you have read, understood, and accepted the provisions set forth in this Exhibit E.

Agreed and accepted by: _____(initials)

Custom Solar Design

Prepared by Manuel Reynoso 9/8/2025

Our solar design experts have prepared the following design for your review and approval:

My Information:

ROSARIO Blas

40 Ingersoll Grove, Springfield, MA, 01109

System Details:

Annual Usage	11,811 kWh
Estimated System Size	10.935 kWp
Estimated Annual System Production	11,282 kWh
Estimated Energy Offset	96 %

Equipment:

Modules	27 x JA Solar, or similar
Inverters	1 x SolarEdge Technologies, or similar

Approval

I have reviewed this Custom Solar Design and approve of the placement of solar panels and equipment identified above. I understand that the actual number of panels, equipment manufacturers and models, and their precise placement may vary based on engineering, installation, and solar energy production considerations, including roof type, shade, and other factors.

Customer Signature

Date

Introduction

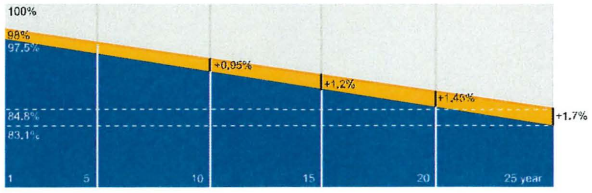
Assembled with 11BB PERC cells, the half-cell configuration of the modules offers the advantages of higher power output, better temperature-dependent performance, reduced shading effect on the energy generation, lower risk of hot spot, as well as enhanced tolerance for mechanical loading.

- Higher output power
- Lower LCOE
- Less shading and lower resistive loss
- Better mechanical loading tolerance

Superior Warranty

- 12-year product warranty
- 25-year linear power output warranty

0.55% Annual Degradation Over 25 years



New linear power warranty ■ Standard module linear power warranty

Comprehensive Certificates

- IEC 61215, IEC 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems

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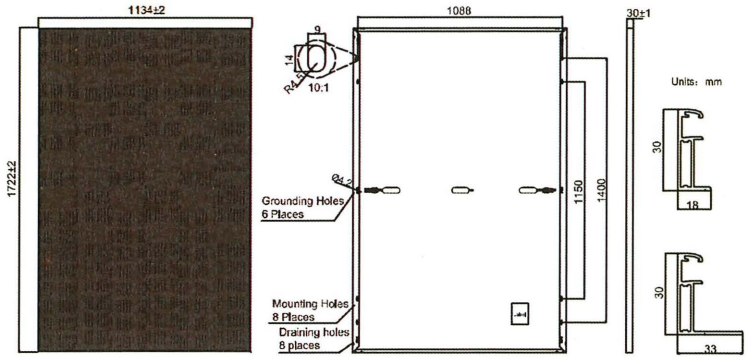
Specifications subject to technical changes and tests.
JA Solar reserves the right of final interpretation.
Shanghai JA Solar Technology Co., Ltd.

JA SOLAR

JAM54S31 380-405/MR/1500V Series

MECHANICAL DIAGRAMS



Remark: customized frame color and cable length available upon request

SPECIFICATIONS

Cell	Mono
Weight	19.5kg or 21.5kg
Dimensions	1722±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm² (IEC) , 12 AWG(UL)
No. of cells	108(6x18)
Junction Box	IP68, 3 diodes
Connector	Stäubli MC4-EVO2 QC Solar QC 4.10-35
Cable Length (Including Connector)	Portrait: 300mm(+)/400mm(-); Landscape: 1200mm(+)/1200mm(-)
Country of Manufacturer	China/Vietnam
Front Glass	2.8mm or 3.2mm

ELECTRICAL PARAMETERS AT STC

TYPE	JAM54S31 -380/MR/1500V	JAM54S31 -385/MR/1500V	JAM54S31 -390/MR/1500V	JAM54S31 -395/MR/1500V	JAM54S31 -400/MR/1500V	JAM54S31 -405/MR/1500V
Rated Maximum Power(Pmax) [W]	380	385	390	395	400	405
Open Circuit Voltage(Voc) [V]	36.58	36.71	36.85	36.98	37.07	37.23
Maximum Power Voltage(Vmp) [V]	30.28	30.46	30.64	30.84	31.01	31.21
Short Circuit Current(Isc) [A]	13.44	13.52	13.61	13.70	13.79	13.87
Maximum Power Current(Imp) [A]	12.55	12.64	12.73	12.81	12.90	12.98
Module Efficiency [%]	19.5	19.7	20.0	20.2	20.5	20.7
Power Tolerance	0~+5W					
Temperature Coefficient of Isc(α_Isc)	+0.045%/°C					
Temperature Coefficient of Voc(β_Voc)	-0.275%/°C					
Temperature Coefficient of Pmax(γ_Pmp)	-0.350%/°C					
STC	Irradiance 1000W/m², cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.They only serve for comparison among different module types.
Measurement tolerance at STC: Pmax ±3%, Voc±3%, and Isc ±4%.

ELECTRICAL PARAMETERS AT NOCT

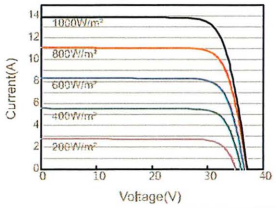
TYPE	JAM54S31 -380/MR/1500V	JAM54S31 -385/MR/1500V	JAM54S31 -390/MR/1500V	JAM54S31 -395/MR/1500V	JAM54S31 -400/MR/1500V	JAM54S31 -405/MR/1500V
Rated Max Power(Pmax) [W]	286	290	294	298	302	306
Open Circuit Voltage(Voc) [V]	34.36	34.49	34.62	34.75	34.88	35.12
Max Power Voltage(Vmp) [V]	28.51	28.68	28.87	29.08	29.26	29.47
Short Circuit Current(Isc) [A]	10.75	10.82	10.89	10.96	11.03	11.10
Max Power Current(Imp) [A]	10.03	10.11	10.18	10.25	10.32	10.38
NOCT	Irradiance 800W/m², ambient temperature 20°C,wind speed 1m/s, AM1.5G					

OPERATING CONDITIONS

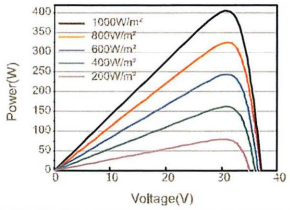
Maximum System Voltage	1500V DC(IEC)
Operating Temperature	-40°C~+85°C
Maximum Series Fuse Rating	25A
Maximum Static Load,Front* Maximum Static Load,Back*	3600Pa, 1.5 1600Pa, 1.5
NOCT	45±2°C
Safety Class	Class Ⅱ
Fire Safety Class	Class C

CHARACTERISTICS

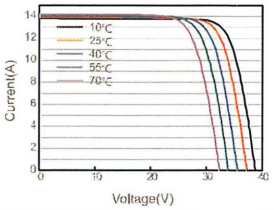
Current-Voltage Curve JAM54S31-405/MR/1500V



Power-Voltage Curve JAM54S31-405/MR/1500V



Current-Voltage Curve JAM54S31-405/MR/1500V



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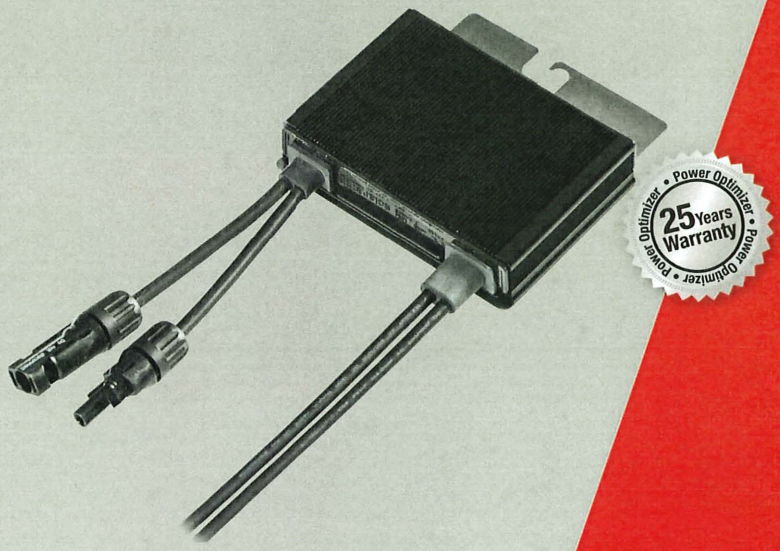
SolarEdge Power Optimizer

Module Add-On For North America

P320 / P370 / P400 / P405

POWER OPTIMIZER



PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Compliant with arc fault protection and rapid shutdown NEC requirements (when installed as part of the SolarEdge system)
- Module-level voltage shutdown for installer and firefighter safety

SolarEdge Power Optimizer

Module Add-On for North America

P320 / P370 / P400 / P405

OPTIMIZER MODEL (typical module compatibility)	P320 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	
INPUT					
Rated Input DC Power[1]	320	370	400	405	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	48	60	80	125	Vdc
MPPT Operating Range	8 - 48	8 - 60	8 - 80	12.5 - 105	Vdc
Maximum Short Circuit Current (Isc)	11		10.1		Adc
Maximum DC Input Current	13.75		12.63		Adc
Maximum Efficiency	99.5				%
Weighted Efficiency	98.8				%
Overvoltage Category	II				
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREDGE INVERTER)					
Maximum Output Current	15				Adc
Maximum Output Voltage	60			85	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREDGE INVERTER OR SOLAREDGE INVERTER OFF)					
Safety Output Voltage per Power Optimizer	1 ± 0.1				Vdc
STANDARD COMPLIANCE					
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3				
Safety	IEC62109-1 (class II safety), UL1741				
RoHS	Yes				
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage	1000				Vdc
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters				
Dimensions (W x L x H)	128 x 152 x 28 / 5 x 5.97 x 1.1		128 x 152 x 36 / 5 x 5.97 x 1.42	128 x 152 x 50 / 5 x 5.97 x 1.96	mm / in
Weight (including cables)	630 / 1.4		750 / 1.7	845 / 1.9	gr / lb
Input Connector	MC4 Compatible	MC4 / Amphenol AH4	MC4 Compatible		
Output Wire Type / Connector	Double Insulated; MC4 Compatible	Double Insulated; MC4 / Amphenol AH4	Double Insulated; MC4 Compatible		
Output Wire Length	0.95 / 3.0	1.2 / 3.9			m / ft
Operating Temperature Range	-40 - +85 / -40 - +185				°C / °F
Protection Rating	IP68 / NEMA6P				
Relative Humidity	0 - 100				%

[1] Rated STC power of the module. Module of up to +5% power tolerance allowed.

PV SYSTEM DESIGN USING A SOLAREDGE INVERTER[2][3]		SINGLE PHASE HD-WAVE	SINGLE PHASE	THREE PHASE 208V	THREE PHASE 480V	
Minimum String Length (Power Optimizers)	P320, P370, P400	8		10	18	
	P405	6		8	14	
Maximum String Length (Power Optimizers)		25		25	50[4]	
Maximum Power per String		5700 (6000 with SE7600H-US)	5250	6000	12750	W
Parallel Strings of Different Lengths or Orientations		Yes				

[2] For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing_na.pdf.
[3] It is not allowed to mix P405 with P320/P370/P400/P600/P700/P800 in one string.
[4] A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement

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INVERTERS

Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

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Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXXXH-XXXXXBXX4							
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5[1]							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
Power Factor	1, adjustable -0.85 to 0.85							
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				400			Vdc
Maximum Input Current @240V[2]	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V[2]	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600kΩ Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W

[1] For other regional settings please contact SolarEdge support
[2] A higher current source may be used; the inverter will limit its input current to the values stated

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional[3]							
Inverter Commissioning	with the SetApp mobile application using built-in Wi-Fi station for local connection							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG					3/4" minimum /14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG					3/4" minimum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4	26.2 / 11.9		38.8 / 17.6		lb / kg
Noise	< 25				<50			dBA
Cooling	Natural Convection							
Operating Temperature Range	-40 to +140 / -40 to +60[4]							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

[3] Revenue grade inverter P/N: SExxxxH-US000BNC4
[4] Full power up to at least 50°C / 122°F; for power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf

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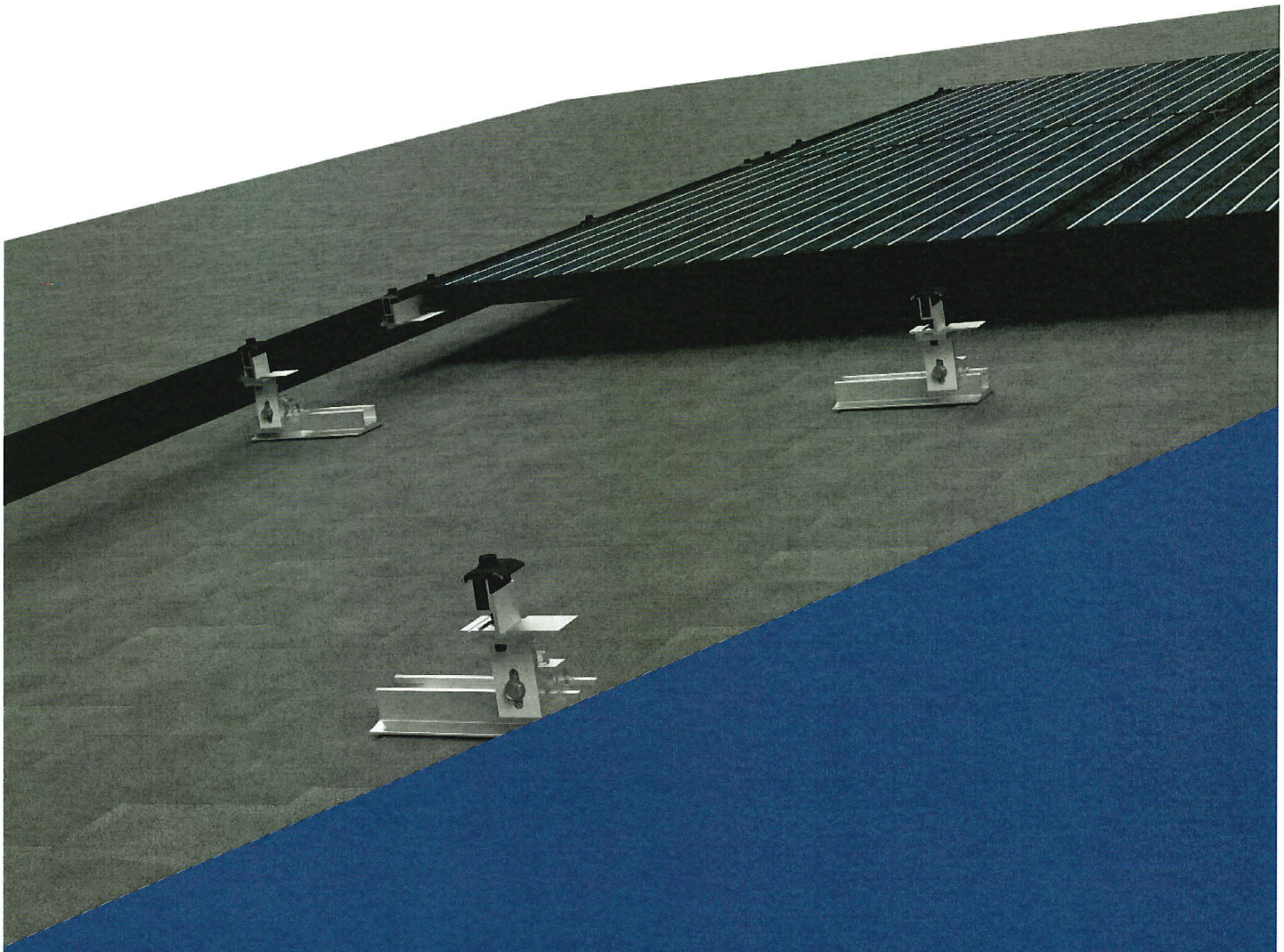
RoHS



SnapNrack™

Solar Mounting Solutions

RL Universal

Railless Residential Roof Mount System
Installation Manual

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An Intro to SnapNrack RL Universal

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SnapNrack's primary goal is to provide our customers with the lowest possible installed cost for mounting residential solar modules, without compromising the values the industry has come to expect: ease of use, quality, aesthetics, and safety. Designing with this goal in mind, we are proud to present the SnapNrack RL Universal Solar Mounting System.

SnapNrack has created a rail less system combining great features and benefits we are known for, with our Ultra Rail system and the most up to date technical innovation in the industry, thus reducing parts while driving down labor, material, and total installation costs. Designed to work with standard module frames, achieving UL 2703 Listing for Grounding/Bonding and Fire Classification, providing integrated wire management, aesthetics and our industry leading "Snap-In" features, SnapNrack is providing the simplest and most cost effective solar mounting solution on the market with RL Universal and SpeedSeal™ Track.

Benefits of Installing the SnapNrack RL Universal System

Install With Very Few Parts

This elimination of parts leads to a lower estimated system cost for both the installer and home owner.

Install RL Universal With One Tool

All RL Universal hardware is attached using a standard ½" socket

Built in Wire Management and Aesthetics

Extensive wire management solutions have been designed specifically for the system that adapts to multiple possible mounting positions.

The system is designed to be aesthetically pleasing and sturdy with a skirt that provides considerable strength at the leading edge and an elegant look for those seeking high end looking systems.

Install RL Universal with SpeedSeal™ Track

SpeedSeal™ Track features an innovative design that incorporates flashing reliability into a single roof attachment. This eliminates loosening layers of composition and removing nails with a pry bar, leading to less damage to the roof, minimized potential roof leaks, and much faster installs.

Table of Contents

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Project Plans

Certification Details 4

Component Details 5

Pre-Installation Requirements 8

Installation Steps

System Layout 9

Composition Shingle Installation 10

RL Universal Mount & Skirt Installation 14

Wire Management 17

MLPE Attachment 18

Module Installation 24

Ridge Mount Installation 27

Cantilever Deck Mount Installation 28

Grounding Specifications 29

List of Approved Modules. 30

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Certification Details

SnapNrack RL Universal system has been evaluated by Underwriters Laboratories (UL) and Listed to UL Standard 2703 for Grounding/Bonding, and Fire Classification.

Grounding/Bonding

Only specific components have been evaluated for bonding, and are identified as being in the ground path. The RL Universal components that have been evaluated for bonding are the Mount Assembly, Ridge Mount Assembly, Link Assembly, Skirt, Flash Track, or SpeedSeal™ Track, Ground Lugs, and Smart Clips.

The following system components are not required to be bonded to the system based on the exceptions in clause 9.1 of UL 2703 1st Ed.: Skirt Spacer, Umbrella Bolt, Flashing and Positioning Springs. Wire management clips are utilized to route conductors away from these components and must be assembled according to the instructions.

This mounting system may be used to ground and/or mount a PV module complying with UL 1703 only when the specific module has been evaluated for grounding and/or mounting in compliance with the included instructions. See Appendix A for the list of modules tested with the RL Universal system for integrated grounding.

Ground Lugs have been evaluated to both UL 467 and UL 2703 Listing requirements. The following ground lugs have been approved for use: SnapNrack model 242-02101, 242-92202, and Ilsco models GBL-4DBT and SGB-4.

The following components have been evaluated for bonding as the fault current ground path: Mount Assembly, Ridge Mount Assembly, Link Assembly, Flash Track or SpeedSeal™ Track, and Ground Lugs. In order to maintain the Listing for bonding, wire management clips must be assembled to route conductors away from parts that have not been evaluated for bonding.

A Listed (QIMS) and Unlisted Component (KDER3) grounding lug, SnapNrack part no. 242-92202, is attached to the module frame flange, Flash Track, SpeedSeal™ Track or Ridge Mount Track for the normal attachment of a Grounding Electrode Conductor, which provides bonding within the system and eventual connection to a Grounding Electrode, as required by the U.S. NEC. Details of part no. 242-92202 can be found in Volume 1, Section 4, and Volume 2, Section 2. When this method is used, the grounding symbol is stamped onto the body of the ground lug to identify the grounding terminal.

An alternate method of grounding, A UL Listed (QIMS) and Unlisted Component (KDER3) grounding lug, SnapNrack part no. 242-02101 is attached to the Flash Track or SpeedSeal™ Track. Details of part no. 242-02101 can be found in Volume 1, Section 4, and Volume 2, Section 1. When this method is used, the grounding symbol is stamped onto the body of the ground lug to identify the grounding terminal.

An alternate method of grounding, a UL Listed (KDER and QIMS) grounding lug, Ilsco (E34440 and E354420) model SGB-4 is attached to the module frame flange, Flash Track, SpeedSeal™ Track, or Ridge Mount Track. When this method is used, the grounding terminal is identified by the green colored screws of the lug.

An alternate method of grounding, a UL Listed (KDER and QIMS) grounding lug, Ilsco (E34440 and E354420) model GBL-4BDT is attached to the module frame flange through the specified hardware and torque values. When this method is used, the grounding terminal is identified by the green colored set screw of the lug.

An alternate method of grounding, Enphase R/C (QIKH2)(QIMS2) model M250, M215 & C250 is bonded to the Listed PV module frame by the Enphase R/C (QIMS2) Model EFM-XXMM anodization piercing mounting/clamping kit. The total roof-mounted PV system is bonded (modules and microinverters) together and the assembly is bonded to ground through the Enphase R/C (QIMS2) Engage Cables; Model ETXX-240, ETXX-208 or ETXX-277, when properly grounded at the service entrance.

R/C (QIMS2), Dynoraxx (E357716) photovoltaic bonding device cat. no. Dynobond is an optional component that may be used with this system. The Dynobond device has been evaluated to provide module to module bonding. The Dynobond device attaches to the frame flange of adjacent modules Listed (QIMS), SnapNrack MLPE Frame Attachment Kit model 242-02151 has been investigated to bond approved MLPE device back plates to frames of modules.

Tested MLPE devices include the following:
- NRTL Listed, SolarEdge Optimizer Model P300-5NC4ARS, P320-5NC4ARS, P370-5NC4AFS, or P400-5NC4AFS
- Enphase R/C (QIKH2)(QIMS2) M250, M215 & C250
- Enphase – NRTL Listed Microinverter models IQ6-60-2-US, IQIQ7-60-2-US, IQ7-60-B-US
- Celestica International – Rapid Shutdown Device models DG-006-F001201x and DG-006-F001401x

The following MLPE devices have been evaluated for attachment to the Flash Track and SpeedSeal™ Track using the SnapNrack MLPE Rail Attachment Kit, and the Flash Track and SpeedSeal™ Track have been evaluated for use with Listed (QIMS) and Unlisted Component (KDER3) grounding lug, SnapNrack part no. 242-92202.
- SMA – Rapid Shutdown Device model RSB-2S-US-10

Additional MLPE devices were evaluated for attachment to the module with the SnapNrack MLPE Frame Attachment Kit model 242-02151 or through the device mounting means. These devices have not been evaluated for bonding, as the enclosures are entirely polymeric:
- Ginlong – Rapid Shutdown Device model Solis-MLRSD-R1-1G and Solis-MLRSD-R2-1G
- Tigo – Monitoring Device models TSR-4-F, TSR-4-M, TSR-4-O, TSR-4-S, TS4-R-M-DUO, TS4-R-O-DUO, TS4-R-S-DUO

When installing the MLPEs per the specifications in the MLPE Installation section of this manual, the system is bonded to the optimizer backing plate.

Fire

RL Universal has been investigated for a Class A System Fire Classification for a Steep-Sloped Roof with Type 1 and Type 2 modules. Because the system was tested at 5 inches above the test roof fixture RL Universal can be installed without any height restrictions due to System Fire Classification. See Appendix A for potential module-specific height restrictions due to module temperature. The Skirt is considered an optional component with respect to Fire Classification, as RL Universal maintains the same Fire Classification Rating both with and without the skirt.

SnapNrack recommends a periodic re-inspection of the completed installation for loose components, loose fasteners, and any corrosion, such that if found, the affected components are to be immediately replaced.

Water Submersion Test

SnapNrack SpeedSeal™ Track has been evaluated for water penetration of composition shingle roofing systems by static water pressure head. Test method and apparatus were based on a version of ASTM Designation: E2140

Wind-Driven Rain Test

Only the following components have been evaluated for the Wind-Driven Rain Test per UL Subject 2582:
SpeedSeal™ Track, Comp Flashing, Composition Umbrella Flashing, Flash Track, Umbrella Bolt. Testing was conducted without roofing sealant and without the Umbrella Bolt Gasket.

Component Details

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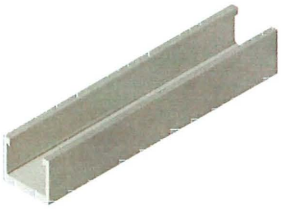
RL Universal Structural Components

Umbrella Lag

SnapNrack Umbrella Lag with Umbrella Sealing technology, assembly includes 5/16" Lag screw with EPDM gasket and Umbrella washer



Composition Flash Track

SnapNrack Composition Flash Track to be installed with Composition Flashing and Umbrella Lag

5/16" Lag Screw with Sealing Washer

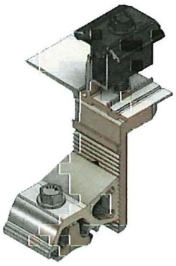
SnapNrack 5/16" Lag with Sealing Washer assembly including standard 5/16" lag screw and sealing washer

SpeedSeal™ Track

SnapNrack SpeedSeal™ Track with advanced sealing technology, assembly includes SpeedSeal™ Track and Sealing Ring

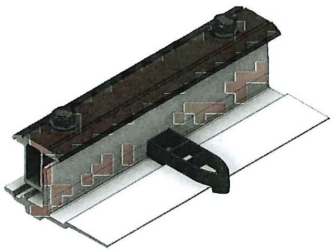
Composition Flashing

SnapNrack Composition Flashing



Mount

SnapNrack RL Universal Mount assembly including rock in channel nut, Riser, Leveler, Mount clamp, and spring



Link

SnapNrack RL Universal Link assembly including Link bottom, Link top, Link column spacer, and springs

Skirt

SnapNrack RL Universal Skirt in single portrait or double landscape lengths

Skirt Spacers

SnapNrack RL Universal Skirt Spacer for 40mm, 38mm, 35mm, 32mm, and 30mm modules.

Component Details

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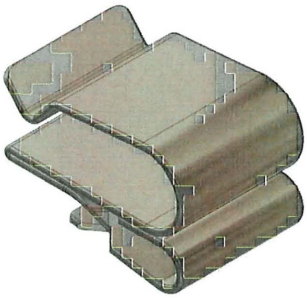
RL Universal Structural Components

Ridge Mount

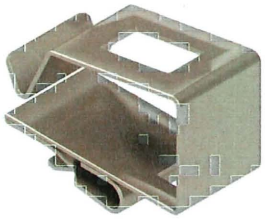
SnapNrack RL Universal Ridge Mount assembly including Ridge Mount Track, Ridge Mount Extension, Leveler, Mount Clamp, and spring

Wire Managements Components



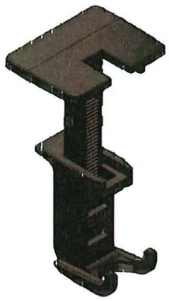
Smart Clip

Module frame cable clip, holds two PV wires or Enphase IQ-Cables



Smart Clip XL

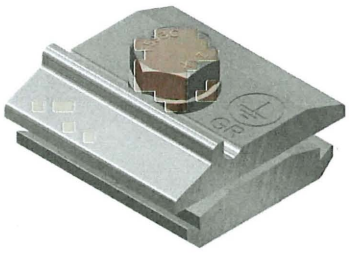
Module frame cable clip, holds six PV wires or four Enphase IQ-Cable



Wire Saver

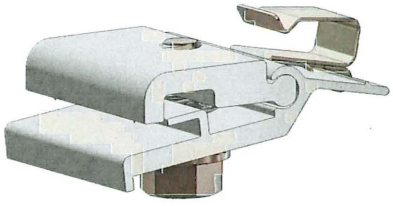
Designed to secure conductors that become loose and hang below the array, holds one conductor

Grounding/MLPE Components



Ground Lug R

Ground Lug R including bonding channel nut, Ground Lug R PRC, bolt, and split lock washer.



MLPE Frame Attachment Kit

Attaches MLPEs (Module Level Performance Enhancers) and other related equipment to the module frame.

Hardware Torque Specifications

The recommended torque to be applied to components for proper assembly and bonding are as follows:

Hardware Description	Torque Specification
RL Universal ½" bolts; System Leveling Bolt, Drop In/Rock In Channel Nut, Mount Top-Down Clamp, Link Top-Down Clamp	12 ft-lb
Ground Lug model 242-92202 to Flash Track, SpeedSeal™ Track, Ridge Mount Track or Module Frame, and Ground Lug model 242-92202 to Grounding Electrode Conductor (6-12 SOL)	8 ft-lb
Ground Lug model 242-02101 to Flash Track or SpeedSeal™ Track (6-12 SOL)	16 ft-lb
MLPE Frame Attachment Kit, MLPE Rail Attachment Kit	10 ft-lb
SolarEdge Frame Mounted Microinverter Bracket to Module Frame	11 ft-lb
Enphase Frame Mounted Microinverter Bracket to Module Frame	13 ft-lb
Ground Lug model SGB-4 to module or Flash Track	75 in-lb
Ground Lug model SGB-4 to module, Flash Track or SpeedSeal™ Track	75 in-lb
Ground Lug model SGB-4 to Grounding Electrode Conductor (4-14 SOL or STR)	35 in-lb
Ground Lug model GBL-4DBT to module	35 in-lb
Ground Lug model GBL-4DBT to Grounding Electrode Conductor (10-14 SOL or STR)	20 in-lb
Ground Lug model GBL-4DBT to Grounding Electrode Conductor (8 SOL or STR)	25 in-lb
Ground Lug model GBL-4DBT to Grounding Electrode Conductor (4-6 SOL or STR)	35 in-lb

Pre-Installation Requirements

Site Survey

- Measure the roof surfaces and develop an accurate drawing, including any obstacles such as chimneys and roof vents.
- If plans for the roof structure are available, verify that the plans match the final structure.
- Identify any roof access or setback areas as required by the local AHJ.
- Identify any construction issues that may complicate the process of locating rafters from the roof surface.
- If you find structural problems such as termite damage or cracked rafters that may compromise the structure's integrity consult a structural engineer.

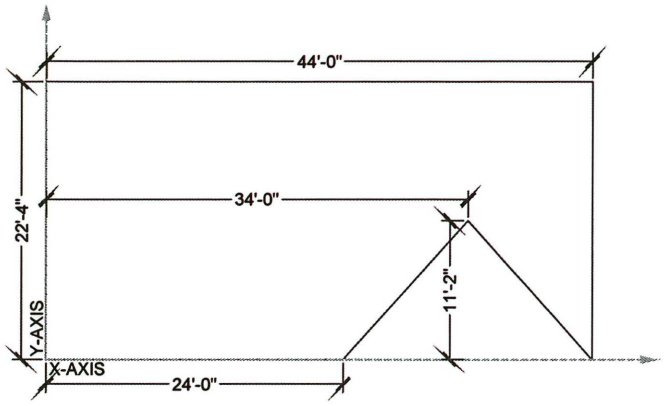
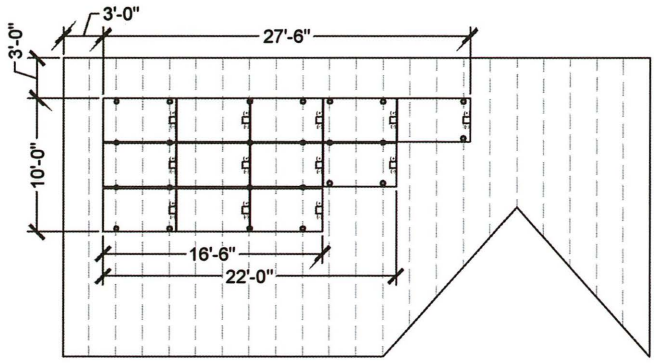


Image note: X-Axis described in this manual is cross-slope on the roof, Y-Axis is in line with the roof slope.

Design Guidance

- PV Designers should account for the 0.75 inch spacing between rows and 1.0 inch spacing between columns of modules when creating the layout.
- Ridge Mounts are required if modules will be installed with the top edge of the modules less than 12 inches from the ridge peak.
- Draw the rafter location on the layout to identify where roof attachments can be installed.
- Determine site conditions for calculating the engineering values, confirm site conditions and code versions comply with local AHJ requirements.
- Reference site conditions and system specifications in RL Universal Structural Engineering Report to determine maximum attachment spacing and cantilever values
- Draw roof attachment locations on layout based on maximum attachment spacing and cantilever values



Design Recommendation:

Four roof attachments per module are recommended for at least one module per row to provide rigidity in the array.

- Staggering rows of attachments on alternating rafters is acceptable, and may provide more evenly distributed loads on the roof structure.
- Identify homerun and Junction Box locations based on rooftop wiring requirements.
- Mark distance from array edge to identifiable roof feature in x and y axes.
- Mark distance from array edge to identifiable roof feature in x and y axes.
- Insert SnapNrack installation details into design plan set specific to the project requirements.

Safety Guidance

- **Always wear appropriate OSHA approved safety equipment when at active construction site.**
- **Appropriate fall protection or prevention gear should be used. Always use extreme caution when near the edge of a roof.**
- **Use appropriate ladder safety equipment when accessing the roof from ground level.**
- **Safety equipment should be checked periodically for wear and quality issues.**
- **Always wear proper eye protection when required.**

System Layout

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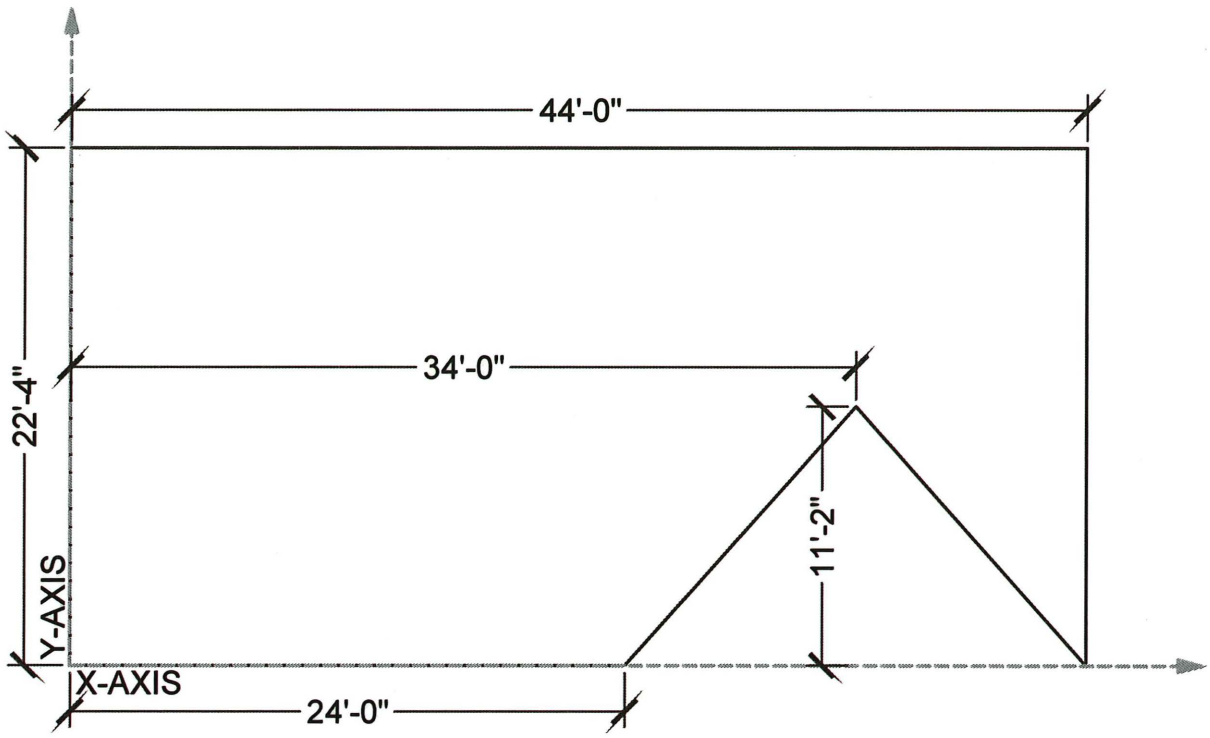
Required Tools

- Roof Marking Crayon or Chalk
- Tape Measure
- Prybar (Not required with SpeedSeal™ Track)

LAYOUT INSTRUCTIONS

1) Transfer the layout to the roof using marking crayon or chalk and identify the outside corners of the array. Draw attachment locations on the roof positioned in the x-axis to land on a rafter and in the y-axis to land between modules rows.

2) **(Not required for SpeedSeal™ Track - Flash Track installation only)** Use a prybar to loosen layers of composition above proposed attachment locations in preparation for proper flashing placement



Layout Note: Ensure the final roof attachment locations do not exceed the maximum attachment spacing and cantilever specified in the design plan

Composition Shingle Installation

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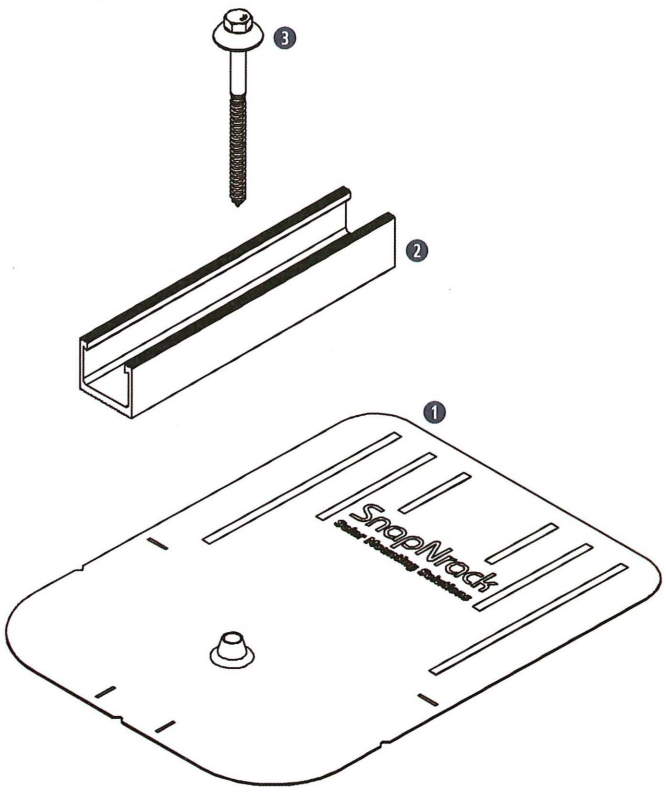
Required Tools

- Hammer or Stud Finder
- Roof Marking Crayon or Chalk
- Drill with 3/16" Drill Bit
- Roof Sealant
- Socket Wrench
- Torque Wrench
- 1/2" Socket
- Pry Bar (Not required with SpeedSeal™ Track)

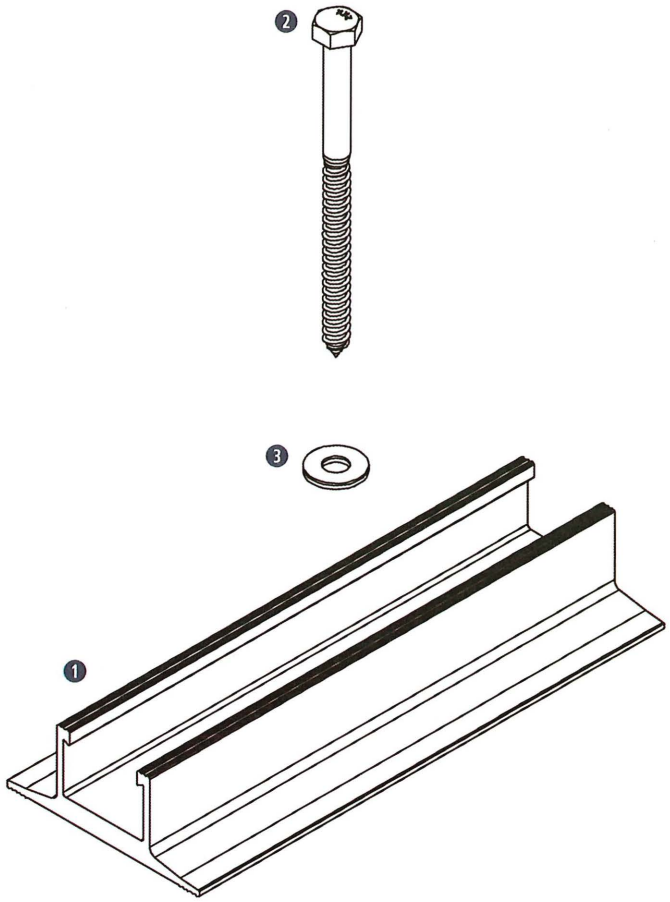
Materials Included - Flash Track & Composition Flashing

1. (1) SnapNrack Composition Flashing
2. (1) SnapNrack Flash Track
3. (1) SnapNrack 5/16" SS Umbrella Lag Screw

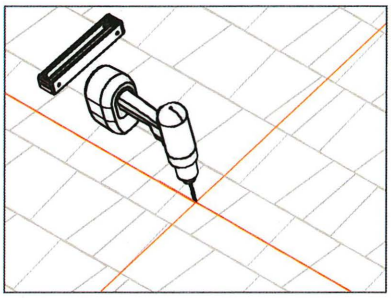


Materials Included - SpeedSeal™ Track

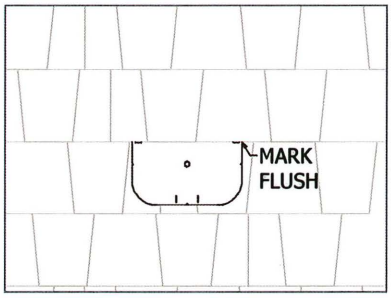
1. (1) SnapNrack SpeedSeal™ Track Sealing Base
2. (1) 5/16" SS Lag Screw
3. (1) 5/16" SS Washer (Sealing Washer is recommended)

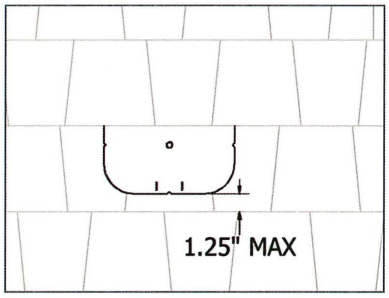


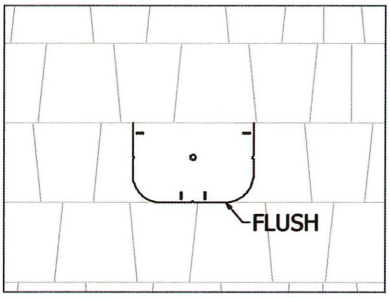
INSTALLATION INSTRUCTIONS - FLASH TRACK & COMPOSITION FLASHING



1) Using a Flash Track as a template, drill a pilot hole into the rafter with 3/16" drill bit.



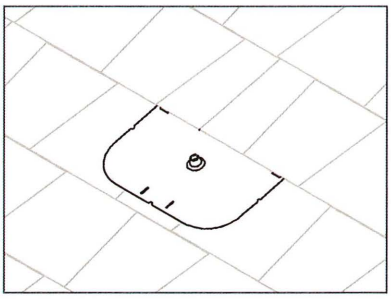




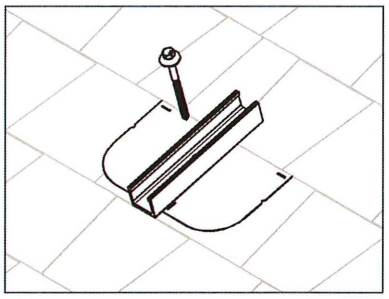
Install Note:

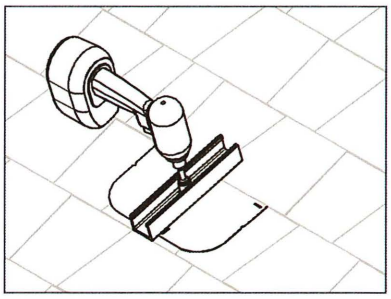
Composition Flashings should be installed in the nominal position; It is acceptable to install the flashing with leading edge of flashing 1-1/4" above the leading edge of first course of composition, or flush with the leading edge of the first course of composition.
Marks on flashing edge are a guide and may be used to simplify installation. Align overlapping composition leading edge with marks.

2) Apply roofing manufacturer's approved sealant to lag screw, apply sealant in a circle around pilot hole and fill pilot hole with sealant.



3) Install flashing underneath shingle course directly above pilot hole, align hole in flashing with pilot hole.





4) Place Flash Track over hole in flashing, drive Umbrella Lag through hole in Flash Track, flashing, and into pilot hole for minimum 2.5" embedment in rafter

Install Note:

Ensure flashing extends minimum (2) courses above base.

Best Practice: Apply a U-shape of sealant on top portion of flashing underside.

Composition Shingle Installation

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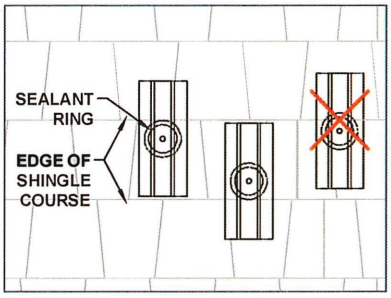
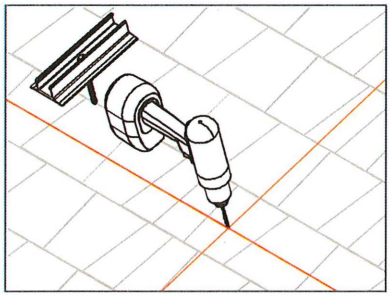
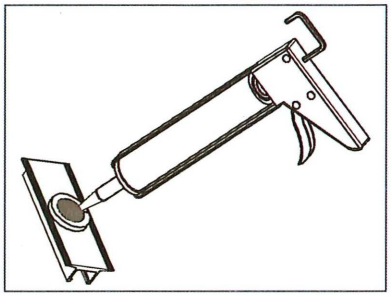
INSTALLATION INSTRUCTIONS - SPEEDSEAL™ TRACK



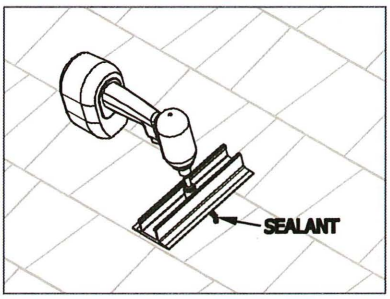
1) Position SpeedSeal™ Tracks. SpeedSeal™ Tracks must be positioned with the sealant retention ring entirely on one course of composition.



2) Using a SpeedSeal™ Track as a template, drill a pilot hole into the rafter with 3/16" drill bit



3) Turn SpeedSeal™ Track over and fill dam created by foam sealant ring with roof sealant



4) Attach SpeedSeal™ Track to roof using the 5/16" SS lag screw and washer.

Install Note:

Roof sealant should be expelled from the underside of the SpeedSeal™ Track as it is installed to assure the proper amount of roof sealant has been applied. If no sealant is expelled, remove SpeedSeal™ Track and add more sealant to the cavity then reinstall on roof.

RL Universal Mount & Skirt Installation

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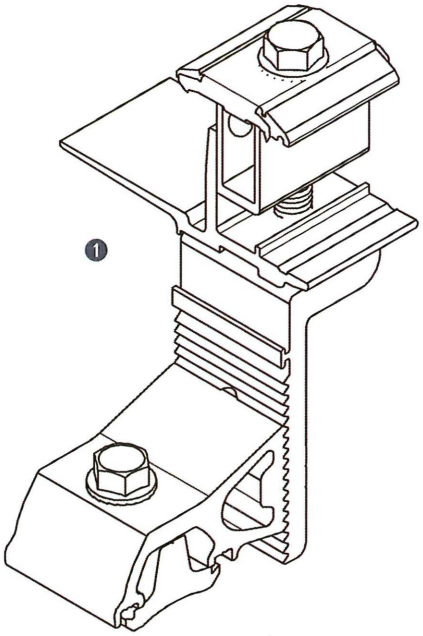
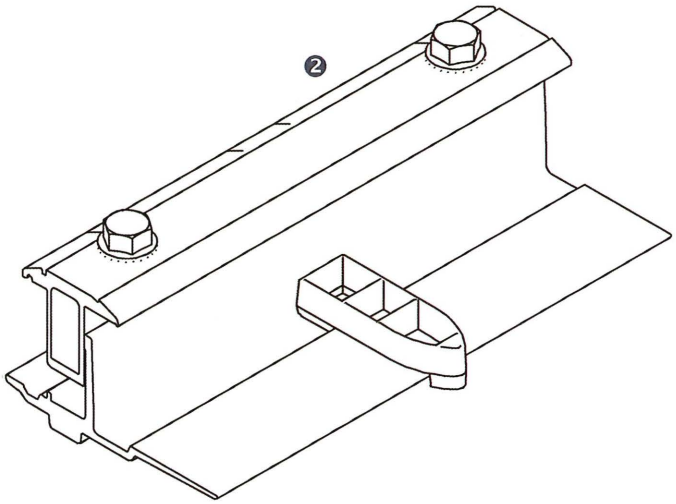
Required Tools

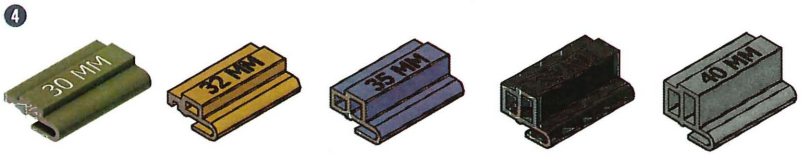
- Socket Wrench
- Torque Wrench
- 1/2" Socket
- String Line

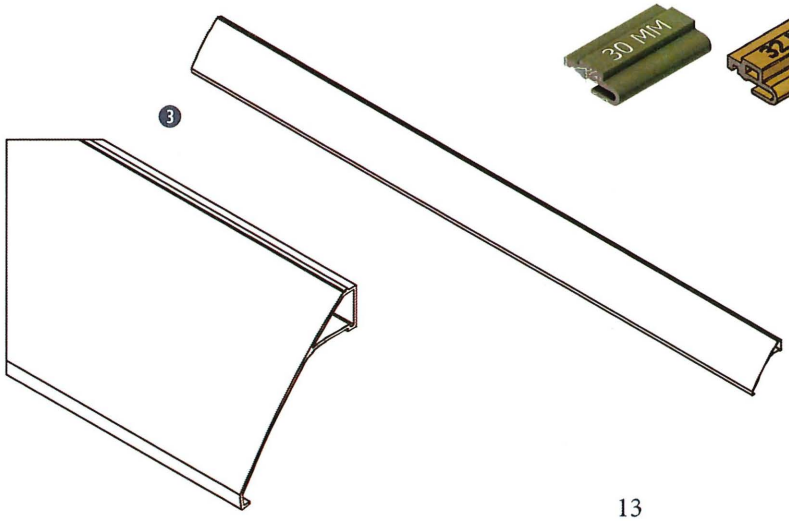
Materials Included - RL Universal Mount

1. (1) RL Universal Mount
2. (1) RL Universal Link
3. (1) RL Universal Skirt
4. (1) RL Universal Skirt Spacers









RL Universal Mount Installation

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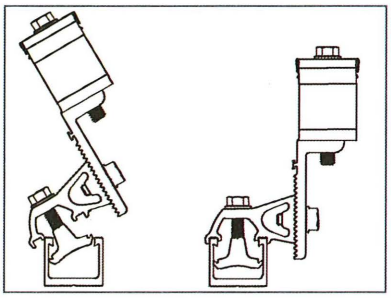
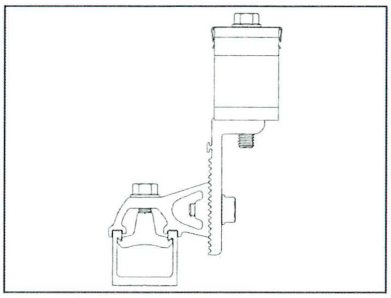
INSTALLATION INSTRUCTIONS

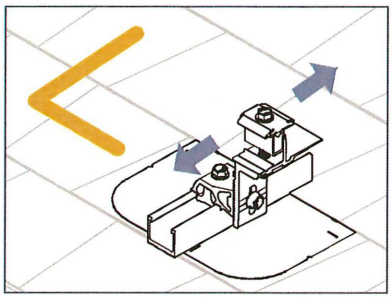


1) Install the font row of Mounts by rocking the channel nut on bottom of RL Universal Mount into Flash Track, or SpeedSeal™ Track.



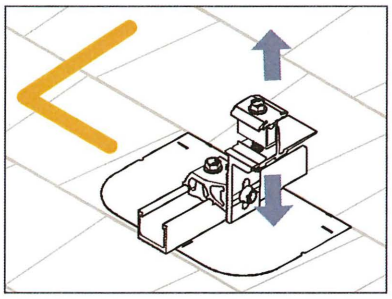
2) Partially tighten Riser bolt to seat the channel nut into the Flash Track, or SpeedSeal™ Track.

Install Note:
Mounts can be installed on either the left or right side of the Flash Track, or SpeedSeal™ Track to avoid any interference with Links

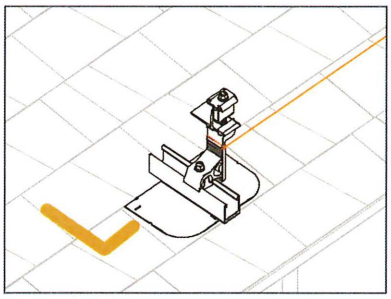


3) Slide the bottom two corner Mounts up or down in the SpeedSeal™ Track, or Flash Track until aligned with the bottom edge of array as marked on the roof, then tighten the Riser bolt.

Install Note:
Channel nuts must be fully engaged in track and must not extend beyond either end of the track

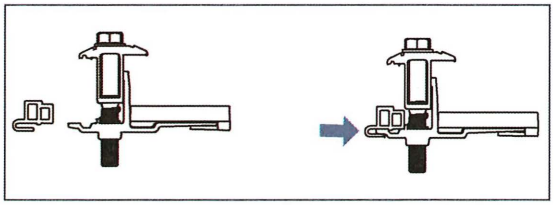


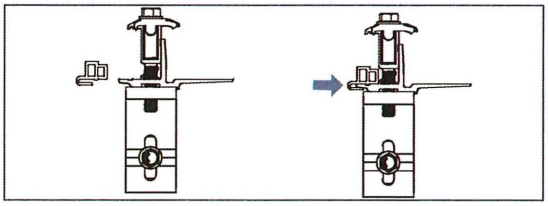
4) To set the RL Universal Mount level loosen the Leveler bolt and move the Leveler up or down, then tighten the Leveler bolt and torque to 12 ft-lb.



5) Run string line along bottom row to align and level RL Universal Mounts between the corner mounts

Install Note:
Use the string line catch and alignment feature on Mounts to hold the string line in place to level and align the Mounts





6) RL Universal Spacers will need to be added to Mounts and Links where Skirt will be installed

RL Universal Skirt Installation

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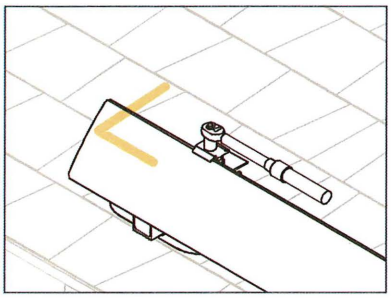
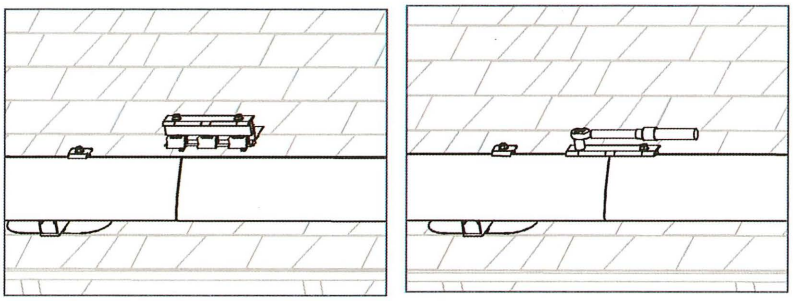
INSTALLATION INSTRUCTIONS



7) Install RL Universal Skirt by holding the skirt in Mount, sliding Skirt to align with array layout marks, and clamping skirt into mount



8) Use RL Universal Links to connect multiple lengths of Array Skirt

Wire Management

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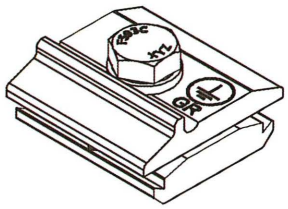
Required Tools

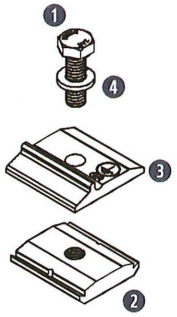
- Socket Wrench
- Torque Wrench
- 1/2" Socket
- Electrician Tools

Materials Included

SnapNrack Ground Lug R (242-92101)

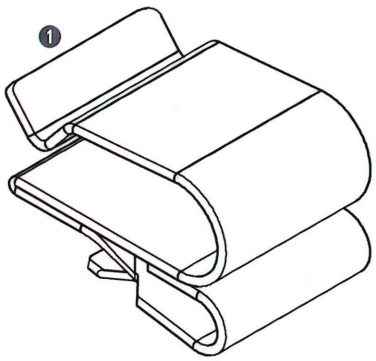
1. (1) Bolt, Hex Cap, 5/16" - 18" X 1", SS
2. (1) SnapNrack Bonding Channel Nut
3. (1) SnapNrack Ground Lug R PRC
4. (1) 5/16" SS Split Lock Washer



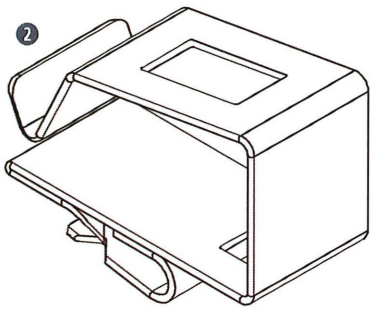


Smart Clips

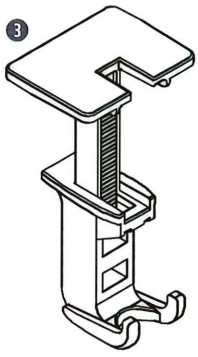
1. (1) Smart Clip ((2) PV Wire, (1) Enphase IQ Cable
2. (1) Smart Clip XL ((6) PV Wire, (4) Enphase IQ)
3. (1) Wire Saver ((1) PV Wire)



Smart Clip



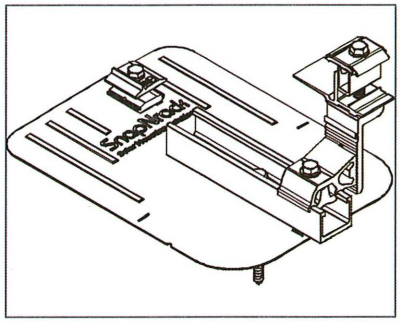
Smart Clip XL



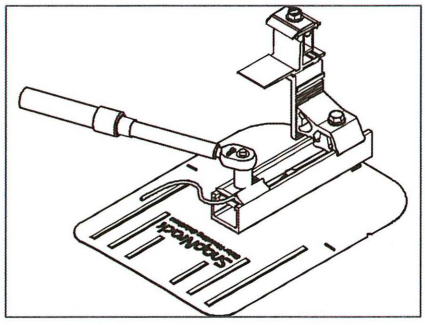
Wire Saver

INSTALLATION INSTRUCTIONS - RL GROUND LUG

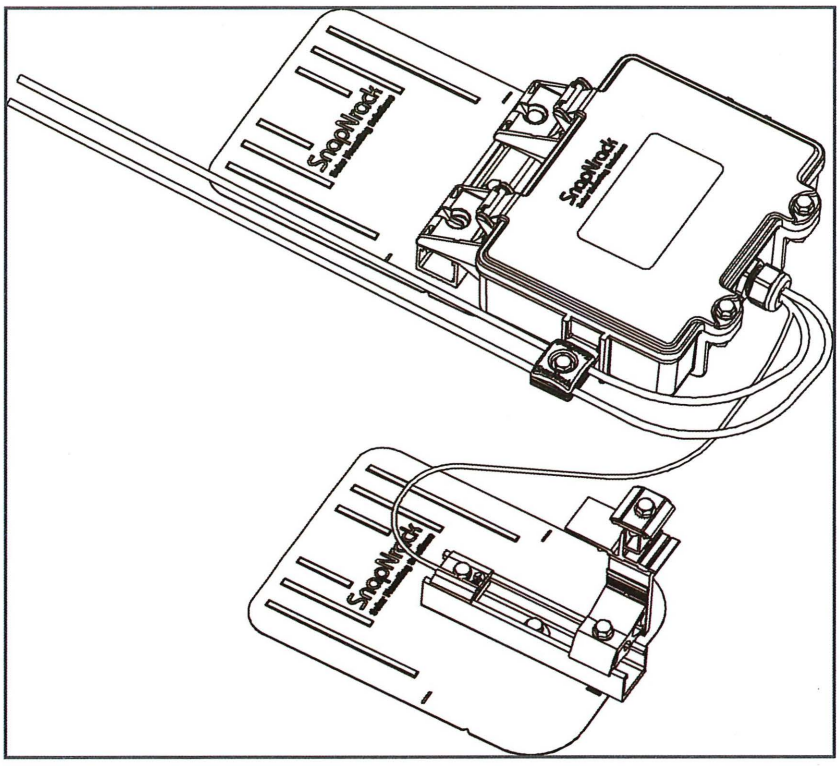
The RL Ground Lug to be used in accordance with the National Electric Code, ANSI/NFPA 70.



1) Ground Lug R can be attached to any Flash Track, or SpeedSeal™ Track near the Junction Box. Insert Ground Lug R into Flash Track, or SpeedSeal™ Track.



2) Run 10 - 6 AWG, solid, bare copper GEC into Ground Lug R channel, torque clamping bolt to 16 ft-lb



3) Run bare, solid EGC from Ground Lug R to Junction Box, bond bare EGC to stranded EGC in Junction Box. For details on installing the Junction Box reference the **RL Universal Junction Box Installation Manual.**

Wire Management

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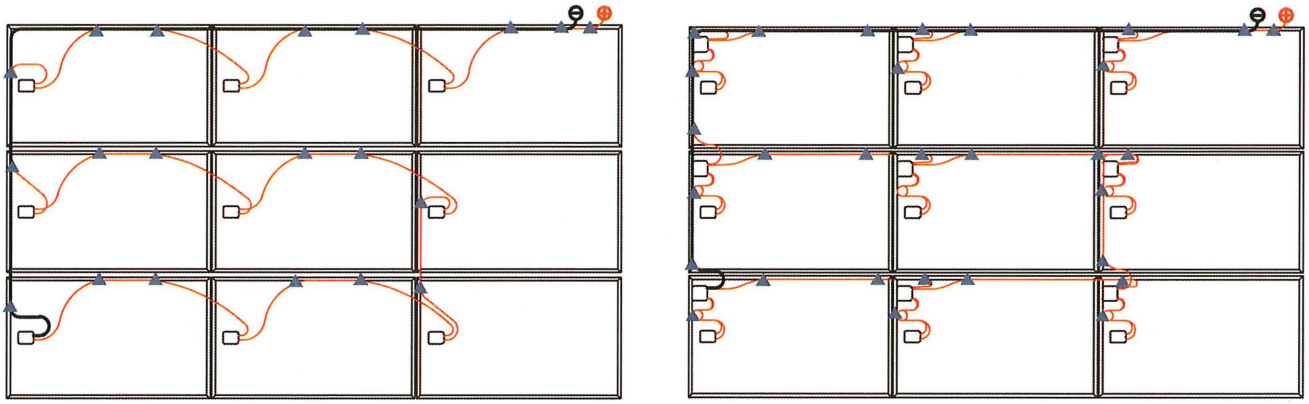
INSTALLATION INSTRUCTIONS - SMART CLIPS

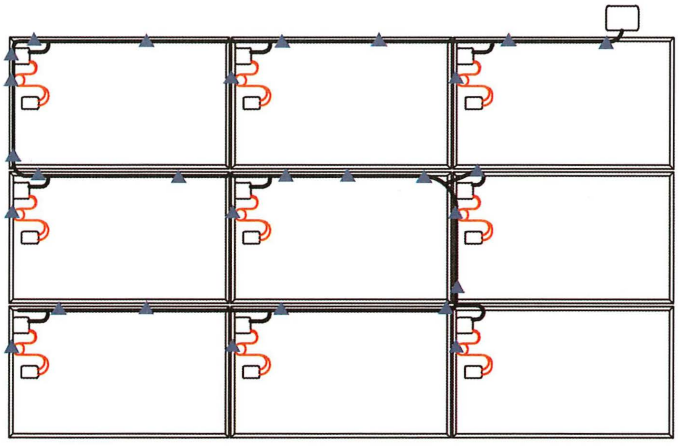
Route all conductors away from A Mounts and B Mount Bases and Flashings. SmartClips should be used to keep conductors routed away from non-bonded components.

▲ SMART CLIP
HOME-RUN/TRUNK CABLE
PV CONDUCTORS



1A) For central inverter and DC to DC MLPE systems: Identify where PV string poles are located, use SnapNrack Smart Clips to manage conductors in route from far pole to the Junction Box

Install Note:
Use Smart Clips to manage PV module leads connected to the MLPE



1B) For microinverter systems: Identify route from furthest microinverter to Junction Box, use Smart Clips to manage AC trunk cables and multiple PV wires.

MLPE & RSD Installation

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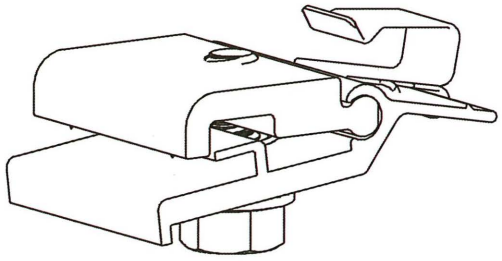
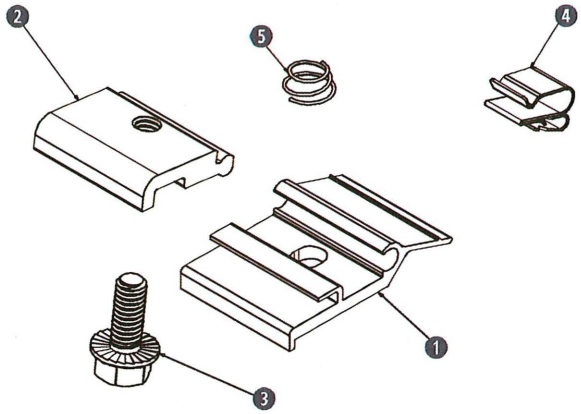
Required Tools

- Socket Wrench
- Torque Wrench
- 1/2" Socket

Materials Included - MLPE Rail Attachment Kit

1. (1) SnapNrack MLPE Frame Attachment Top
2. (1) SnapNrack MLPE Frame Attachment Bottom
3. (1) 5/16"-18 X 3/4" Serrated Flange Bolt SS
4. (1) SnapNrack Smart Clip
5. (1) SnapNrack MLPE Frame Attachment Coil Spring SS

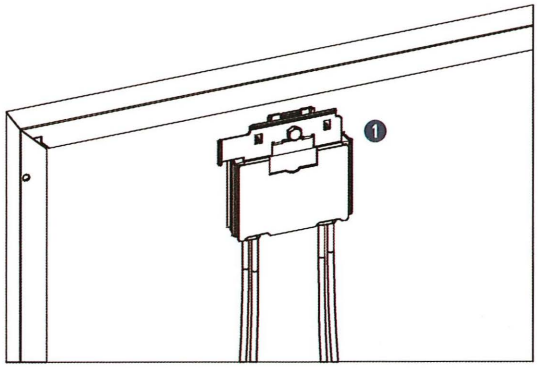




Materials Included

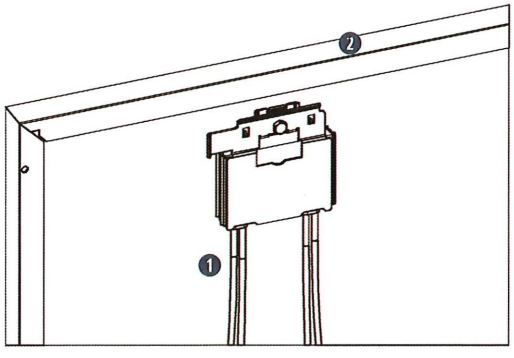
SolarEdge Frame Mount

1. (1) SolarEdge Optimizer w/ Frame-Mounted Module Add-On



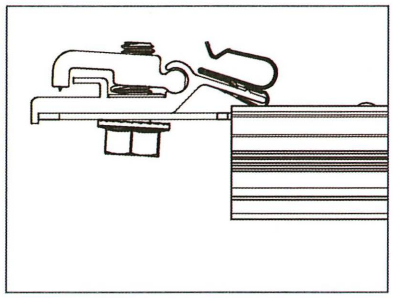
Enphase Frame Mount

1. (1) Enphase Microinverter
2. (1) Enphase Frame Mount

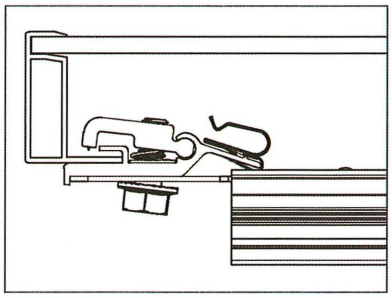


INSTALLATION INSTRUCTIONS - SNAPNRACK MLPE FRAME ATTACHMENT KIT

SnapNrack MLPE Frame Attachment kit are used to attach module level performance enhancing devices, and other devices such an SRD (rapid shutdown device), directly to module frames, and provide integrated grounding/bonding for Devices grounded through metal back plate. (Refer to the list of tested MLPE devices on page 4 of this manual)

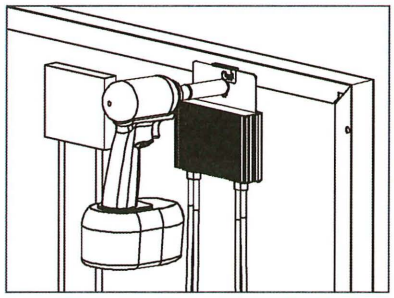


1) Slide the backplate channel of the MLPE device under the MLPE Frame Attachment Kit bolt. The MLPE mounting plate should rest against the MLPE mounting plate backstop on the MLPE Frame Attachment Kit



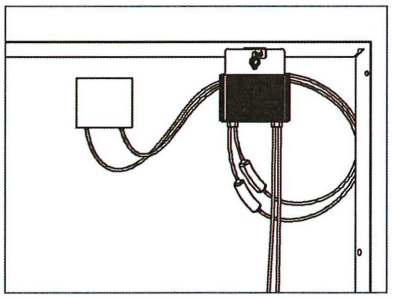
2) Position the MLPE Frame Attachment Kit on the module frame flange in a location that will not interfere with mounting system components. The module frame flange should rest against the module flange backstop on the MLPE Frame Attachment Kit.

Install Note:
Avoid blocking module frame drainage holes when installing the MLPE Frame Attachment Kit.



3) Tighten the mounting bolt on the MLPE Frame Attachment Kit to 10 lb-ft (120 lb-in).

Install Note:
The MLPE Frame Attachment Kit bonds the following components: Module Frame, MLPE backplate and Smart Clip.



4) Connect the module leads to the input connectors on the MLPE device and manage conductors with the integrated Smart Clip.

MLPE & RSD Installation

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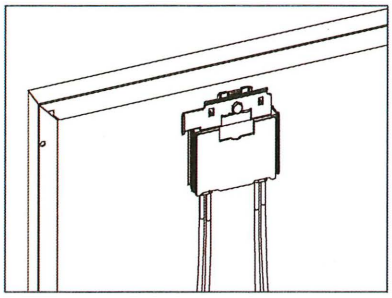
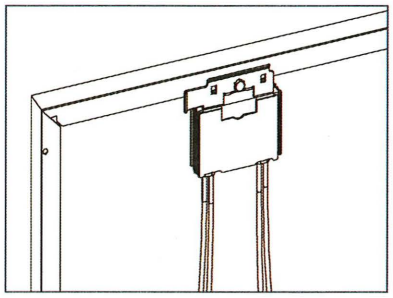
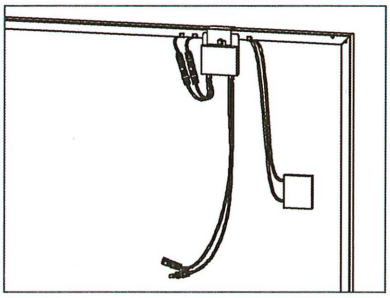
INSTALLATION INSTRUCTIONS - SOLAREDGE FRAME MOUNT



1) Locate the SolarEdge optimizer with Frame-Mounted Module Add-On at a location on the module frame that will not interfere with the RL Universal Mounts.



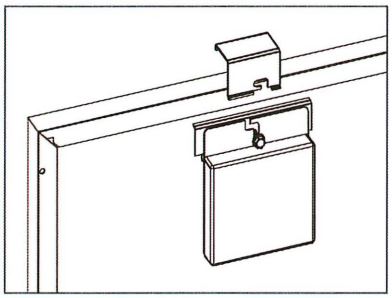
2) Install the optimizer mounting plate onto the module frame and tighten hardware to 11 ft-lbs.



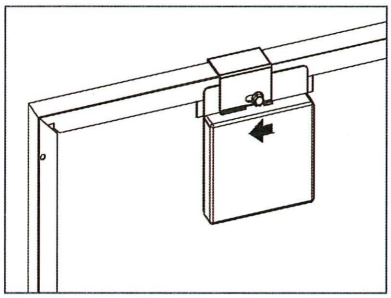
3) Connect the module leads to the input connectors on the optimizer and manage conductors with SnapNrack Smart Clips.

Install Note:
If module is mounted in portrait, install MLPE on long side, short side for landscape.

INSTALLATION INSTRUCTIONS - ENPHASE FRAME MOUNT

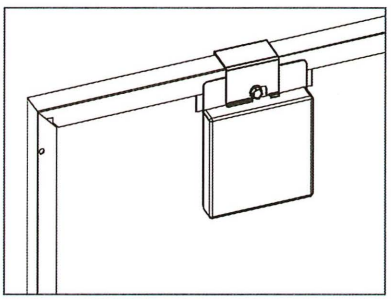


1) Locate the Enphase Frame Mount bracket clamp at a location on the module frame that will not interfere with the RL Universal Mounts.



2) Slide the microinverter unit onto the bracket clamp, then move it slightly to the left.

Install Note:
The microinverter mounting flange should be on the outside of the module frame.



3) Tighten the hardware to 13 ft-lbs

4) Connect module leads to microinverter DC connectors.

Install Note:
Refer to the Enphase Frame Mount installation guide for additional instructions.

MLPE & RSD Installation

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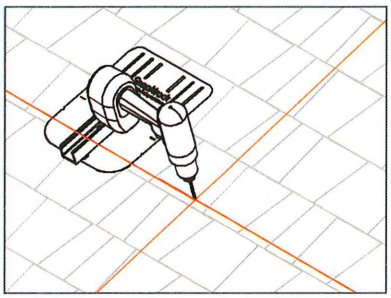
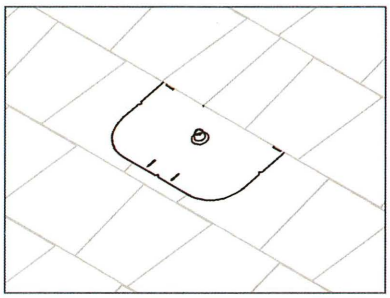
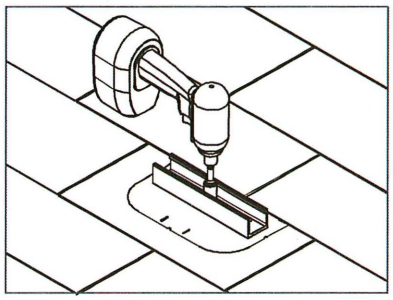
INSTALLATION INSTRUCTIONS - DECK MOUNTED MLPE & RSD



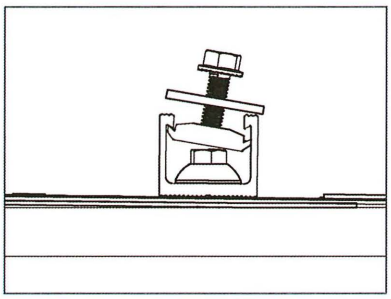
1) Drill pilot hole into decking with 3/16" drill bit, and apply roofing manufacturer's approved sealant to lag screw, in a circle around pilot hole, and fill pilot hole with sealant

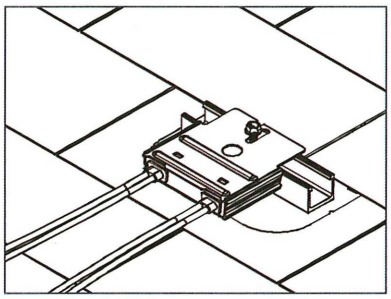


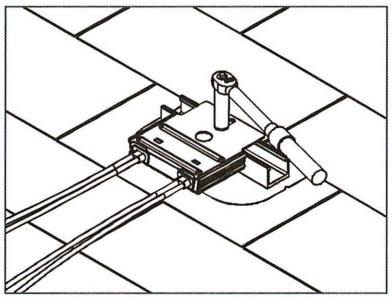
2) Install flashing underneath shingle course directly above pilot hole aligning hole in flashing with pilot hole.



3) Place Flash Track over hole in flashing parallel with composition course, drive Umbrella Lag through hole in Flash Track, flashing, and into pilot hole







4) Insert channel nut of MLPE Attachment Kit into Flash Track, insert back plate of device over the large fender washer, and tighten bolt to 10-16 ft-lb

Install Note:

The RL Universal SpeedSeal™ Track can also be used as a means of attaching RSDs, junction boxes, and other hardware to the roof.

Module Installation

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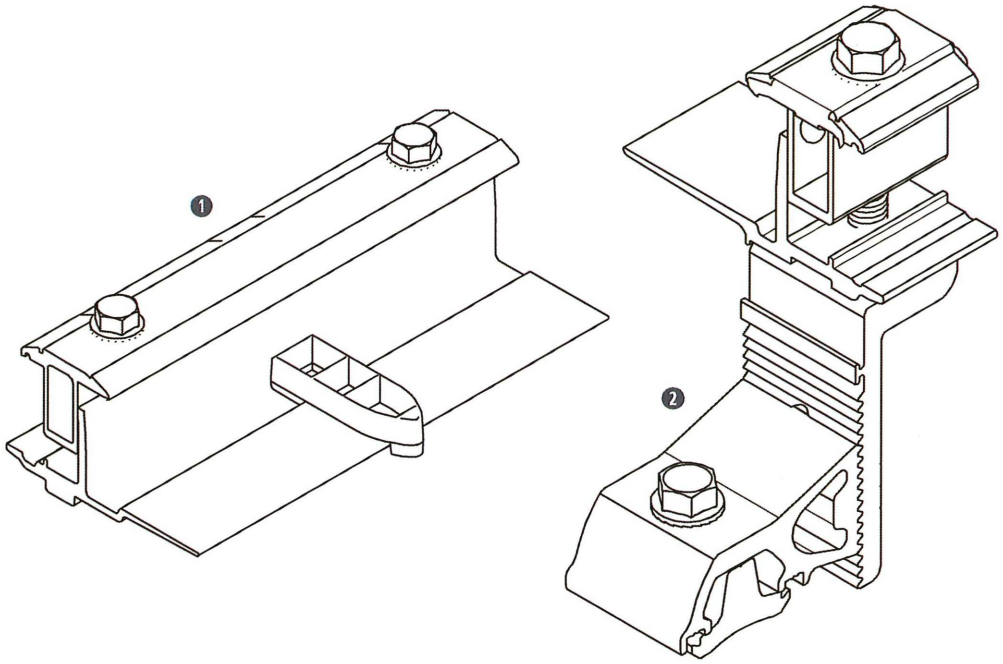
Required Tools

- Socket Wrench
- Torque Wrench
- 1/2" Socket

Materials Included

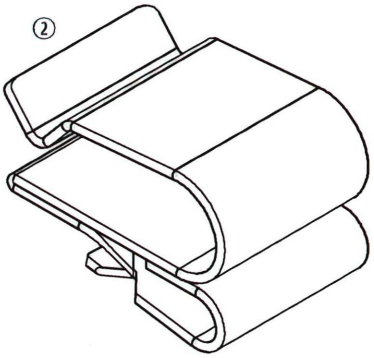
1. SnapNrack RL Universal Link
2. RL Universal Mount

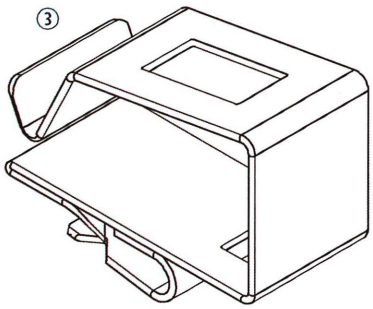


Other Materials Required

② SnapNrack Smart Clip (2-5 per module)

③ SnapNrack Smart Clip XL (10-20 per array)
See Wire Management section for details





Module Installation

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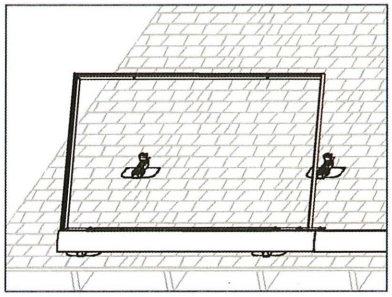
INSTALLATION INSTRUCTIONS - BOTTOM ROW

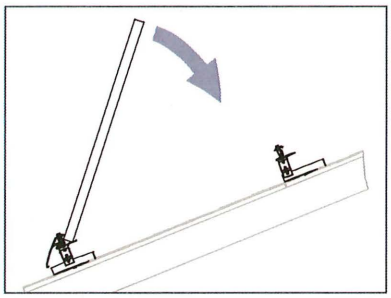
Install Note:

It is recommended that module leads and connectors are prepared for installation using SnapNrack Smart Clips before being brought to the rooftop.

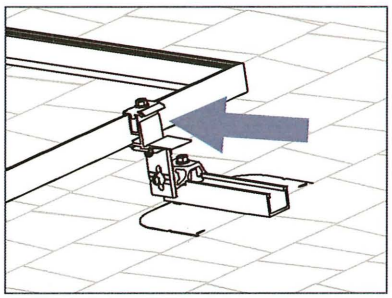
- With no MLPE, secure module leads to module frame to allow access to connectors while modules are installed
- Secure MLPE device to module frame with SnapNrack MLPE Frame Attachment Kit and connect module leads to MLPE, and manage leads by positioning connectors to allow access during installation



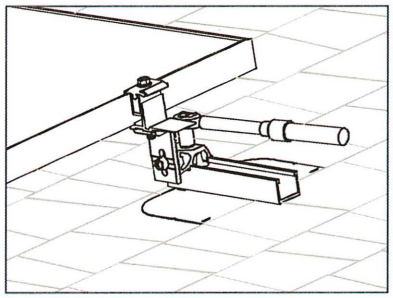
1) Rest downslope edge of module on the Mounts and/or Links position module so side edge is flush with marked edge of array layout

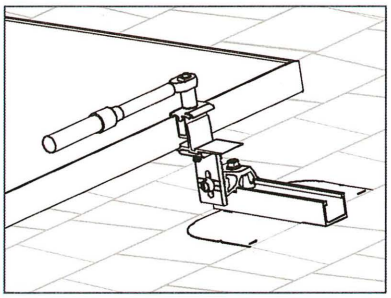


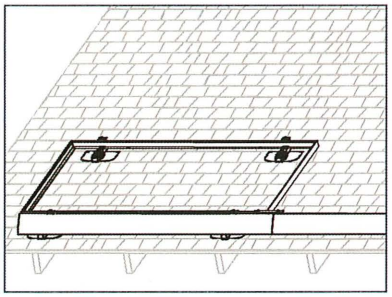
2) Lower upslope edge of module while simultaneously applying slight pressure to seat module into Mounts and/or Links



3) When module is level with roof slide Mount down the Flash Track, or SpeedSeal™ Track and engage Mount clamp on upslope edge of module





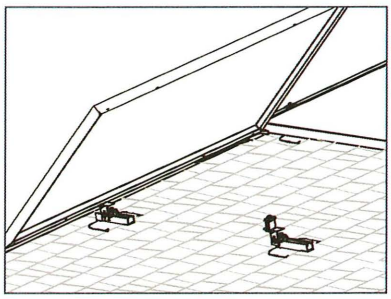


4) With the Mount fully engaged on the module frame first tighten channel nut bolt, then tighten Mount clamp bolt

Install Note:

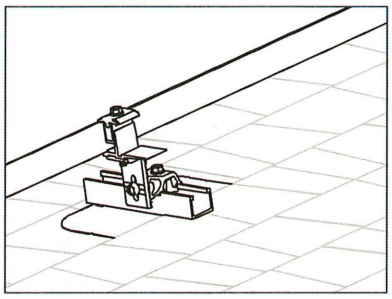
Channel nuts must be fully engaged in track and must not extend beyond either end of the track.

INSTALLATION INSTRUCTIONS - BOTTOM ROW

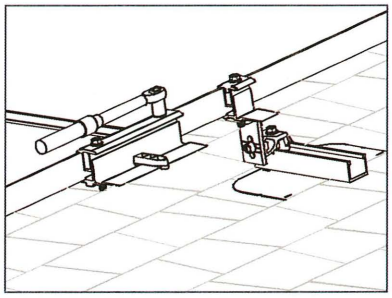


5) Install next module in row by placing downslope edge of module onto Links and Mounts then lower upslope edge of module until level with roof

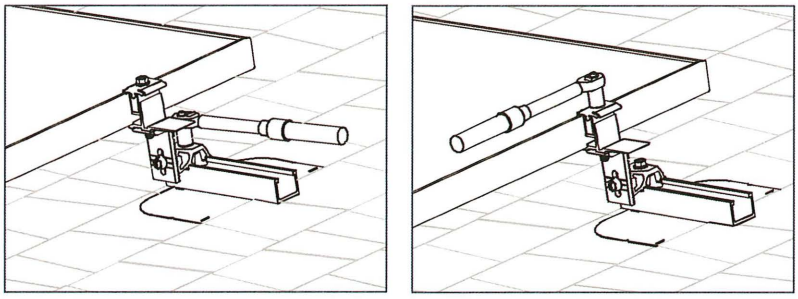
Install Note:
Push modules together so they are tight against the Link module spacer



6) Slide Mount down the Flash Track, or SpeedSeal™ Track and position the Mount to support the Module



7) Attach Link to upslope side of modules tighten clamp bolts to engage both modules.



8) Engage Mounts on the module frame and tighten channel nut bolt, then tighten Mount clamp bolt.

9) Repeat steps 5-7 for additional rows of modules in array

Ridge Mount Installation

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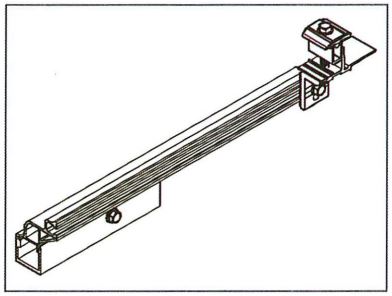
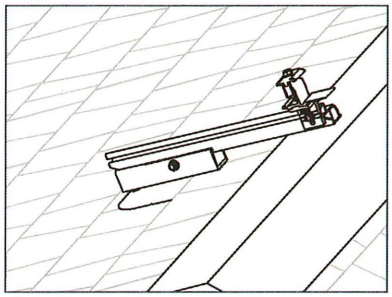
INSTALLATION INSTRUCTIONS - RIDGE MOUNT

Install Note:

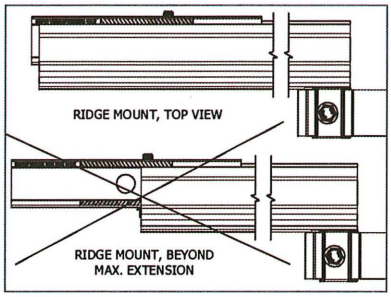
RL Ridge Mounts should not be used to extend modules beyond the ridge. Overhanging an adjacent roof is not approved by SnapNrack.



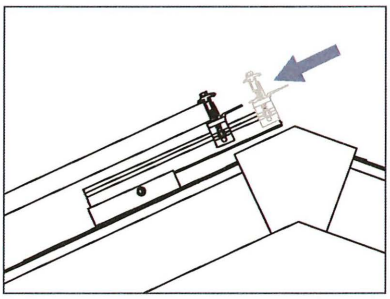
1) Attach Ridge Mount Track with minimum 2-½" of embedment in to structural member and minimum 5" from Ridge to end of Composition Flashing



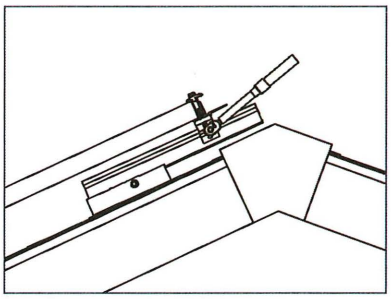
2) Slid Ridge Mount Extension into Ridge Mount Track and hand tighten Extension bolt

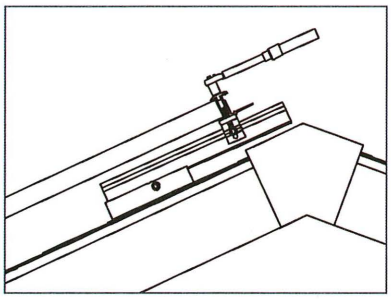


3) Align up-slope end of Ridge Mount Extension with allay layout as drawn on roof, positioning Extension so that hatched pattern is visible on one side only



4) As the module is lowered into place slide Leveler and clamp assembly down Extension to engage module frame.





5) With Module Clamp seated on module frame, first tighten the Leveler bolt then tighten the clamping bolt.

Cantilever Deck Mount Installation

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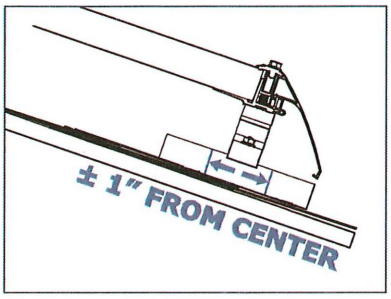
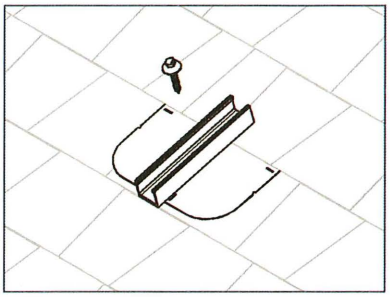
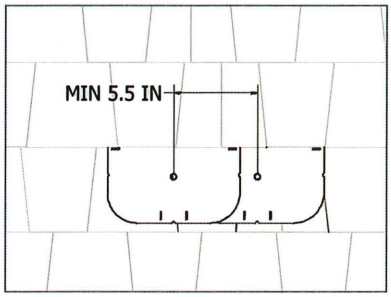
INSTALLATION INSTRUCTIONS



1) Before attaching Cantilever Deck Mount to roof decking Align Flash Track with module so Mounts will be approximately centered on the Flash Track when clamped or sleeved to the module. A one inch (1") variance up or down the Flash Track from center is acceptable.

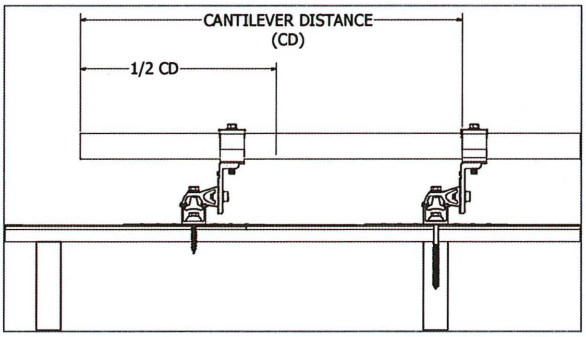




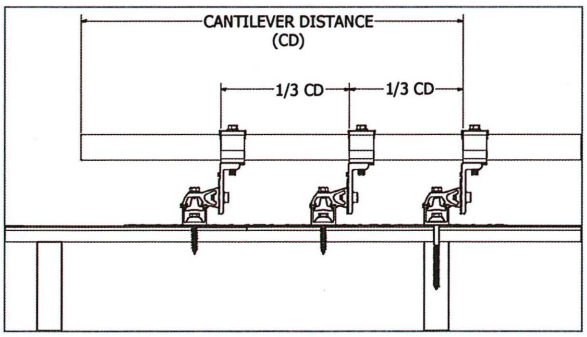
2) Attach flashing and Flash Track to roof decking using a 5/16" x 2" lag screw. If loading conditions require two columns of Cantilever Deck Mounts, it is acceptable to overlap the flashings with a minimum 5-1/2" between holes.

Install Note:

If roofing is presidential composition, use 5/16" x 2-1/2" lag screws.



3) For a single column of Cantilever Deck Mounts attach Mount between center of cantilever and end of module making sure distance from mount to end of module is less than maximum allowable cantilever.



4) With two columns of Cantilever Deck Mounts attach Mounts at approximately 1/3 intervals making sure distance from outside Mount to end of module is less than maximum allowable cantilever.

Grounding Specifications

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GROUND PATH DETAILS

All RL Universal components in the fault current ground path have been Certified to be used multiple times for grounding/bonding. The UL 2703 Listing does not specify a maximum number of uses for the Mount, Link, or Ground Lug. Review the requirements of the National Electrical Code (NEC) Article 250 to select the appropriate Equipment Grounding Conductor size based on the short-circuit current of the PV system

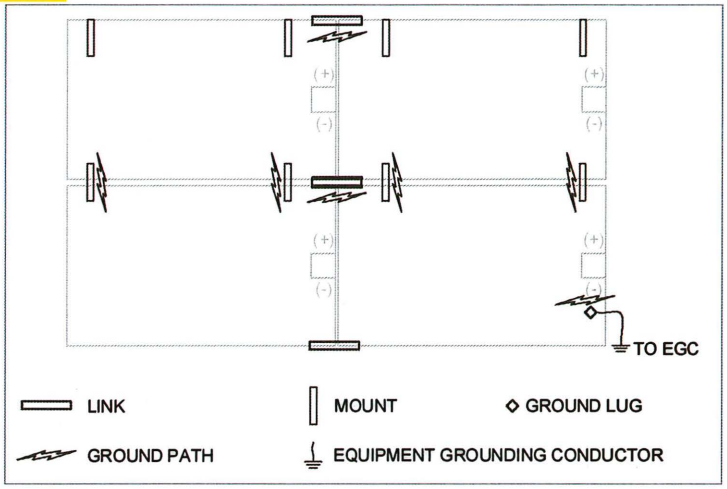
When using Ground Lug R the following components are part of the fault current ground path:

- SnapNrack, SpeedSeal™ Track
- SnapNrack, Flash Track
- SnapNrack, Mount Assembly
- SnapNrack, Ridge Mount Assembly
- SnapNrack, Link
- SnapNrack, Skirt

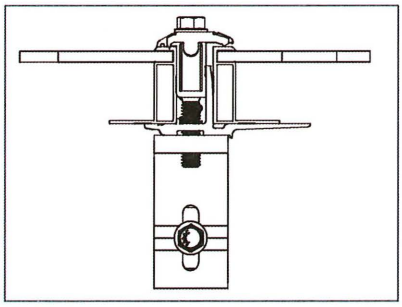
Grounding Specifications

snapnrack.com

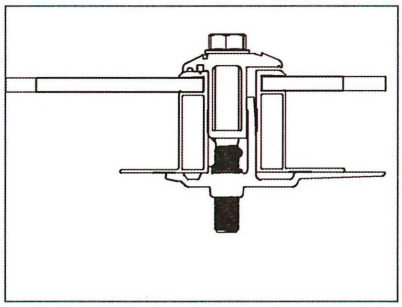
GROUND PATH DETAILS



GROUNDING METHOD DETAILS

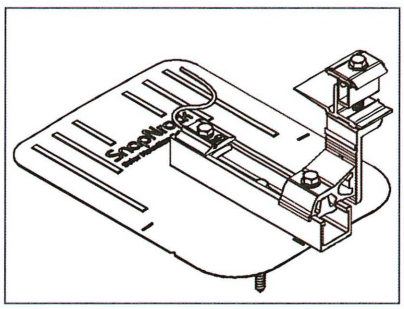


1) Row to row module bonding provided by bonding clip in Mount assembly

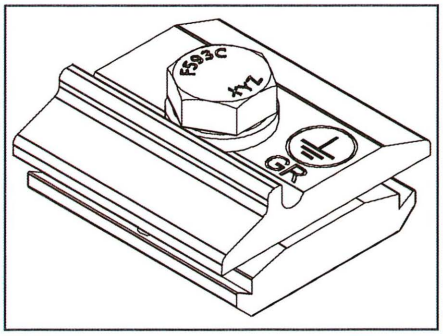


2) Column to column bonding provided by bonding clamp in Link assembly.
Module heights evaluated for bonding with Link Bonding Clamps:

- 40 mm (Canadian, LG, Longi)
- 38 mm (REC)
- 35 mm, (Longi, Canadian)
- 32 mm, (Hanwha)
- 30 mm, (REC)



3) Each continuous array is connected to Equipment Grounding Conductor through Ground Lug R installed on one SpeedSeal™ Track, or Flash Track per array



GROUNDING MARKING DETAILS

The Ground Lug R is marked with the ground symbol.

Appendix A

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APPROVED MODULE INFORMATION

The following modules have completed the UL 2703 Listing process for bonding and fire classification and have been approved for use with the RL Universal mounting system by the module manufacturer. Module manufacturer approval letters can be found at www.snapnrack.com.

RL Universal has been evaluated for Bonding of the following UL/NRTL Listed PV modules to UL 2703 requirements:

Manufacturer	Model	Wattage
Aptos Solar	DNA-120-MF23-XXX	320-340
	DNA-120-BF23-XXX	320-345
	DNA-144-MF23-XXX	390-410
	DNA-144-BF23-XXX	390-415
Canadian Solar	CS6K-XXX-M	240-335
	CS6K-XXX-M-SD	240-305
	CS6K-XXX-P	220-320
	CS6K-XXX-P-SD	240-300
	CS6K-XXX-MS	240-335
	CS3K-XXX-P	250-350
	CS3K-XXX-MS	280-345
	CS3U-XXX-MS	350-420
	CS3U-XXX-P	295-420
	CS1K-XXX-MS	285-345
	CS1H-XXX-MS	310-350
	CS1H-XXX-MS-AB	310-350
Hanwha Q Cells	Q.PEAK DUO-G5-XXX	290-360
	Q.PEAK DUO-BLK-G5-XXX	290-360
	Q.PLUS DUO-G5-XXX	290-360
	Q.PEAK DUO-G7-XXX	310-350
	Q.PEAK DUO-BLK-G7-XXX	290-350
	Q.PEAK DUO-G7.2-XXX	310-350
	Q.PEAK DUO-G6+-XXX	320-360
	Q.PEAK DUO-BLK-G6+-XXX	310-350
	Q.PEAK DUO-G6-XXX	320-360
	Q.PEAK DUO-BLK-G6-XXX	310-350
	Q.PEAK DUO-G8+-XXX	290-360
	Q.PEAK DUO-BLK-G8+-XXX	290-360
	Q.PEAK DUO-G8-XXX	290-360
	Q.PEAK DUO-BLK-G8-XXX	290-360
	Q.PEAK DUO BLK-G6+/AC-XXX	340-350
	Q.PEAK DUO-ML-G9-XXX	370-390
	Q.PEAK DUO-BLK-ML-G9-XXX	365-385
Heliene	60M-XXX	225-325
	60P-XXX	200-270
	72M-XXX	275-390
	72P-XXX	250-350

Appendix A

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Manufacturer	Model	Wattage
JA Solar	JAM60S09-XXX/PR	310-325
	JAM60S10-XXX/MR	330-345
	JAM60S10-XXX/PR	320-335
	JAM60S12-XXX/PR	305-320
	JAM72S09-XXX/PR	370-395
	JAM72S10-XXX/MR	395-415
	JAM72S10-XXX/PR	380-405
	JAM72S12-XXX/PR	365-385
	JAM60S17-XXX/MR	320-330
Jinko Solar	JKMXXXM-60	200-305
	JKMXXXM-60L	305-325
	JKMXXXM-60HL	315-335
	JKMXXXM-60HBL	310-330
	JKMXXXP-60	200-290
	JKMXXXP-60-J4	200-290
	JKMXXXP-60-V	200-290
	JKMXXXP-60B-J4	200-290
	JKMXXXPP-60	200-290
	JKMXXXPP-60-V	200-300
	JKMXXXM-72	250-365
	JKMXXXM-72L-V	370-390
	JKMXXXP-72	250-360
	JKMXXXP-72-V	250-360
	JKMXXXPP-72	250-360
	JKMXXXPP-72-V	250-360
	JKMSXXXP-72	250-330
	JKMXXXM-72HL-V	370-420
	JKMXXXM-72HL-TV	380-410
LG	LGXXXN1C-A5	320-345
	LGXXXN1K-A5	310-355
	LGXXXQ1C-A5	340-385
	LGXXXQ1K-A5	315-375
	LGXXXS1C-A5	280-320
	LGXXXN2C-B3	330-340
	LGXXXN2W-B3	330-340
	LGXXXN1C-G4	280-340
	LGXXXN1K-G4	280-300
	LGXXXS1C-G4	250-300
	LGXXXN2C-G4	360-395
	LGXXXN2K-G4	360-385
	LGXXXN2W-G4	360-395
	LGXXXS2C-G4	300-360
	LGXXXS2W-G4	300-360
	LGXXXN1C-V5	325-355
	LGXXXN1W-V5	325-345
	LGXXXN2T-V5	385-430

Appendix A

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Manufacturer	Model	Wattage
LG	LGXXXN2T-J5	385-405
	LGXXXN1T-V5	310-340
	LGXXXA1C-V5	360-380
Longi	LR6-60-XXXM	270-300
	LR6-60BK-XXXM	270-300
	LR6-60HV-XXXM	270-300
	LR6-60PB-XXXM	280-320
	LR6-60PE-XXXM	280-320
	LR6-60PH-XXXM	280-320
	LR6-60HIB-XXXM	295-320
	LR6-60HPB-XXXM	295-320
	LR6-60HIH-XXXM	300-330
	LR6-60HPH-XXXM	300-320
	LR4-60HIB-XXXM	335-365
	LR4-60HPB-XXXM	335-365
	LR4-60HIH-XXXM	350-380
	LR4-60HPH-XXXM	350-380
	LR4-72HPH-XXXM	420-455
Mission Solar	MSEXXXSO5T	260-290
	MSEXXXSO5K	270-290
	MSEXXXSQ5T	280-300
	MSEXXXSQ5K	285-305
	MSEXXXMM4J	320-330
	MSEXXXMM6J	320-330
	MSEXXXSO6W	320-340
	MSEXXXSO4J	320-350
	MSEXXXSO6J	320-350
	MSEXXXSQ6S	345-365
	MSEXXXSQ4S	345-365
	MSEXXXSR8K	315-335
	MSEXXXSR8T	310-330
	MSEXXXSR9S	375-400
	MSE60AXXX	290-315
Panasonic	VBHNXXXKA03	310-325
	VBHNXXXKA04	310-325
	VBHNXXXSA17	325-335
	VBHNXXXSA18	325-335
	VBHN325SA17E	325-330
	VBHXXXRA18N	325-340
	VBHXXXRA03K	320-335
Phono Solar	PSXXXM-20/U	270-320
	PSXXXMH-20/U	270-320
REC	RECXXXTP2	260-300
	RECXXXTP2-BLK	260-300
	RECXXXTP2M	300-315
	RECXXXTP2M 72	350-400
	RECXXXTP2M 72 BLK	350-400

Appendix A

Manufacturer	Model	Wattage
REC	RECXXXTP2M 72 BLK2	350-400
	RECXXXTP2SM 72	350-400
	RECXXXTP2SM 72 BLK	350-400
	RECXXXTP2SM 72 BLK2	350-400
	RECXXXAA	340-380
	RECXXXTP3M	295-340
Silfab	SLAXXX-M	225-320
	SLAXXX-P	225-275
	SSAXXX-M	225-300
	SSAXXX-P	225-270
	SILXXXBL	280-330
	SILXXXML	280-320
	SILXXXNL	280-320
	SLGXXX-M	265-380
	SLGXXX-P	265-320
	SSGXXX-M	265-360
	SSGXXX-P	265-320
	SILXXXNT	350-380
	SILXXXHL	265-320
Solaria	Solaria PowerXT-XXXR-PX	315-385
	Solaria PowerXT-XXXR-BX	315-385
	Solaria PowerXT-XXXR-AC	315-385
	Solaria PowerXT-XXXR-PM	360-440
	Solaria PowerXT-XXXR-PM-AC	360-440
Talesun	TP660M-XXX	240-300
	TP660P-XXX	235-285
	TP672M-XXX	290-360
	TP672P-XXX	280-345
Trina	TSM-XXXDD05(II)	260-300
	TSM-XXXDD05A.05(II)	260-300
	TSM-XXXDD05A.08(II)	260-300
	TSM-XXXDD05A.082(II)	260-315
	TSM-XXXPA05	215-260
	TSM-XXXPA05.05	215-260
	TSM-XXXPA05.08	215-260
	TSM-XXXPD05	240-280
	TSM-XXXPD05.002	215-275
	TSM-XXXPD05.05	240-280
	TSM-XXXPD05.05S	215-275
	TSM-XXXPD05.08	240-280
	TSM-XXXPD05.082	215-275
	TSM-XXXPD05.08D	245-275
	TSM-XXXPD05.08S	215-275

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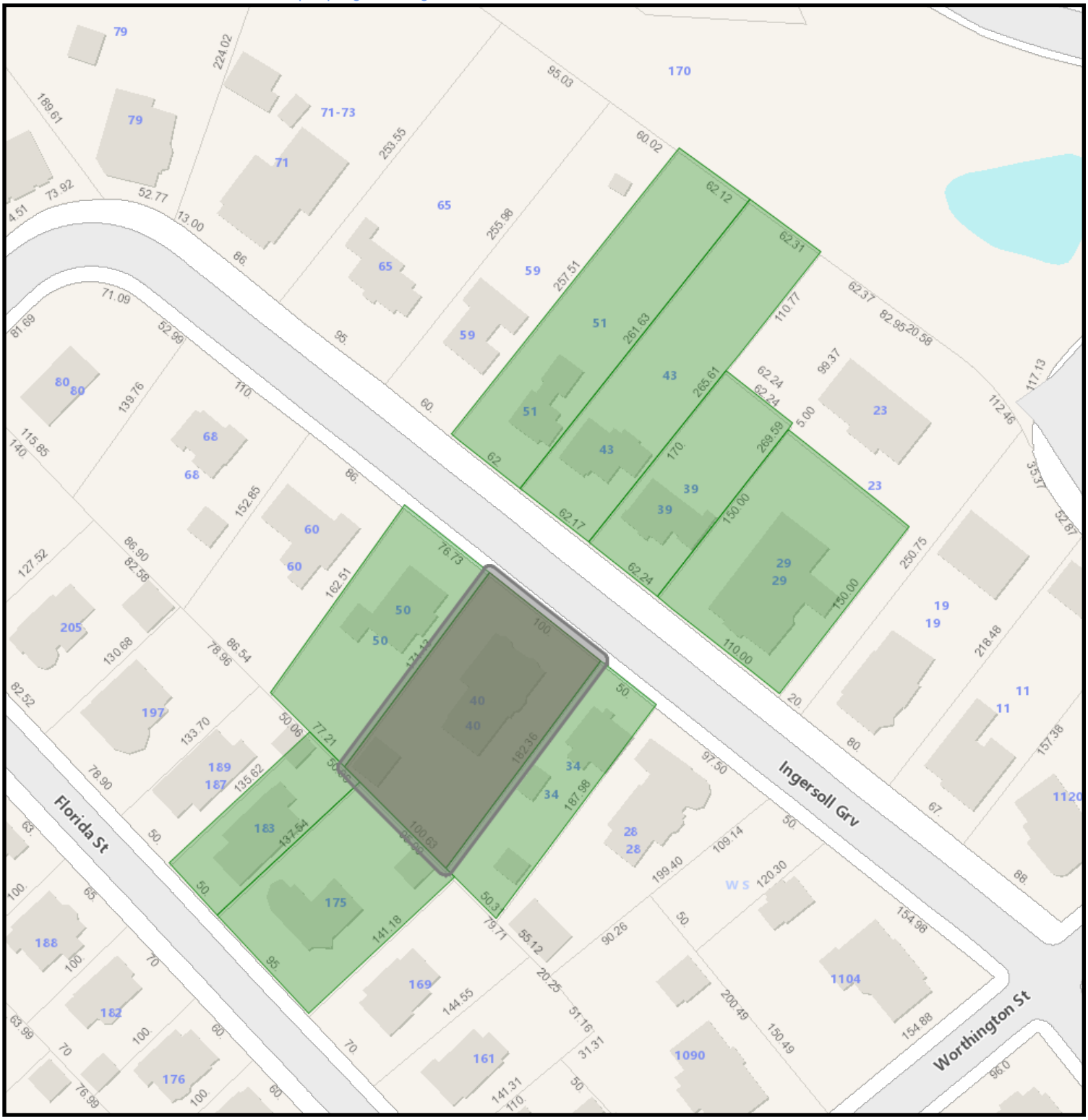

40 Ingersoll Grove GIS Map

12/3/2025 11:53:57 AM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

069250048
BEISLER MATTHEW J & SMITH
43 INGERSOLL GROVE
SPRINGFIELD, MA 01109

069250009
BLAS ANGEL E & ROSARIO M
40 INGERSOLL GRV
SPRINGFIELD, MA 01109

069250046
BOWLER EDWARD T & DAWN
51 INGERSOLL GROVE
SPRINGFIELD, MA 01109

052200054
JOHNSTON DEMIAN J
175 FLORIDA ST
SPRINGFIELD, MA 01109

069250007
LESTER KIMBERLY
503 FIRESIDE DR
RICHARDSON, TX 75081

069250011
OSTROSKEY JEANNIE M
50 INGERSOLL GROVE
SPRINGFIELD, MA 01109

069250049
PEREZ GEORGINA M
39 INGERSOLL GROVE
SPRINGFIELD, MA 01109

069250052
RAO JENNIFER S
29 INGERSOLL GRV
SPRINGFIELD, MA 01109

052200052
WHITE CRYSTAL
183 FLORIDA ST
SPRINGFIELD, MA 01109

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 92 Marengo Park, Springfield, Massachusetts, 01108

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☑ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☑ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☑ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.

☑ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	***DECISION:***
DATE RECEIVED: December 9, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 92 Marengo Park, Springfield, Massachusetts, 01108

APPLICATION TYPE Certificate of Appropriateness

☑ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ ***CERTIFICATE OF NON-APPLICABILITY***

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 92 Marengo Park, Springfield, Massachusetts, 01108	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: Joe Morris	
OWNER ADDRESS: ☑ Check box if same as property address	
OWNER PHONE NUMBER: 4132191537	**REPRESENTATIVE/CONTRACTOR NAME:** Nicole Hafeez
OWNER EMAIL ADDRESS: joemorris1024@gmail.com	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:** Nicole.H@empowerenergy.co
PROPERTY CODE: 08250-0015	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:** 914-629-4011

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):
Install roof mounted solar PV system of 27 Modules @11. 61 kW DC

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS
(Please check all that apply)

- ☐ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☑ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☐ **Other Projects (see Page 9):**

☐ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Joe Morris
PROPERTY OWNER'S SIGNATURE

12/05/2025
DATE

ROOFING

☐ *Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.*

☐ *Check box indicating that you are submitting photographs of the existing roofing.*

	EXISTING	PROPOSED
ROOF STYLE *(e.g. gable, hip, mansard, etc)*:		
MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:		

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

ADDITIONAL INFOMRATION:

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?	☐ **YES (PLEASE PROVIDE MORE INFO ABOVE)** ☑ **NO**

☑ *Check box indicating that you are submitting plans of the proposed solar project.*

☑ *Check box indicating that you are submitting photographs of the existing roofing.*

ROOF MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:	asphalt shingle
NUMBER OF SOLAR POWERED PANELS:	27
SOLAR MANUFACTURER:	Jinko 430
LOCATION OF SOLAR POWERED PANELS *(e.g. north side of roof)*:	Back side of the roof
LOCATION OF MAIN SERVICE PANEL & METER *(e.g. rear of building)*:	rear of building
LOCATION OF OTHER ELECTRICAL COMPONENTS *(e.g. rear of building)*:	rear of building
LOCATION OF CONDUIT *(e.g. side of building, inside the house)*:	DC CONDUIT RAN ON EXTERIOR OF HOME
PROPOSED COLOR OF CONDUIT *(e.g. silver, same as house)*:	

867 Boylston Street
5th Floor #1656
Boston, MA 02116

Transaction Level Key Event Audit Trail

Generation Date: 2025-12-05 17:21:42 UTC
Document generated with PROOF ENGINE® timestamps.
Energy Scape Renewables
Transaction ID: otq7qbjrm
Signatories:
Joe Morris (joemorris1024@gmail.com)

Date	User Name	User IP	Action	Document Name
2025-12-02 20:12:48 UTC	Blescy San Juan	136.158.11.98	Document Created	HistoricalComissionApplication.pdf
2025-12-05 17:20:30 UTC	Joe Morris		Login Success Passwordless	
2025-12-05 17:21:30 UTC	Joe Morris	24.147.17.48	Created/adopted electronic signature	HistoricalComissionApplication.pdf
2025-12-05 17:21:33 UTC	Joe Morris	24.147.17.48	Signature Added	HistoricalComissionApplication.pdf
2025-12-05 17:21:40 UTC		24.147.17.48	Digital Certificate Applied to Document	HistoricalComissionApplication.pdf

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NEW PHOTOVOLTAIC SYSTEM

92 MARENGO PARK, SPRINGFIELD,MA, 01108

TABLE OF CONTENT

PV0	DIRECTORY PLACARD
PV1	COVER SHEET
PV2	SITE PLAN
PV3	ARRAY DETAIL
PV4	MOUNTING DETAILS
PV5	ELECTRICAL SINGLE LINE DIAGRAM
PV6	ELECTRICAL THREE LINE DIAGRAM
PV7&8	APPLICABLE CODES

PROJECT NOTES

EQUIPMENTS

1. ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.
2. WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31(A),(C) AND NEC TABLES 310.15(B)(2)(A) AND 310.15(B)(3)(C).
3. JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.
4. ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.
5. ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.
6. ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

WIRING & CONDUIT:

1. ALL CONDUITS AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.
2. CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7
3. DC WIRING LIMITED TO MODULE FOOTPRINT. MICRO INVERTER WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY WITH SUITABLE WIRING CLIPS.
4. AC CONDUCTORS COLORED OR MARKED AS FOLLOWS: PHASE A OR L1- BLACK, PHASE B OR L-2 RED, OR OTHER CONVENTION IF THREE PHASE, PHASE C OR L3-BLUE, YELLOW, ORANGE, OR OTHER CONVENTION NEUTRAL- WHITE OR GREY IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH THE HIGHER VOLTAGE TO BE MARKED ORANGE NEC 110.15.

SCOPE OF WORK:

PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT

GENERAL NOTES

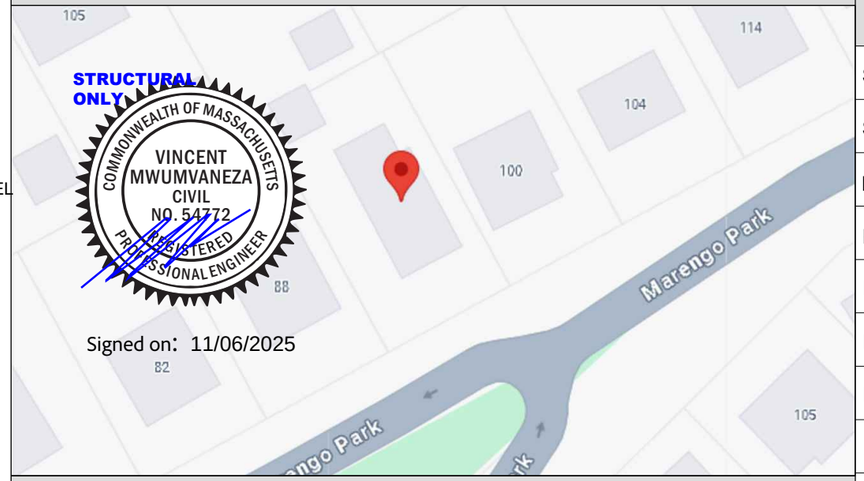
PROJECT NOTES:

1. THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
2. THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION.
3. GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE INVERTER IN ACCORDANCE WITH NEC 690.41(B)
4. ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED ANDLISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY
5. MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
6. ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATIONPER
7. SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].
8. ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

WORK INCLUDES:

1. PV RACKING SYSTEM INSTALLATION RACKING
2. PV MODULE AND INVERTER INSTALLATION RACKING
3. PV EQUIPMENT ROOF MOUNT
4. PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX
5. PV LOAD CENTERS (IF INCLUDED)
6. PV METERING/MONITORING (IF INCLUDED)
7. PV DISCONNECTS
8. PV GROUNDING ELECTRODE & BONDING TO (E) GEC
9. PV FINAL COMMISSIONING
10. (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
11. SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

HOUSE AERIAL VIEW

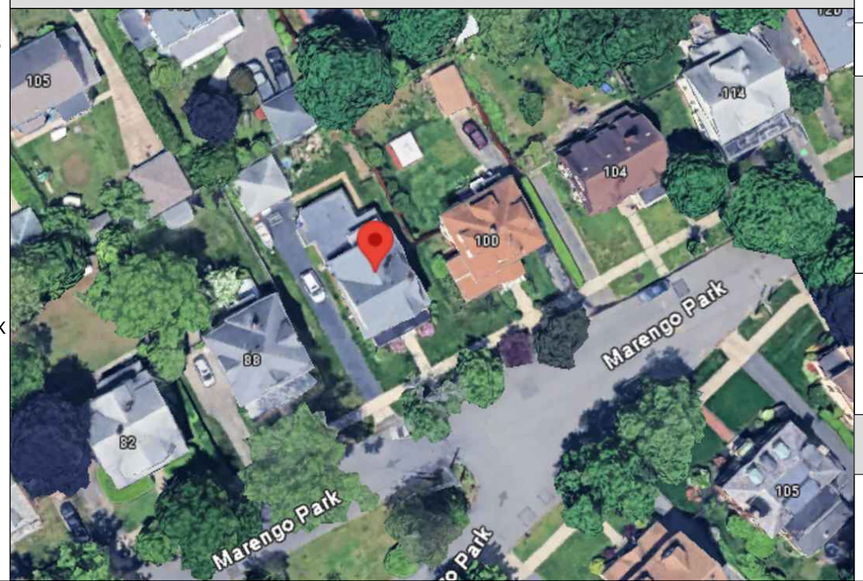


STRUCTURAL ONLY

COMMONWEALTH OF MASSACHUSETTS
VINCENT MWUMVANEZA
CIVIL
NO. 54772
REGISTERED PROFESSIONAL ENGINEER

Signed on: 11/06/2025

SITE LOCATION



PROJECT INFORMATION: 11.61 kW

ROOF MOUNT RESIDENTIAL PHOTOVOLTAIC SYSTEM

SYSTEM SIZE (DC)	11.61 kDC
SYSTEM SIZE (AC)	10.00 kAC
MODULES	(27) JKM 430N-54HL4-B
POWER OPTIMIZER	(27) S440
INVERTER -1	(1) SE10000H-US (10.00 KW)
INVERTER - 2	(—) — (0.00 KW)
ROOF SLOPES	8,38,35,45,----
AZIMUTH	22,61,241,151,----
MAIN SERVICE PANEL RATING	100 AMPERE
INTERCONNECTION	LINE SIDE TAP IN MSP
ROOF RACKING AND PROFILE	K2-CROSSRAIL 44-X, RT-MINI, 2X6

APPLICABLE CODES & STANDARDS

BUILDING: IBC 2021 IRC 2021
ELECTRICAL: NEC 2023

SEALED

EMPOWER ENERGY SOLUTION
30 OLD KINGS HWY S # 1001 , DARIEN CT, 06820-4551

LICENSES
HIC: 198351
ELEC: 8209-EL-A1

AUTHORITIES HAVING JURISDICTION

ADDRESS: 36 COURT ST, SPRINGFIELD, MA 01103, US
PHONE # +1 413-736-3111
UTILITY: EVERSOURCE

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
MODULES: (27) JINKO JKM 430N-54HL4-B	
INVERTER: (1) SOLAREDGE HOME HUB INVERTER SE10000H-US (10.00 KW)	

MORRIS, JOE
92 MARENGO PARK
SPRINGFIELD, MA, 01108
(413) 219-1537

MORRIS RESIDENCE
11.61 kW DC ROOF SOLAR SYSTEM
10.00 kW AC

AA
REVIEW BY:

REV:
DATE: 31-10-2025

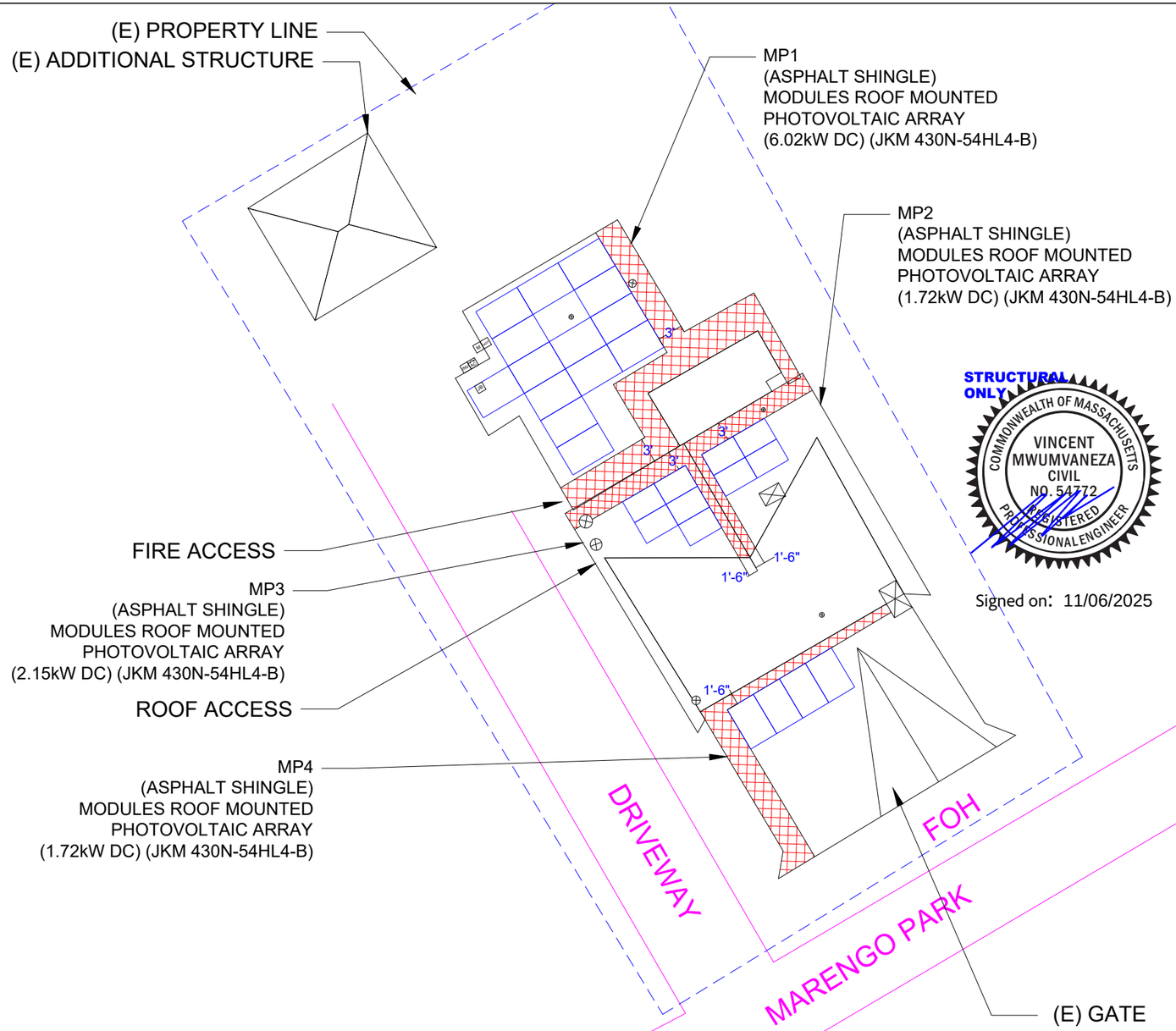
PV1
PAGE NAME: COVER SHEET

SITE PLAN NOTES

1. VISIBLE, LOCKABLE, LABELED AC DISCONNECT LOCATED WITHIN 10' OF UTILITY METER
2. AC DISCONNECT IS 24/7 ACCESSIBLE, TAGGABLE, AND UTILITY ACCESSIBLE.
3. LOCATION OF JUNCTION BOX(ES), AC DISCONNECTS(S), SUB PANEL(S), AND OTHER ELECTRICAL EQUIPMENT(S) RELEVANT TO PV INSTALLATION SUBJECT TO CHANGE BASED ON SITE CONDITIONS.
4. ALL CONSTRUCTION / INSTALLATION IS TO COMPLY WITH THE FOLLOWING: ALL DIMENSIONS ARE APPROXIMATE.
5. ROOF VENTS, SKYLIGHTS, WILL NOT BE COVERED UPON PV INSTALLATION.
6. WORKSPACE IN FRONT OF AC ELECTRICAL SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH NEC REQUIREMENTS.
7. UTILITY SHALL HAVE 24HR UNRESTRICTED ACCESS TO ALL PHOTOVOLTAIC COMPONENTS LOCATED AT SES EQUIPMENT.

LEGEND

M	UTILITY METER
INV	INVERTER
AC	AC DISCONNECT
MSP	MAIN SERVICE PANEL
JB	DC JUNCTION BOX
μ	MONITORING UNIT
B	BATTERY
LC	LOAD CENTER
ATS	AUTOMATIC TRANSFER SWITCH



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COMMONWEALTH OF MASSACHUSETTS
VINCENT MWUMVANEZA
CIVIL
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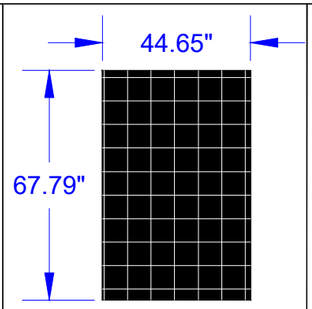
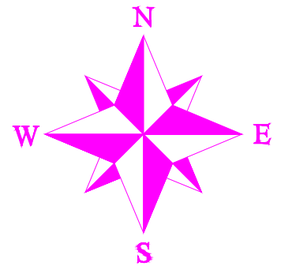
REGISTERED PROFESSIONAL ENGINEER

Signed on: 11/06/2025





PV ELECTRICAL CHARACTERISTICS

NAME& MODEL	JINKO	JKM430N-54HL4-B
P(max)	430	WATT
Vmp	32.58	VOLTAGE
Imp	10.60	AMPERE
Voc	39.16	VOLTAGE
Isc	13.65	AMPERE
Efficiency(%)	22.02	PERCENTAGE

ROOF AREA, (sq. ft)	3128
MODULES AREA, (sq. ft)	567.53
ROOF AREA COVERED BY MODULES (%)	18.14

INVERTER ELECTRICAL CHARACTERISTICS	
MAX OUTPUT CURRENT (AC)	42A
MAX OUTPUT POWER (AC)	10000W
NOM. OUTPUT VOLTAGE (AC)	240V
MAX INPUT POWER (DC)	20000W
MAX INPUT CURRENT (DC)	30A

SEALED

FIRE SETBACKS
FENCE
CONDUIT
PROPERTY LINES

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
MODULES: (27) JINKO JKM 430N-54HL4-B	
INVERTER: (1) SOLAREDGE HOME HUB INVERTER SE10000H-US (10.00 KW)	

MORRIS, JOE
92 MARENGO PARK
SPRINGFIELD, MA, 01108
(413) 219-1537

MORRIS RESIDENCE
11.61 kW DC ROOF SOLAR SYSTEM
10.00 kW AC

AA
REVIEW BY:
REV:
DATE: 31-10-2025

PV2
PAGE NAME: SITE PLAN

ROOF 1

RAFTER PROFILE	2X6
RAFTER SPACING	20"
C.J. SPACING	20"
ATTACHMENT SPACING	40"
ROOF PITCH	8°
ARRAY PITCH	8°
ROOF AZIMUTH	22°
ARRAY AZIMUTH	22°
ROOF SURFACE TYPE	RUBBER
STORIES	2

ROOF 2

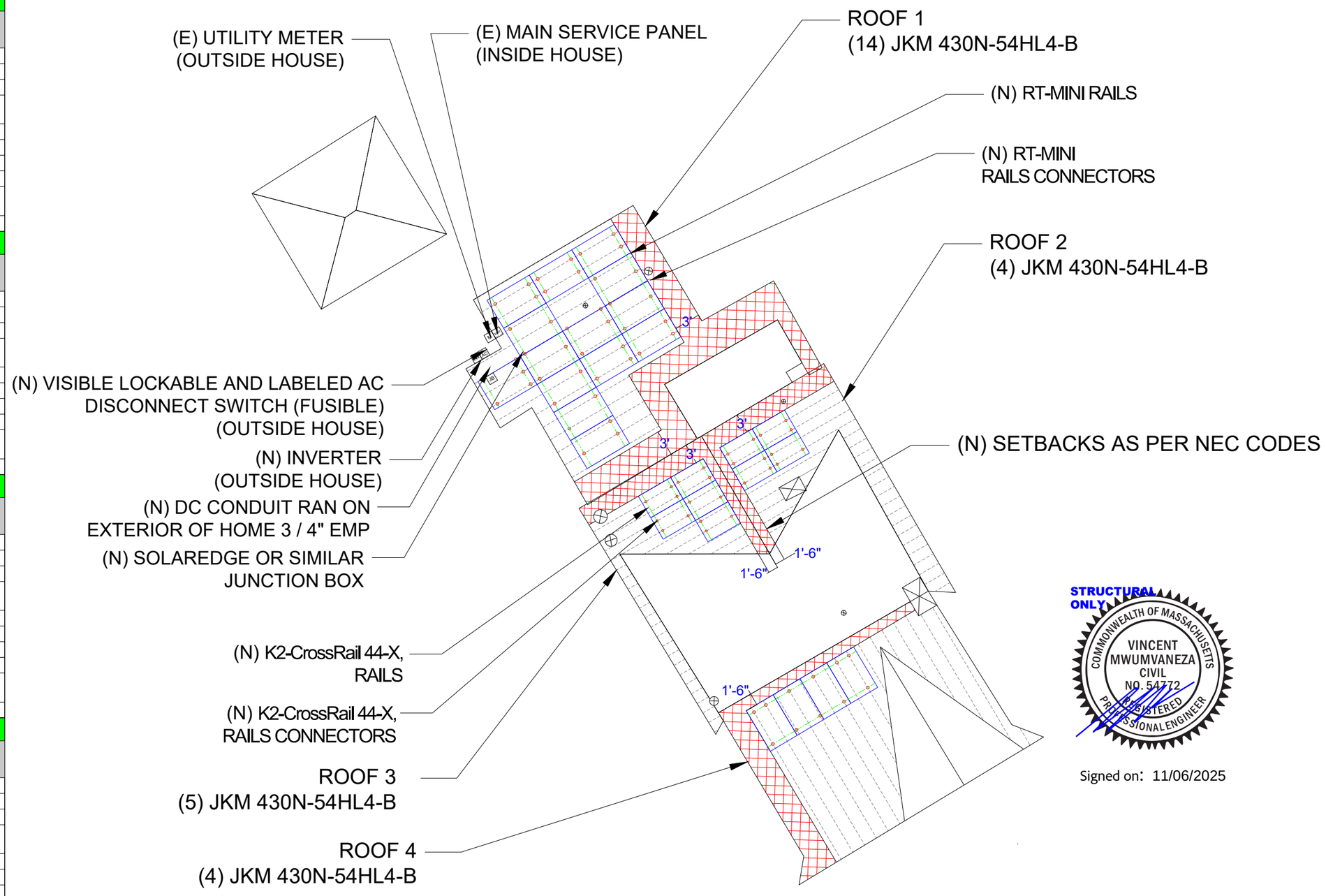
RAFTER PROFILE	2X6
RAFTER SPACING	20"
C.J. SPACING	20"
ATTACHMENT SPACING	40"
ROOF PITCH	38°
ARRAY PITCH	38°
ROOF AZIMUTH	61°
ARRAY AZIMUTH	61°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2

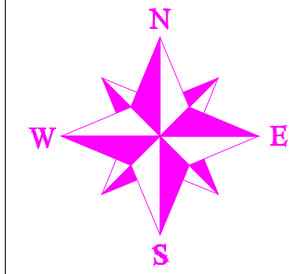
ROOF 3

RAFTER PROFILE	2X6
RAFTER SPACING	20"
C.J. SPACING	20"
ATTACHMENT SPACING	40"
ROOF PITCH	35°
ARRAY PITCH	35°
ROOF AZIMUTH	241°
ARRAY AZIMUTH	241°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2

ROOF 4

RAFTER PROFILE	2X6
RAFTER SPACING	20"
C.J. SPACING	20"
ATTACHMENT SPACING	40"
ROOF PITCH	45°
ARRAY PITCH	45°
ROOF AZIMUTH	151°
ARRAY AZIMUTH	151°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2





PENETRATION COUNTS	MP1	MP2	MP3	MP4
	40	12	14	11

NOTE:

1- ROOF TOP CONDUIT SHALL BE MIN 7/8" ABOVE ROOF SURFACE.

2- SITE SHALL MAINTAIN 24 HOUR UNRESTRICTED ACCESS. NO FENCE, GATE, OR OBSTRUCTION SHALL IMPEDE ENTRY.

STRUCTURAL ONLY

Signed on: 11/06/2025

SEALED

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
MODULES: (27) JINKO JKM 430N-54HL4-B	
INVERTER: (1) SOLAREDGE HOME HUB INVERTER SE10000H-US (10.00 KW)	

MORRIS, JOE
92 MARENGO PARK
SPRINGFIELD, MA, 01108
(413) 219-1537

MORRIS RESIDENCE
11.61 kW DC ROOF SOLAR SYSTEM
10.00 kW AC

AA

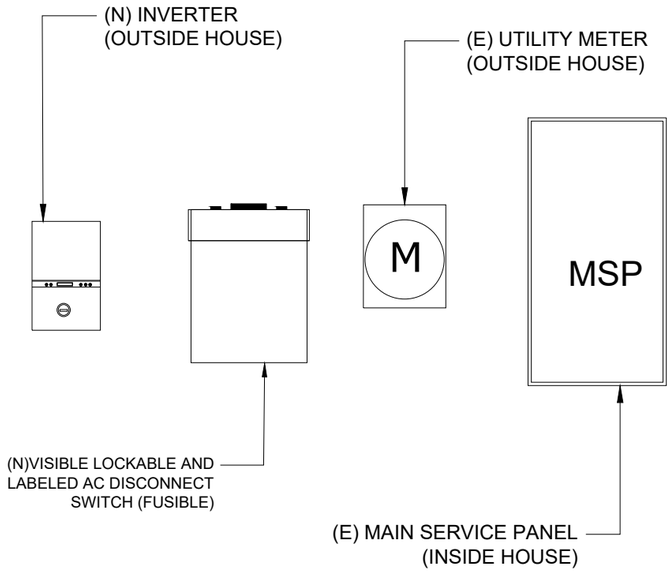
REVIEW BY:

REV: DATE: 31-10-2025

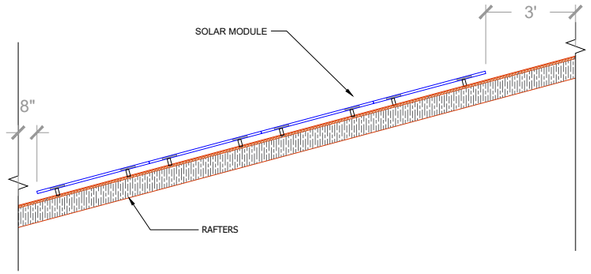
PV3

PAGE NAME: ARRAY DETAIL

EQUIPMENTS ELEVATION DRAWING



STRUCTURAL ATTACHMENT (SIDE VIEW)

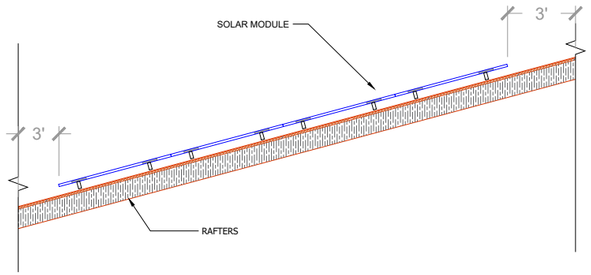


S1 MP1 SIDE VIEW RAFTERS: 2X6 @ 20" O.C.

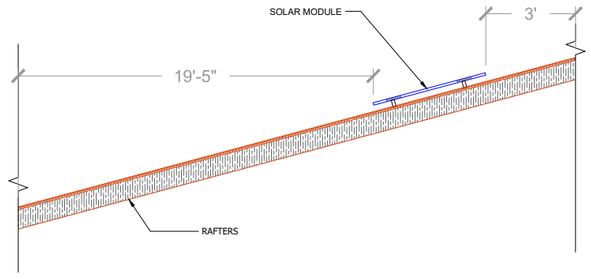
STRUCTURAL ONLY

COMMONWEALTH OF MASSACHUSETTS
VINCENT MWUMVANEZA
CIVIL
NO. 54772
REGISTERED PROFESSIONAL ENGINEER

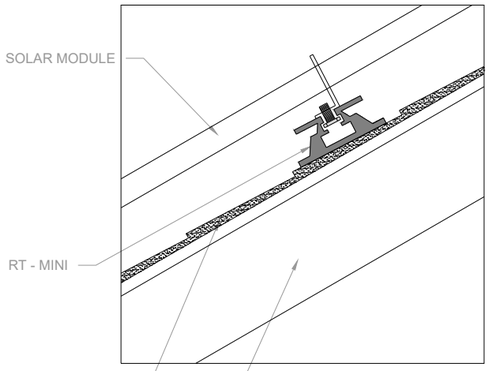
Signed on: 11/06/2025



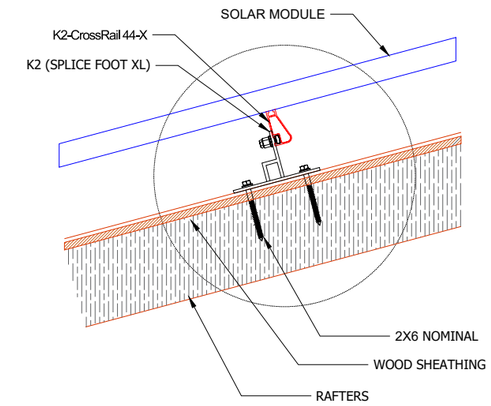
S2 MP2&3 SIDE VIEW RAFTERS: 2X6 @ 20" O.C.



S2 MP4 SIDE VIEW RAFTERS: 2X6 @ 20" O.C.



S1 STANDOFF
SCALE NTS



S2 STANDOFF
SCALE NTS

SEALED

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
MODULES: (27) JINKO JKM 430N-54HL4-B	
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MORRIS RESIDENCE
11.61 kW DC ROOF SOLAR SYSTEM
10.00 kW AC

AA
REVIEW BY:
REV:
DATE: 31-10-2025

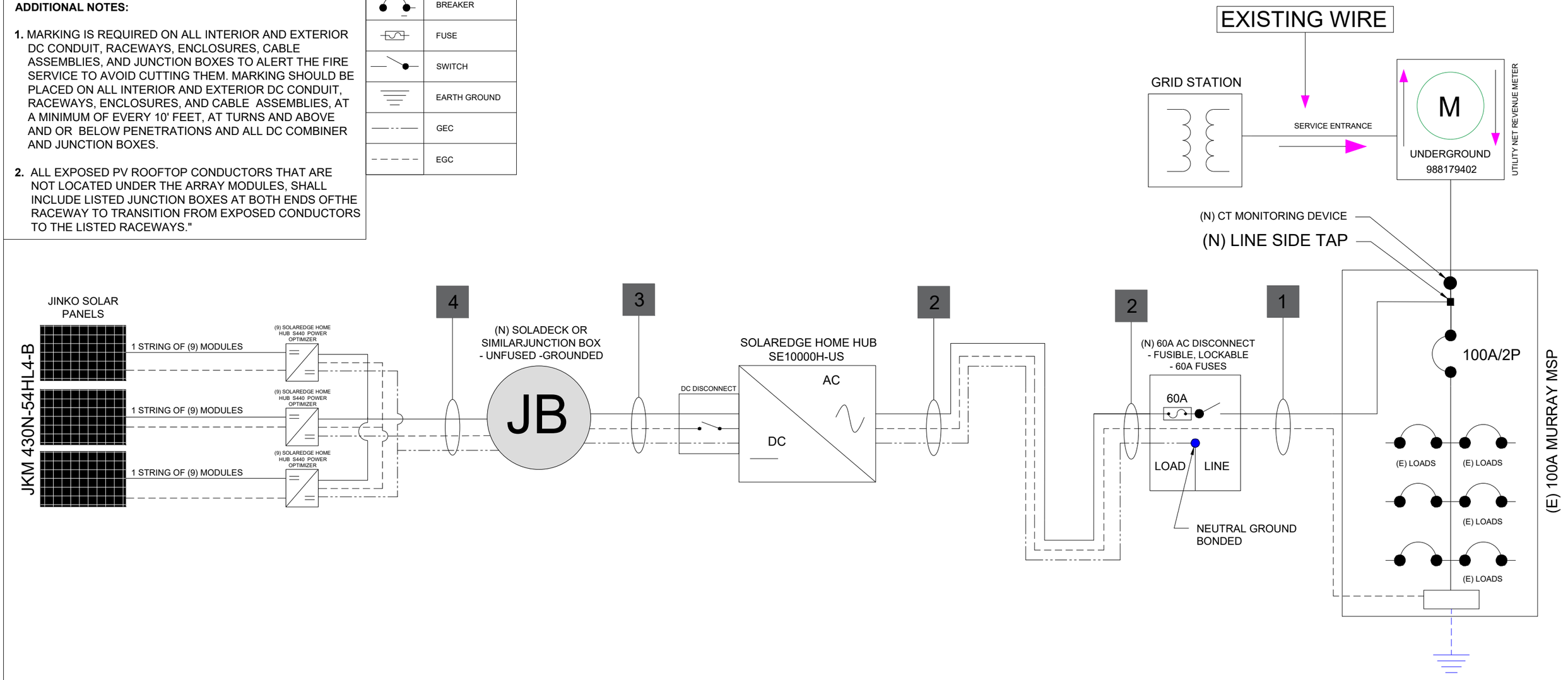
PV4
PAGE NAME: MOUNTING DETAILS

ADDITIONAL NOTES:

1. MARKING IS REQUIRED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES, AND JUNCTION BOXES TO ALERT THE FIRE SERVICE TO AVOID CUTTING THEM. MARKING SHOULD BE PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES, AT A MINIMUM OF EVERY 10' FEET, AT TURNS AND ABOVE AND OR BELOW PENETRATIONS AND ALL DC COMBINER AND JUNCTION BOXES.

2. ALL EXPOSED PV ROOFTOP CONDUCTORS THAT ARE NOT LOCATED UNDER THE ARRAY MODULES, SHALL INCLUDE LISTED JUNCTION BOXES AT BOTH ENDS OFTHE RACEWAY TO TRANSITION FROM EXPOSED CONDUCTORS TO THE LISTED RACEWAYS."

	BREAKER
	FUSE
	SWITCH
	EARTH GROUND
	GEC
	EGC



WIRE SCHEDULE			
1	2	3	4
AWG #6, THWN-2	AWG #6, THWN-2	AWG #10, THWN-2	AWG #10, PV WIRE
AWG #8, THWN-2, EGC/GEC	AWG #8, THWN-2, EGC/GEC	AWG #10, THWN-2, EGC/GEC	AWG #10, THWN-2, EGC
CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT

TIE IN:	LINE SIDE TAP

INVERTER OUTPUT CURRENT(A)=	42
INVERTER BACKFEED (A)=	53
MSP RATING (A)=	100
MAIN BREAKER RATING (A)=	100
MAX BACKFEED (A)=	20

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
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10.00 kW AC

AA
REVIEW BY:
REV:
DATE: 31-10-2025

PV5

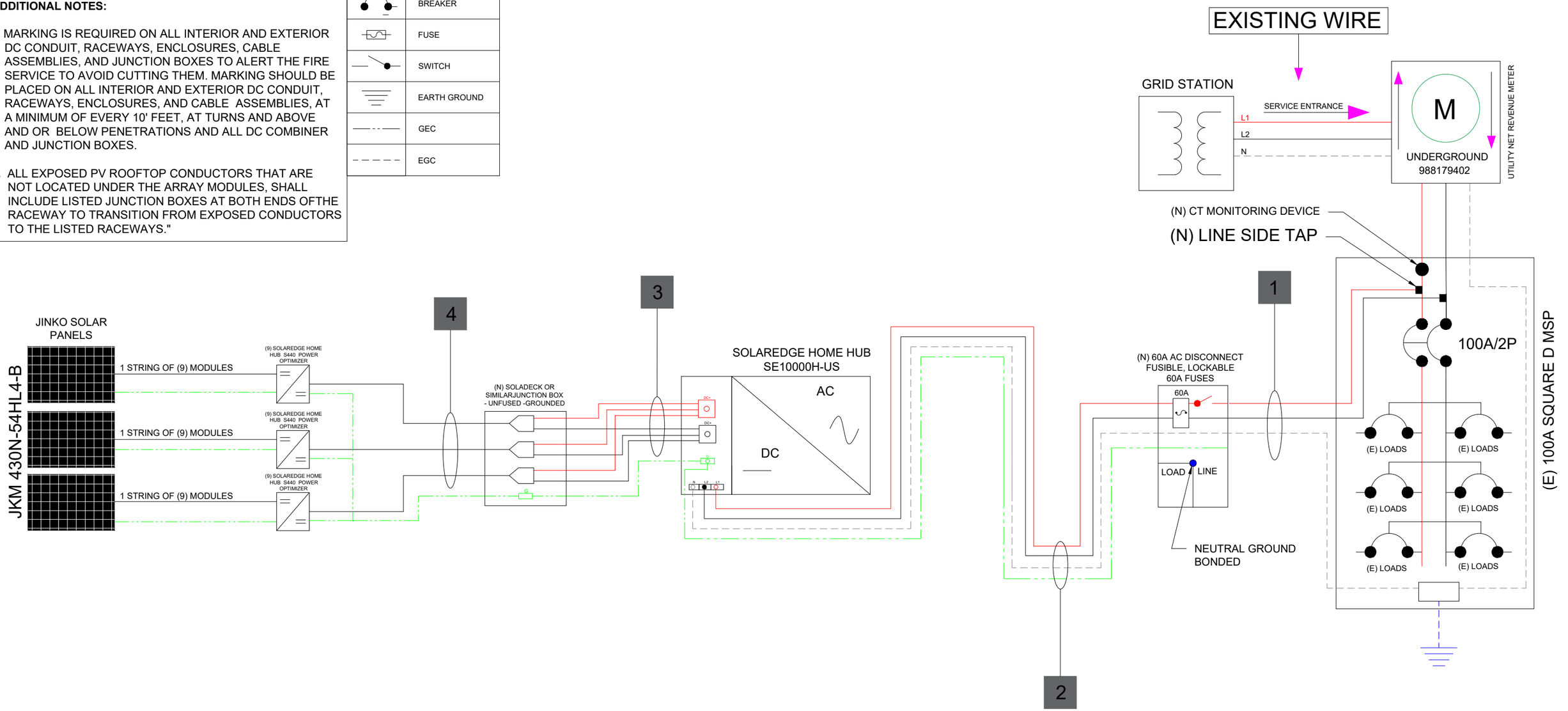
PAGE NAME: ELECTRICAL SINGLE LINE DIAGRAM

ADDITIONAL NOTES:

1. MARKING IS REQUIRED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES, AND JUNCTION BOXES TO ALERT THE FIRE SERVICE TO AVOID CUTTING THEM. MARKING SHOULD BE PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES, AT A MINIMUM OF EVERY 10' FEET, AT TURNS AND ABOVE AND OR BELOW PENETRATIONS AND ALL DC COMBINER AND JUNCTION BOXES.

2. ALL EXPOSED PV ROOFTOP CONDUCTORS THAT ARE NOT LOCATED UNDER THE ARRAY MODULES, SHALL INCLUDE LISTED JUNCTION BOXES AT BOTH ENDS OFTHE RACEWAY TO TRANSITION FROM EXPOSED CONDUCTORS TO THE LISTED RACEWAYS."

	BREAKER
	FUSE
	SWITCH
	EARTH GROUND
	GEC
	EGC



WIRE SCHEDULE			
1	2	3	4
AWG #6, THWN-2	AWG #6, THWN-2	AWG #10, THWN-2	AWG #10, PV WIRE
AWG #8, THWN-2, EGC/GEC	AWG #8, THWN-2, EGC/GEC	AWG #10, THWN-2, EGC/GEC	AWG #10, THWN-2, EGC
CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT

TIE IN: LINE SIDE TAP

INVERTER OUTPUT CURRENT(A)=	42
INVERTER BACKFEED (A)=	53
MSP RATING (A)=	100
MAIN BREAKER RATING (A)=	100
MAX BACKFEED (A)=	20

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109 | UTILITY: EVERSOURCE

RACKING: K2-CROSSRAIL 44-X, RT-MINI | UTILITY ACCT #: 72002598091

MODULES: (27) JINKO JKM 430N-54HL4-B

INVERTER: (1) SOLAREDGE HOME HUB INVERTER SE10000H-US (10.00 KW)

MORRIS, JOE
92 MARENGO PARK
SPRINGFIELD, MA, 01108
(413) 219-1537

MORRIS RESIDENCE
11.61 kW DC ROOF SOLAR SYSTEM
10.00 kW AC

AA

REVIEW BY:

REV: DATE: 31-10-2025

PV6

PAGE NAME: ELECTRICAL THREE LINE DIAGRAM

1 Combiner Box/circuits/Conduit Combiner Box/Enclosures/EMT Enclosures /Main Service Disconnect/ Breaker Panel/Pull Boxes

SCALE 1/4" - 1'.0"

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

NEC 706.15(C)(4) and NEC 690.13(B)
Roll: 596-00878 / 10-Pk: 596-00893
Metal 5-Pk: 596-00921

2 Combiner Box/circuits/Conduit Combiner Box/Enclosures/EMT Enclosures /Main Service Disconnect/ Breaker Panel/Pull Boxes

SCALE 1/4" - 1'.0"

⚠ WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

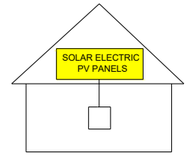
NEC 110.27(C) & OSHA 1910.145(f)(7)
Roll: 596-00499 / 10-Pk: 596-00664
Metal 5-Pk: 596-00832

3 AC Disconnection/Point Of Interconnection

SCALE 1/4" - 1'.0"

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZERD IN THE ARRAY



4 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

⚠ WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

NEC 690.13(B) / Roll: 596-00879
10-Pk: 596-00894 / Metal 5-Pk: 596-00920

5 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

PHOTOVOLTAIC

DC DISCONNECT

NEC 690.13(B)
Roll: 596-00238 / 10-Pk: 596-00854

6 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

RATED AC OPERATING CURRENT:
MAX RATED AC OPERATING CURRENT:
RATED AC OPERATING VOLTAGE:
MAX RATED AC OPERATING VOLTAGE:
RATED SHORT CIRCUIT CURRENT:
MAXIMUM SYSTEM VOLTAGE:

FOR MARKING DC BACKUP SYSTEMS /
Roll: 596-00240

7 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

MAXIMUM DC VOLAGE

OF PV SYSTEM

NEC 690.53 / Roll: 596-01001 /
10-Pk: 596-01009

8 EMT / Conduit Raceways

SCALE 1/4" - 1'.0"

SOLAR PV DC CIRCUIT

NEC 690.31(O)(2) / Roll: 596-00998 / 10-Pk: 596-01006

PHOTOVOLTAIC POWER SOURCE

NEC 690.31(D)(2) / Roll: 596-00999 / 10-Pk: 596-01007

9 INVERTER

SCALE 1/4" - 1'.0"

⚠ WARNING

THE DISCONNECTION OF THE GROUNDED CONDUCTOR(S) MAY RESULT IN OVERVOLTAGE ON THE EQUIPMENT

NEC 690.31(E) / Roll: 596-09323
10-Pk: 596-09324 / Metal 5-Pk: 596-00924

10 Inverter / Breaker Panel / Pull Boxes / AC disconnect /Breaker/Points Of Connection

SCALE 1/2" - 1'.0"

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT:

NOMINAL OPERATING AC VOLTAGE:

NEC 690.54 / Roll: 596-00892 /
10-Pk: 596-00882

11 Production / Net Meter (Bi-directional) / Main Service Disconnect

SCALE 1/4" - 1'.0"

⚠ WARNING DUAL POWER SOURCE

SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

NEC 705.12(D)(3) & NEC 690.59 / Roll: 596-00495
10-Pk: 596-09665 / Metal 5-Pk: 596-00833

ENGINEERING STAMP (if appl.)

SEALED

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
MODULES: (27) JINKO JKM 430N-54HL4-B	
INVERTER: (1) SOLAREDGE HOME HUB INVERTER SE10000H-US (10.00 KW)	

MORRIS, JOE
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10.00 kW AC

AA

REVIEW BY:

REV: DATE: 31-10-2025

PV7

PAGE NAME: APPLICABLE CODES

12 AC Disconnect / Breaker / Points of Connection

SCALE 1/4" - 1'.0"

PHOTOVOLTAIC

AC DISCONNECT

NEC 690.13(B) / Roll: 596-00237 / 10-Pk: 596-00853

13 AC Disconnect / Breaker / Points of Connection

SCALE 1/4" - 1'.0"

WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES: TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN POWER SUPPLY SHALL NOT EXCEED AMPACITY OF BUSBAR

NEC 705.12(B)(3)(3) / Roll: 596-01000 10-Pk: 596-01008

14 Main Service Disconnect/ Utility Meter

SCALE 1/4" - 1'.0"

MAIN PHOVOLTAIC SYSTEM DISCONNECT

NEC 690.13(B) / Roll: 596-00243 10-Pk: 596-00675 / Metal 5-Pk: 596-00860

21

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT:

NOMINAL OPERATING AC VOLTAGE:

LABEL LOCATION
INTERACTIVE SYSTEM POINT OF INTERCONNECTION
PER CODE: NFPA 70, NEC 690.54

15 Main Service Disconnect

SCALE 1/4" - 1'.0"

WARNING

SINGLE 120-VOLT SUPPLY
DO NOT CONNECT
MULTIWIRE BRANCH CIRCUITS

NEC 710.15(C) & 692.9 (C) / Roll: 596-00591 10-Pk: 596-00699 / Metal 5-Pk: 596-00837

16 Main Service Disconnect

SCALE 1/4" - 1'.0"

DO NOT DISCONNECT UNDER LOAD

NEC 690.15 (B) & NEC 690.33(D)(2) Roll: 596-00244 / 10-Pk: 596-00671

17 ENERGY STORAGE SYSTEMS

SCALE 1/4" - 1'.0"

NOMINAL ESS AC VOLTAGE:

NOMINAL ESS DC VOLTAGE:

AVAILABLE FAULT CURRENT DERIVED FROM THE ESS:

DATE CALCULATION PERFORMED:

NEC 690.15 (B) & NEC 690.33(D)(2) Roll: 596-00244 / 10-Pk: 596-00671

22

WARNING

DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION
POINT OF INTERCONNECTION
PER CODE: NEC705.12(B)(3)

23

WARNING
PHOTOVOLTAIC POWER SURCE

LABEL LOCATION
CONDUIT, COMBINER BOX
PER CODE: NEC690.31(G)(3)

18 Main Service Disconnect

SCALE 1/4" - 1'.0"

CAUTION

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFEED

NEC 705.12(D) & NEC 690.59
Roll: 596-00587 / 10-Pk: 596-00666
Metal 5-Pk: 596-00834

19 Main Service Disconnect

SCALE 1/4" - 1'.0"

WARNING

POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

NEC 705.12 (B)(3)(2) / Roll: 596-00883
10-Pk: 596-00884 / Metal 5-Pk: 596-00917

20 ENERGY STORAGE SYSTEMS

SCALE 1/4" - 1'.0"

WARNING

FUEL CELL POWER SYSTEM CONTAINS ENERGY STORAGE DEVICES

NEC 692.56 / Roll: 596-01002 / 10-Pk: 596-01010

ENGINEERING STAMP (if appl.)

SEALED

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 5109	UTILITY: EVERSOURCE
RACKING: K2-CROSSRAIL 44-X, RT-MINI	UTILITY ACCT #: 72002598091
MODULES: (27) JINKO JKM 430N-54HL4-B	
INVERTER: (1) SOLAREDGE HOME HUB INVERTER SE10000H-US (10.00 KW)	

MORRIS, JOE
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SPRINGFIELD, MA, 01108
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11.61 kW DC ROOF SOLAR SYSTEM
10.00 kW AC

AA

REVIEW BY:

REV: DATE: 31-10-2025

PV8

PAGE NAME: APPLICABLE CODES

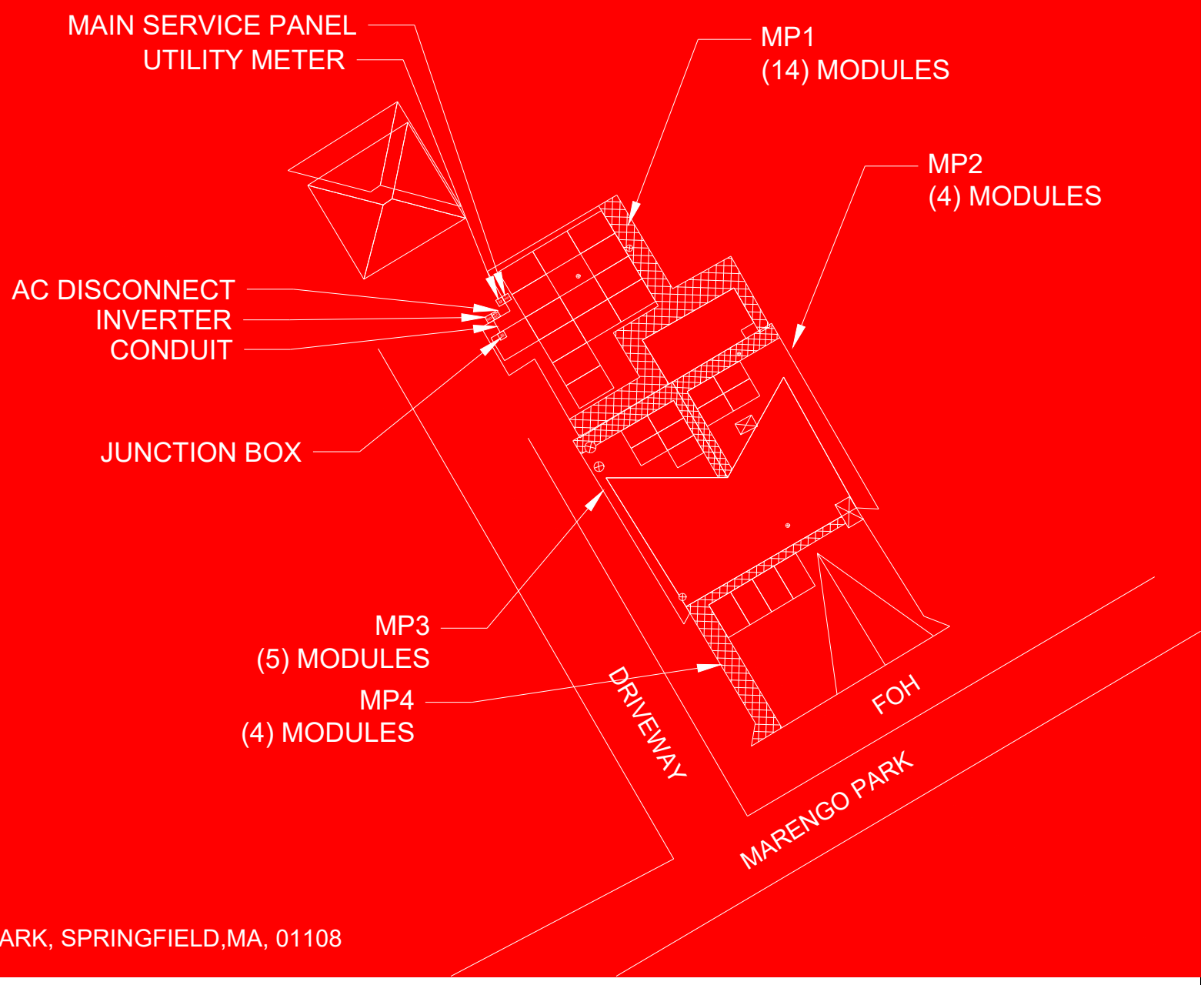
CUSTOMER SERVICE PANEL

DIRECTORY/PLAQUE (2020 NEC ARTICLE 705.10)

N

CAUTION !

POWER TO THIS SERVICE IS ALSO SUPPLIED FROM THE
FOLLOWING SOURCE WITH DISCONNECTS LOCATED AS SHOWN
CAUTION: MULTIPLE SOURCES OF POWER



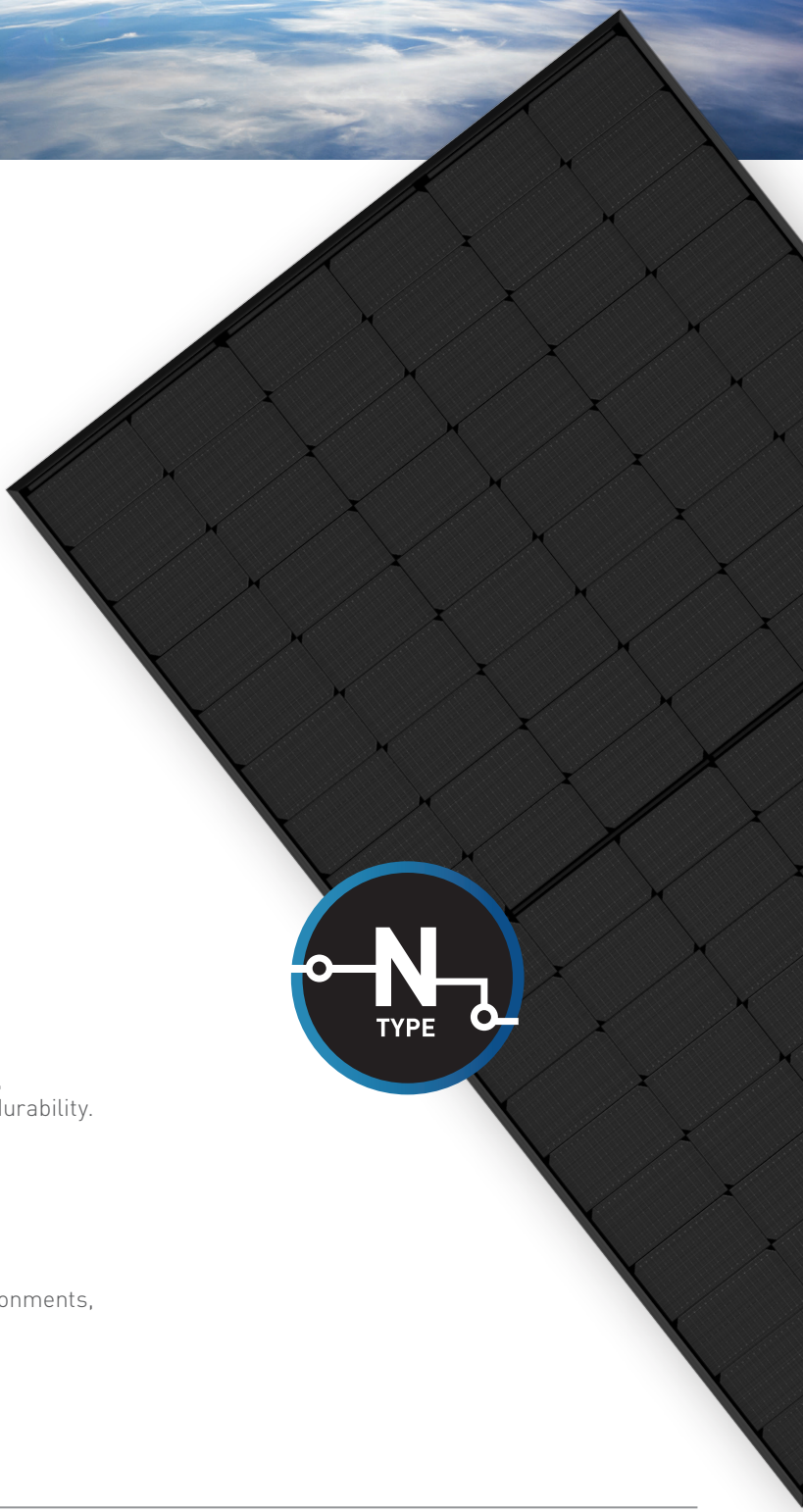
92 MARENGO PARK, SPRINGFIELD,MA, 01108

EMPOWER ENERGY SOLUTIONS
EMMERGENCY CONTACT #
475-221-2353

NEC 705.10 & 690.56 (A)(B)

EAGLE MODULES

THE MOST DEPENDABLE SOLAR PRODUCT



EAGLE® 54 G6R

420-440 WATT • N-TYPE TOPCON

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES

Superior Aesthetics
Black backsheet and black frame create ideal look for residential applications.

N-Type Technology
N-type cells with Jinko's in-house TOPCon technology offers better performance and improved reliability.

Thick and Tough
Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.

Shade Tolerant
Twin array design allows continued performance even with shading by trees or debris.

Protected Against All Environments
Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.

Warranty
25-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products
- ISO45001: 2018 Occupational Health & Safety Standards
- UL61730 certified products

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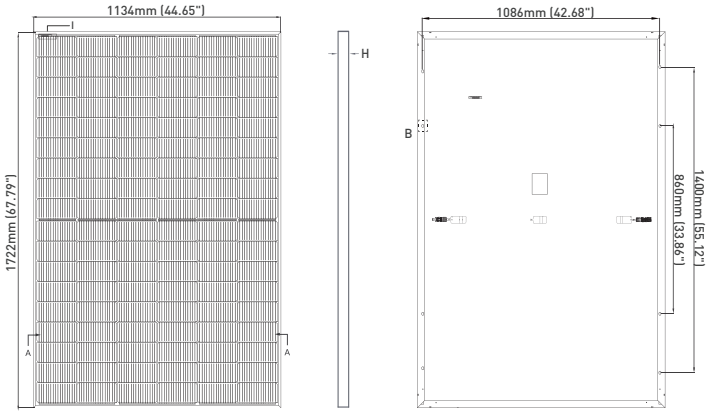
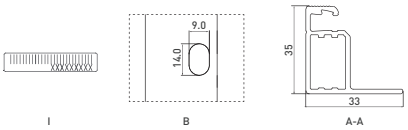
ENGINEERING DRAWINGS

Front Side Back





Length: ± 2mm
Width: ± 2mm
Height: ± 1mm
Row Pitch: ± 2mm

MECHANICAL CHARACTERISTICS

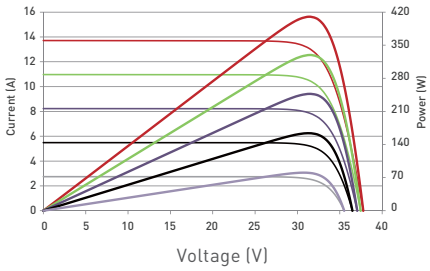
No. of Half Cells	108 (2 x 54)
Dimensions	1722 × 1134 × 35mm (67.79 × 44.65 × 1.38 inch)
Weight	22.0kg (48.5lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Connector	Staubli MC4
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)

TEMPERATURE CHARACTERISTICS

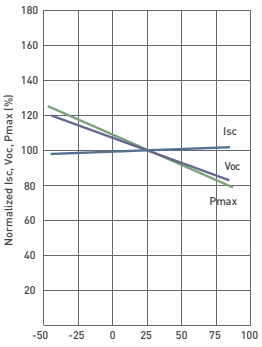
Temperature Coefficients of Pmax	-0.29%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C

ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE

Current-Voltage & Power-Voltage Curves (440W)



Temperature Dependence of Isc, Voc, Pmax



MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1000VDC
Maximum Series Fuse Rating	25A

PACKAGING CONFIGURATION

(Two pallets = One stack)

31pcs/pallets, 62pcs/stack, 806pcs/40 HQ Container

WARRANTY

25-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM420N-54HL4-B		JKM425N-54HL4-B		JKM430N-54HL4-B		JKM435N-54HL4-B		JKM440N-54HL4-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	420Wp	316Wp	425Wp	320Wp	430Wp	323Wp	435Wp	327Wp	440Wp	331Wp
Maximum Power Voltage (Vmp)	32.16V	29.95V	32.37V	30.19V	32.58V	30.30V	32.78V	30.50V	32.99V	30.73V
Maximum Power Current (Imp)	13.06A	10.55A	13.13A	10.60A	13.20A	10.66A	13.27A	10.72A	13.34A	10.77A
Open-circuit Voltage (Voc)	38.74V	36.80V	38.95V	37.00V	39.16V	37.20V	39.36V	37.39V	39.57V	37.59V
Short-circuit Current (Isc)	13.51A	10.91A	13.58A	10.96A	13.65A	11.02A	13.72A	11.08A	13.80A	11.14A
Module Efficiency STC (%)	21.51%		21.76%		22.02%		22.28%		22.53%	

***STC:** Irradiance 1000W/m² Cell Temperature 25°C AM = 1.5
NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM = 1.5 Wind Speed 1m/s

*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM400-420N-54HL4-B-F1-US

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Jinko Solar

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US[1]

HOME BACKUP

Optimized battery storage with HD-Wave technology

- Record-breaking 99% weighted efficiency with 200% DC oversizing
- Small, lightweight, and easy to install
- Modular design, future ready with optional upgrades to:
  - DC-coupled storage for full or partial home backup
  - Built-in consumption monitoring
  - Direct connection to the SolarEdge Home EV Charger
- Multi-inverter, scalable storage solution, with enhanced battery power up to 10kW
- Integrated arc fault protection and rapid shutdown for NEC 2014 – 2023, per article 690.11 and 690.12
- Embedded revenue grade production data, ANSI C12.20 Class 0.5

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SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US(1)

Applicable to inverters with part number	SEXXXXH-USMNBBXXX / SEXXXXH-USSNBBXXX						Units
	SE3800H-US	SE5700H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT – AC ON GRID							
Rated AC Power	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	W
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208	W
AC Output Voltage (Nominal)	208 / 240						Vac
AC Output Voltage (Range)	183 – 264						Vac
AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5(2)						Hz
Maximum Continuous Output Current @ 240V	16	24	25	32	42	47.5	A
Maximum Continuous Output Current @ 208V	16	24	24	-	-	48	A
GFDI Threshold	1						A
Total Harmonic Distortion (THD)	< 3						%
Power Factor	1, adjustable -0.85 to 0.85						
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
Charge Battery from AC (if allowed)	Yes						
Typical Nighttime Power Consumption	< 2.5						W
OUTPUT – AC BACKUP(3)							
Rated AC Power in Backup Operation(4)	7600	5760	6000	7600 11400*	10000 11400*	11400	W
AC L-L Output Voltage Range in Backup	211 – 264						Vac
AC L-N Output Voltage Range in Backup	105 – 132						Vac
AC Frequency Range in Backup (min - nom - max)	55 – 60 – 65						Hz
Maximum Continuous Output Current in Backup Operation	32	24	25	32 47.5	42 47.5	47.5	A
GFDI	1						A
THD	< 5						%
OUTPUT – SOLAREDGE HOME EV CHARGER AC							
Rated AC Power	9600						W
AC Output Voltage Range	211 – 264						Vac
On-Grid AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5						Hz
Maximum Continuous Output Current @240V (grid, PV and battery)	40						Aac
INPUT – DC (PV AND BATTERY)							
Transformer-less, Ungrounded	Yes						
Max Input Voltage	480						Vdc
Nom DC Input Voltage	380						Vdc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600kΩ Sensitivity						
INPUT – DC (PV)							
Maximum DC Power @ 240V	7600	11520	12000	15200	20000	22800	W
Maximum DC Power @ 208V	6600	10000	10000	-	-	20000	W
Maximum Input Current(5) @ 240V	20	16	16.5	20 30	30	30	Adc
Maximum Input Current(5) @ 208V	9	13.5	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45						
Maximum Inverter Efficiency	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V	%
2-pole Disconnection	Yes						

* Supported with PN SExxxxH-USMNxxxxxx.

(1) These specifications apply to inverters with part numbers SExxxxH-USMNxxxxx or SExxxxH-USSNxxxxxx and connection unit model number DCD-1PH-US-PxH-F-x.

(2) For other regional settings please contact SolarEdge support.

(3) Not designed for standalone applications and requires AC for commissioning. Backup functionality is only supported for 240V grid.

(4) Rated AC power in Backup Operation is valid for installations with multiple inverters. For a single backup inverter operation, rated AC power in Backup is 90% of the value stated.

(5) A higher current source may be used; the inverter will limit its input current to the values stated.

SolarEdge Home Hub Inverter

For North America

SE3800H-US / SE5700H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US(1)

Applicable to inverters with part number	SEXXXXH-USMNBBXXX / SEXXXXH-USSNBBXXX						Units
	SE3800H-US	SE5700H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT – DC (BATTERY)							
Supported Battery Types	SolarEdge Home Battery, LG RESU Prime						
Number of Batteries per Inverter	Up to 3 SolarEdge Home Battery, up to 2 LG RESU Prime						
Continuous Power(6)	7600 @ 240V 3800 @ 208V	5760 @ 240V 5000 @ 208V	6000	11400	11400 @ 240V 10000 @ 208V		W
Peak Power(6)	7600 @ 240V 3800 @ 208V	5760 @ 240V 5000 @ 208V	6000	11400	11400 @ 240V 10000 @ 208V		W
Max Input Current	20	26.5					Adc
2-pole Disconnection	Up to inverter rated backup power						
SMART ENERGY CAPABILITIES							
Consumption Metering	Built-in(7)						
Backup & Battery Storage	With Backup Interface (purchased separately) for service up to 200A; up to 3 inverters						
EV Charging	Direct connection to SolarEdge Home EV Charger						
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, Cellular(8, 9), Wi-Fi(9), SolarEdge Home Network						
Revenue Grade Metering, ANSI C12.20	Built-in(7)						
Integrated AC, DC and Communication Connection Unit	Yes						
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi Access Point for local connection						
DC Voltage Rapid Shutdown (PV and Battery)	Yes, according to NEC 2014 – 2023 per article 690.11 and 690.12						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1741 SB, UL1741 PCS, UL1699B, UL1998, UL9540, CSA 22.2						
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14H, CSA C22.3 No. 9						
Emissions	FCC part 15 class B						
INSTALLATION SPECIFICATIONS							
AC Output and EV AC Output Conduit Size / AWG Range	1" maximum / 14-4 AWG						
DC Input (PV and Battery) Conduit Size / AWG Range	1" maximum / 14-6 AWG						
Dimensions with Connection Unit (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174		17.7 x 14.6 x 6.8 / 450 x 370 x 174**	21.06 x 14.6 x 7.3 / 535 x 370 x 185**	21.06 x 14.6 x 8.2 / 535 x 370 x 208***		in / mm
Weight with Connection Unit	30.8 / 14		30.8 / 14**	41.7 / 18.9**	44.9 / 20.3***		lb / kg
Noise	< 50						dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60(10)						°F / °C
Protection Rating	NEMA 4X						

** Supported with PN SEXXXXH-USSNBBXX4 or SEXXXXH-USMNBBXX4.
*** Supported with PN SEXXXXH-USSNBBXX5 or SEXXXXH-USMNBBXX5.

(6) Discharge power is limited up to the inverter rated AC power for on-grid and backup applications, as well as up to the installed batteries' rating.
(7) For consumption metering current transformers should be ordered separately: SECT-SPL-225A-T-20 or SEACT0750-400NA-20 units per box. Revenue grade metering is only for production metering.
(8) Information concerning the Data Plan's terms & conditions is available in the following link: SolarEdge Communication Plan Terms and Conditions.
(9) The part number SEXXXXH-USXNBB**X**XX only supports the Wi-Fi communication interface, and the part number SEXXXXH-USXNBB**L**XX only supports the cellular communication interface.
(10) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature Derating Technical Note for North America.

SolarEdge is a global leader in smart energy technology. By leveraging world-class engineering capabilities and with a relentless focus on innovation, SolarEdge creates smart energy solutions that power our lives and drive future progress.

SolarEdge developed an intelligent inverter solution that changed the way power is harvested and managed in photovoltaic (PV) systems. The SolarEdge DC optimized inverter maximizes power generation while lowering the cost of energy produced by the PV system.

Continuing to advance smart energy, SolarEdge addresses a broad range of energy market segments through its PV, storage, EV charging, UPS, and grid services solutions.

SolarEdge
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Cautionary Note Regarding Market Data and Industry Forecasts: This brochure may contain market data and industry forecasts from certain third-party sources. This information is based on industry surveys and the preparer's expertise in the industry and there can be no assurance that any such market data is accurate or that any such industry forecasts will be achieved. Although we have not independently verified the accuracy of such market data and industry forecasts, we believe that the market data is reliable and that the industry forecasts are reasonable.

CE

Power Optimizer

For Residential Installations

S440 / S500 / S500B / S650B

POWER OPTIMIZER

Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules

* Functionality subject to inverter model and firmware version

Power Optimizer

For Residential Installations

S440 / S500 / S500B / S650B

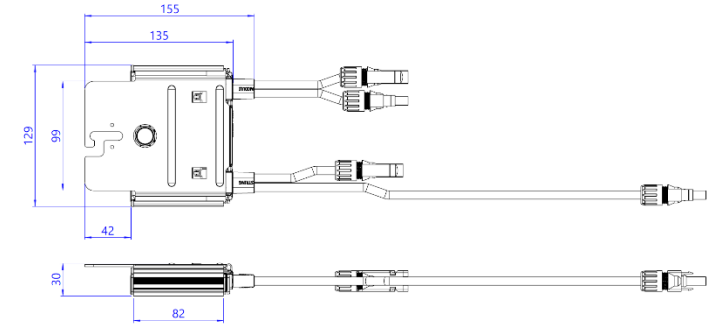
	S440	S500	S500B	S650B	UNIT
INPUT					
Rated Input DC Power(1)	440	500		650	W
Absolute Maximum Input Voltage (Voc)	60		125	85	Vdc
MPPT Operating Range	8 – 60		12.5 – 105	12.5 - 85	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15			Adc
Maximum Efficiency	99.5				%
Weighted Efficiency	98.6				%
Overvoltage Category	II				
OUTPUT DURING OPERTION					
Maximum Output Current	15				Adc
Maximum Output Voltage	60		80		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)					
Safety Output Voltage per Power Optimizer	1 ± 0.1				Vdc
STANDARD COMPLIANCE(2)					
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011				
Safety	IEC62109-1 (class II safety), UL1741				
Material	UL94 V-0, UV Resistant				
RoHS	Yes				
Fire Safety	VDE-AR-E 2100-712:2018-12				
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage	1000				Vdc
Dimensions (W x L x H)	129 x 155 x 30		129 x 165 x 45		mm
Weight	720		790		gr
Input Connector	MC4(3)				
Input Wire Length	0.1				m
Output Connector	MC4				
Output Wire Length	(+) 2.3, (-) 0.10				m
Operating Temperature Range(4)	-40 to +85				°C
Protection Rating	IP68				
Relative Humidity	0 – 100				%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
(2) For details about CE compliance, see Declaration of Conformity – CE.
(3) For other connector types please contact SolarEdge.
(4) Power de-rating is applied for ambient temperatures above +85°C for S440 and S500, and for ambient temperatures above +75°C for S500B. Refer to the Power Optimizers Temperature De-Rating Technical Note for details.

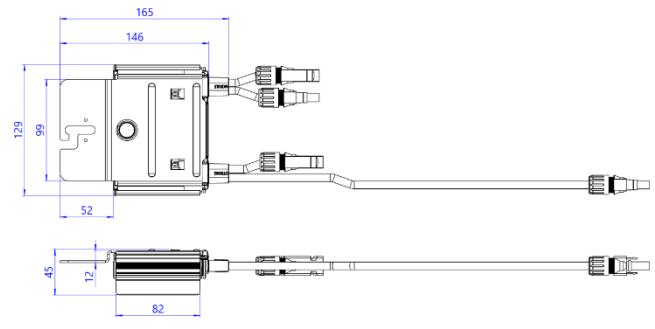
PV System Design Using a SolarEdge Inverter(5)		SolarEdge Home Wave Inverter Single Phase	SolarEdge Home Short String Inverter Three Phase	Three Phase for 230/400V Grid	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440, S500	8	9	16	18	
	S500B, S650B	6	8	14		
Maximum String Length (Power Optimizers)		25	20	50		
Maximum Continuous Power per String		5700	5625	11250	12750	W
Maximum Allowed Connected Power per String (Permitted only when the power difference between strings is less than 2,000W)		See(6)	See(6)	13500	15000	W
Parallel Strings of Different Lengths or Orientations		Yes				

(5) It is not allowed to mix S-series and P-series Power Optimizers in new installations.
(6) If the inverter's rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power. Refer to Application Note: Single String Design Guidelines.

S440, S500 (Flat Bracket)



S500B, S650B (Bent Bracket)



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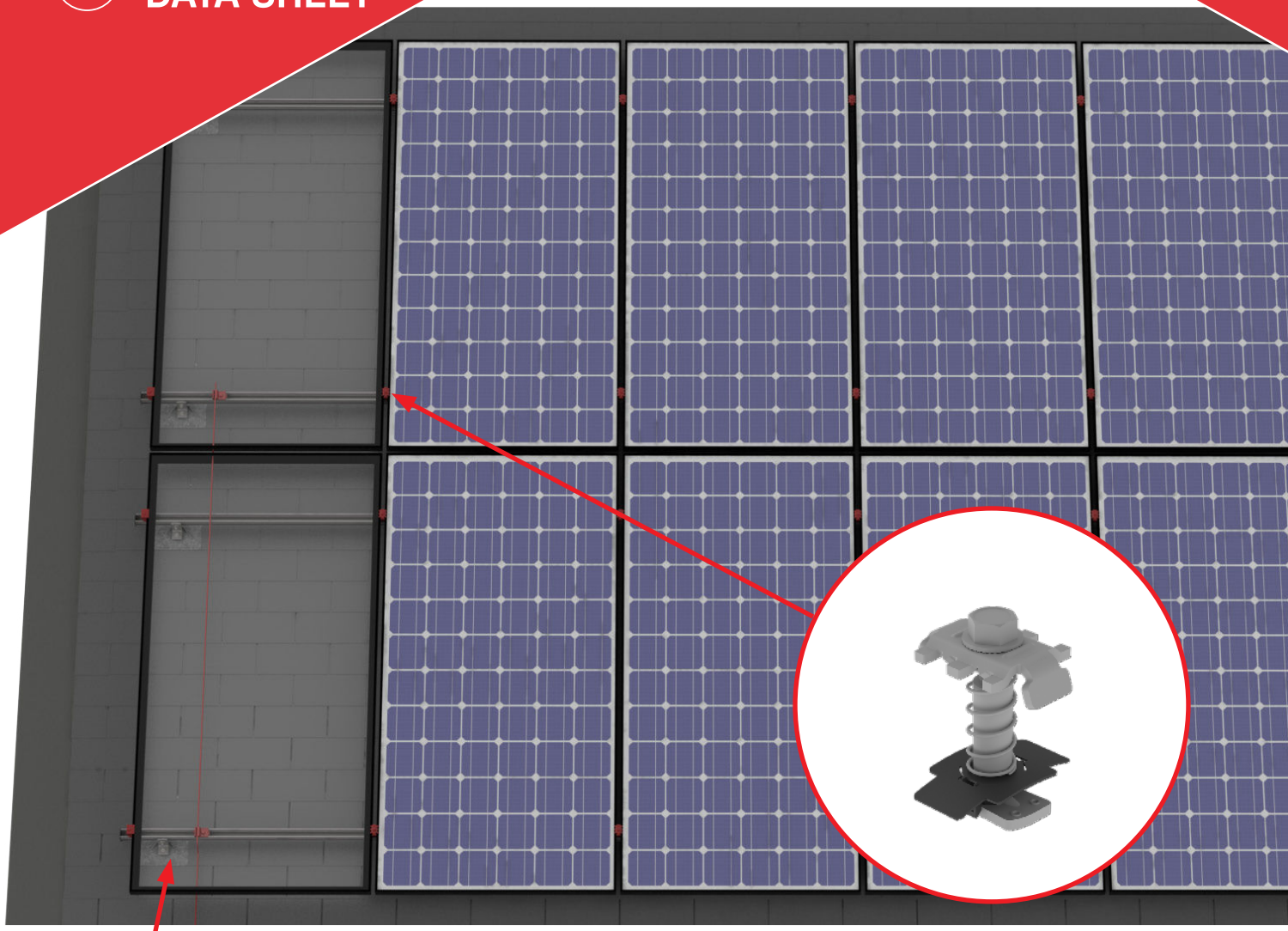
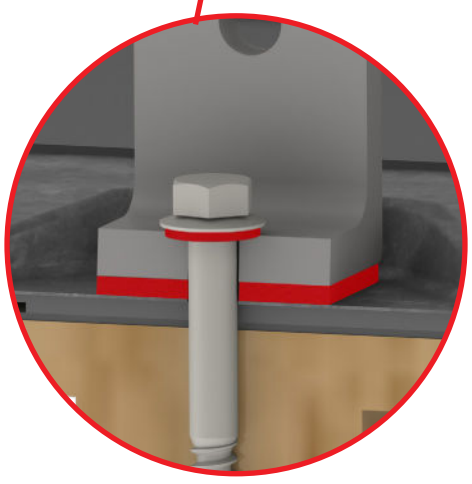
CE RoHS

CrossRail System

DATA SHEET





In-Rail Wire Management
/ 4 open channel rail types available
/ Wires help with clamps and wire management clips
/ 3 clip types available

K2 Flash Comp Kit Waterproofing
/ Water Shield redirects water away from penetration
/ K2 EverSeal preassembled on L-Foot
/ EPDM backed sealing washing on lag screw

PRODUCT FEATURES

/ High quality, German-engineered system for residential and commercial installations

/ 4 rail sizes available to suit all structural conditions

/ Universal components for all rail types

/ Use 2 innovative components to turn this system into Shared Rail or Tilt Up

/ MK3 technology provides highest rail engagement

/ Roof attachments for all roof types

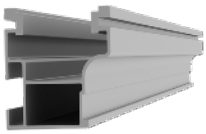
/ 100% code compliant, structural validation for all solar states

/ Fast installation with minimal component count result in low total installed cost

TECHNICAL DATA

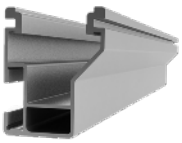
	CrossRail System
Roof Type	Composition shingle, tile, standing seam, corrugated metal, trapezoidal metal
Material	High corrosion resistance stainless steel and high grade aluminum
Flexibility	Modular construction, suitable for any system size, height adjustable
PV Modules	For all common module types
Module Orientation	Portrait and landscape
Roof Connection	Rafter or deck connection depending on selected roof attachment
Structural Validity	IBC compliant, stamped engineering letters available for all solar states
Certifications	UL 2703, ASCE 7-16, Class A Fire Rating
Warranty	25 years

Components



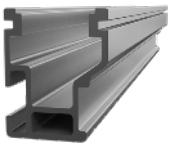
CrossRail 44-X

Part Number	Description
4000019	CrossRail 44-X, 166", Mill
4000020	CrossRail 44-X, 166", Dark
4000021	CrossRail 44-X, 180", Mill
4000022	CrossRail 44-X, 180", Dark



CrossRail 48-X

Part Number	Description
4000662	CrossRail 48-X, 166", Mill
4000663	CrossRail 48-X, 166", Dark



CrossRail 48-XL

Part Number	Description
4000695	CrossRail 48-XL, 166", Mill
4000705	CrossRail 48-XL, 166", Dark

CrossRail 80

Part Number	Description
4000508	CrossRail 80 168" Rail Mill

L-Foot & T-Foot

Part Number	Description
4000630	L-Foot Slotted Set, Mill
4000631	L-Foot Slotted Set, Dark
4000080	T-Foot X 6" Kit, Mill
4000218	Big Foot 6" w/3" + Chem Link Clip Kit

K2 Metal Flashings

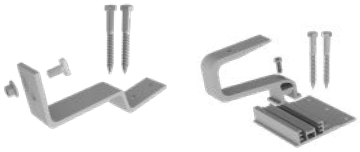
Part Number	Description
4000156	K2 Flash Comp Kit, Mill
4000157	K2 Flash Comp Kit, Dark

Splice Foot X & XL

Part Number	Description
4000131	Splice Foot X, Set, Mill
4000162	Splice Foot XL, Set, Mill
4000115	Splice Foot Screw, m5×60

EverSeal Tile Hooks

Part Number	Description
4000140-B	USH, 9", Bake Kit, w/Butyl
4000141-B	Flat Tile Hook X Kit, w/Butyl
4000142-B	USH +2, 5.5" Base Kit, w/Butyl



Standard Tile Hooks

Part Number	Description
4000034	Flat Tile Hook Set, w/Lags
4001294	Tile Hook 3S Wide Base w/Hardware
4000140	Universtal Standard Hook 9" Base Kit
4000141	Flat Tile Hook X, Kit
4000142	Universal Standard Hook +2, 5.5" Base, Kit

Standing Seam PowerClamps

Part Number	Description
4000016	Standing Seam PowerClamp, Mini, Set
4000017	Standing Seam PowerClamp, Standard, Set

Corrugated Power Clamp, Kit

Part Number	Description
4000307	Corrugated PowerClamp, Kit

Trapezoidal Power Clamp, Kit

Part Number	Description
4000308	Trapezoidal PowerClamp, Kit

Yeti Clamp

Part Number	Description
4000050-H	Yeti Hidden EC for CR, 13mm Hex Set

K2 Mid Clamp

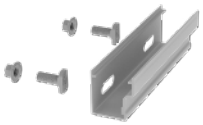
Part Number	Description
4000601-H	CR MC Silver, 30-47mm, 13mm Hex
4000602-H	CR MC Dark, 30-47mm, 13mm Hex
4000688-H	CR MC Silver, 40-50mm, 13mm Hex
4000689-H	CR MC Dark, 40-50mm, 13mm Hex

K2 End Clamp

Part Number	Description
4000090	CR EC Silver, 30-40mm
4000091	CR EC Dark, 30-40mm
4000092	CR EC Silver, 40-47mm
4000093	CR EC Dark, 40-47mm

Bonding & Grounding

Part Number	Description
4000629-H	CR Microinverter & Opt, 13mm Hex Kit
4000006-H	Everest Ground Lug, 13mm Hex
4000083	MLPE, Module Frame Mount, Kit



CrossRail Rail Connector

Part Number	Description
4000051	Rail Connector CR 44-X, Set, Mill
4000052	Rail Connector CR 44-X, Set, Dark
4000385	RailConn CR48-X,48-XL Struct Set, Mill
4000386	RailConn CR48-X,48-XL Struct Set, Dark
4001196	Rail Connecctor UL 2703 Set, CR80, Mill

End Caps

Part Number	Description
4000176	EndCap 44-X, K2
4000431	CrossRail Flat EndCap, CR 48-X, 48-XL
4001221	EndCap, Black, CR80

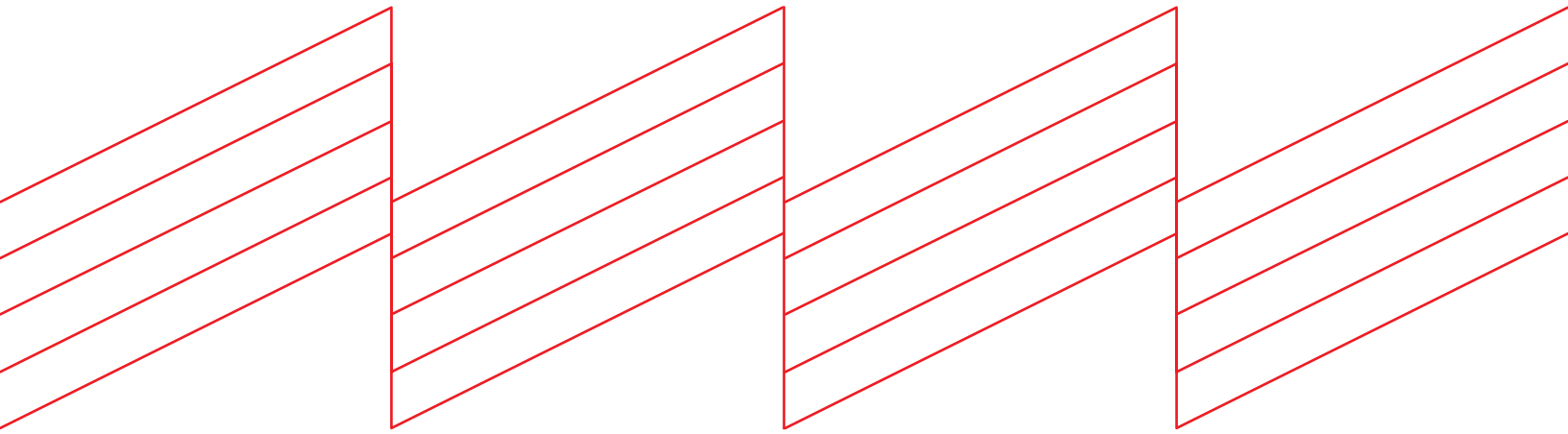
Wire Management

Part Number	Description
4000069	Wire Management Clip, TC
4000382	HEYClip SunRunner Cable Slip SS, S6404
4005394	Wire Mangement Clip, Omega, Black

CR 48-X/48-XL Sleeve

Part Number	Description
4000177	Sleeve CR 44-X
4000583	CrosRail 3" Black Sleeve 48-X, 48-XL

Connecting Strength



K2 Systems, LLC

4665 North Ave. Suite I • Oceanside, CA 92056 •
USA +1.760.301.5300 • infous@k2-systems.com
www.k2-systems.com

CrossRail System Data Sheet V10 | 0323 • Subject to change
Product illustrations are exemplary and may differ from the original.

RT-MINI

Self-flashing base for asphalt & metal roof-top PV mounting systems

RT-MINI is suitable for mounting any rail system with a conventional L-Foot.

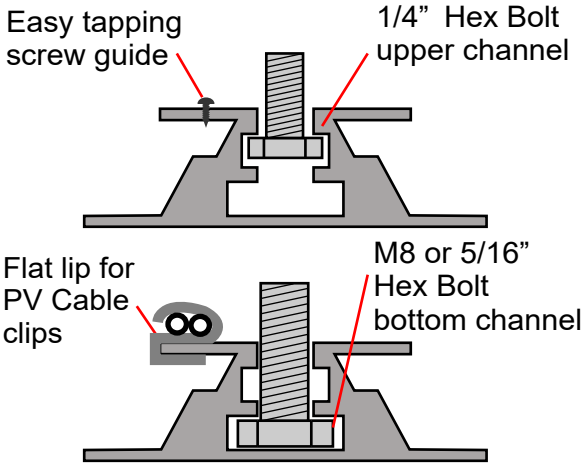
Proven PV mounting since 1994 — 25 YEARS WARRANTY

Dual bolt design: M8 or 5/16” for L-Foot & 1/4” for EMC

Installation Manual

ICC ES

ICC ESR 3575



Roof Tech

The Standard for Waterproof Flexible Flashing Since 1994

www.roof-tech.us info@roof-tech.us

RT-MINI

Flexible Flashing certified by the International Code Council (ICC)

Engineered to ASTM D 1761 (Standard Test Methods for Mechanical Fasteners in Wood)

Components

RT2-00-MINIBK

MINI base : 20 ea.
Screw : 40 ea.
Extra RT-Butyl : 10 ea.

Optional item

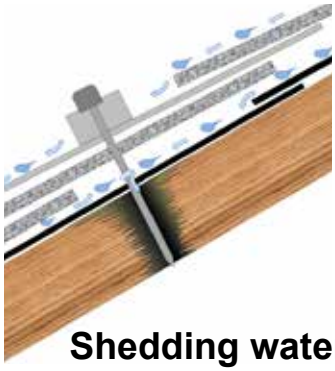
5 x 60mm Mounting screw (RT2-04-SD5-60) : 100 ea./Bag

5/16" Hex bolt, washer & nut set (RT-04-BN30SL-US) : 100 ea./Bag

RT-Butyl (RT2-04-BUTYLT) : 10 ea./Box

RT-Butyl is Roof Tech's flexible flashing used in one million residential PV systems for the last 26 years. It is the first PV mounting system with Flexible Flashing certified by the ICC. Engineered to withstand wind speeds up to 180 mph and ground snow up to 90 psf.

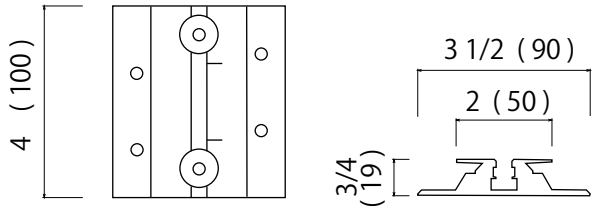
Metal Flashing Retrofit **Flexible Flashing**



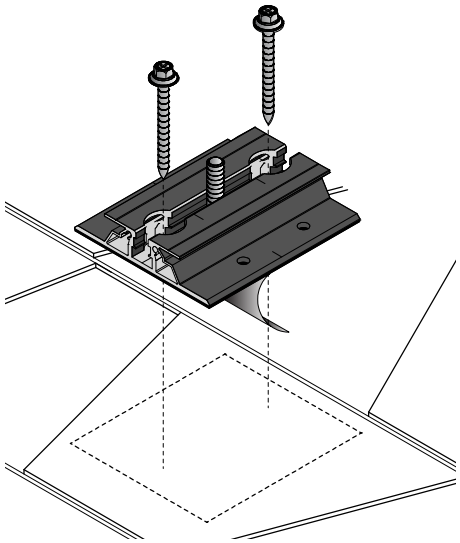
Shedding water? **100% Waterproof**

ICC ESR-3575 ASTM2140 testing UV testing (7500 hrs.)

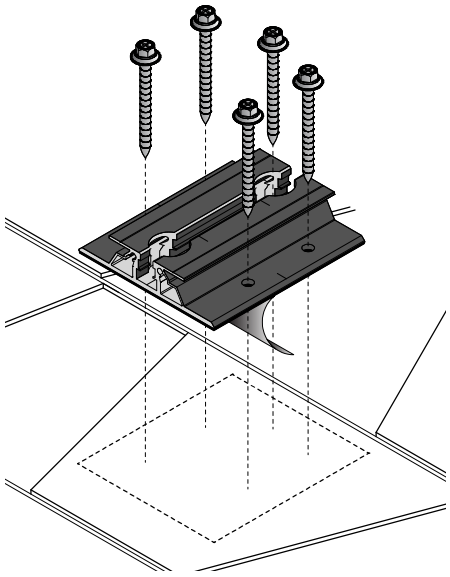
Dimensions in (mm)



Rafter installation



Deck installation



P.E. Stamped Letters available at www.roof-tech.us/support

TAS 100 A on metal and asphalt roof.

Roof Tech Inc.
www.roof-tech.us info@roof-tech.us
10620 Treena Street, Suite 230, San Diego, CA 92131
858.935.6064

March 2020

72
722

92

BLACK
LIVES
MATTER
Google Maps

Basil Ellis
Loc: **42.0907, -72.5688**

Basil Ellis
Loc: **42.0906, -72.5686**

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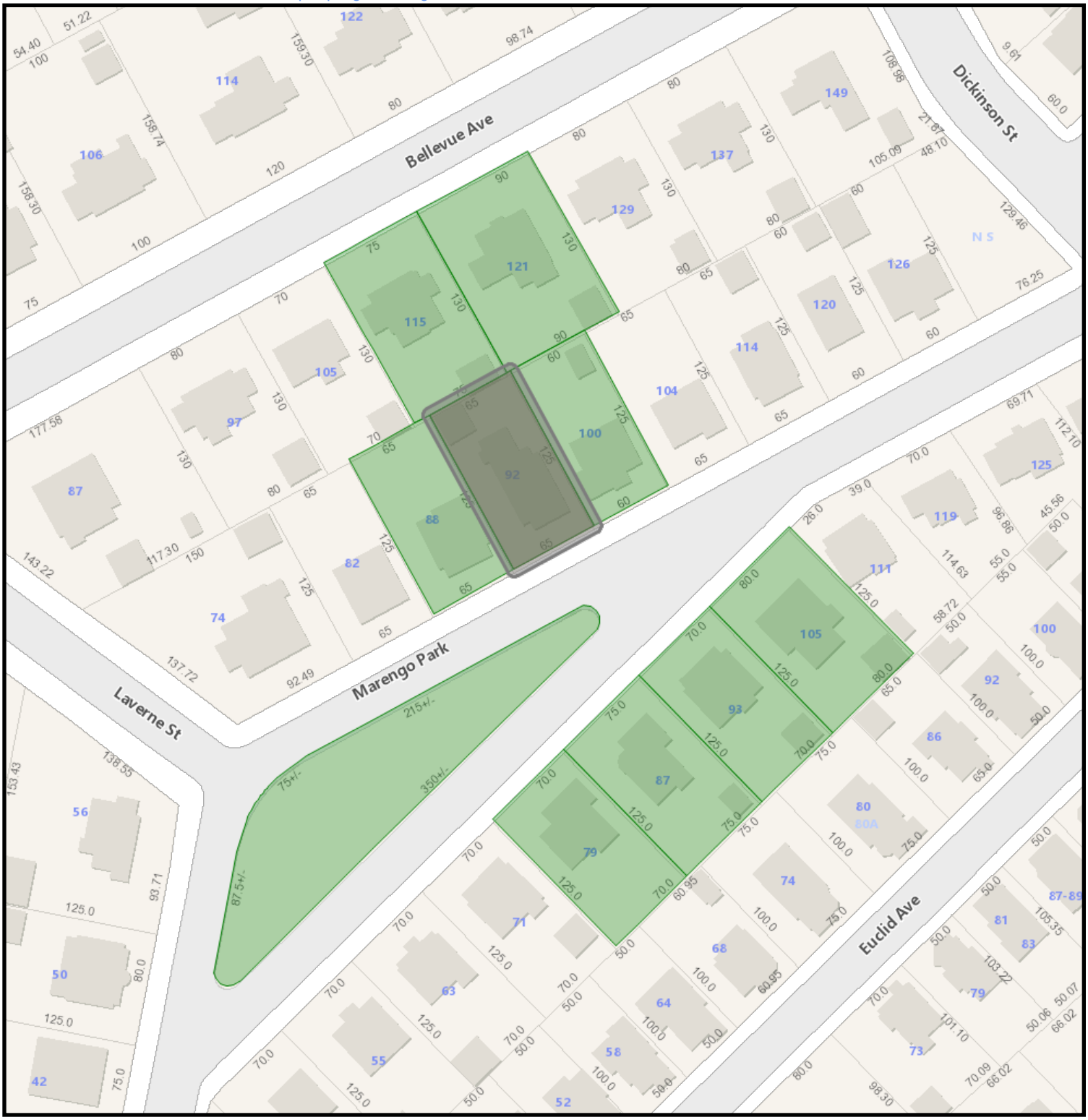

92 Marengo Park GIS Map

12/3/2025 12:09:40 PM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

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115 BELLEVUE AVE
SPRINGFIELD, MA 01108

082500030
LABOY LUIS A
93 MARENGO PK
SPRINGFIELD, MA 01108

082500022
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

082500032
WHITE MARY E TR &
79 MARENGO PARK
SPRINGFIELD, MA 01108

082500031
HALL MICHAEL A & JESSICA L
87 MARENGO PARK
SPRINGFIELD, MA 01108

012250049
MORALES LISSETTE & DIAZ
121 BELLEVUE AVE
SPRINGFIELD, MA 01108

082500014
SWEENEY ROBERT D &
88 MARENGO PARK
SPRINGFIELD, MA 01108

082500016
JONES MARK & ADELAIDA
100 MARENGO PARK
SPRINGFIELD, MA 01108

082500015
MORRIS JOE E & IDA W
92 MARENGO PARK
SPRINGFIELD, MA 01108

082500029
THOMAS HENRY M III &
105 MARENGO PARK
SPRINGFIELD, MA 01108

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 30 Spruceland Avenue

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☑ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☑ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☑ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.

☑ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	***DECISION:***
DATE RECEIVED: December 11, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 30 Spruceland Avenue

APPLICATION TYPE (Select Application Type)

☑ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ ***CERTIFICATE OF NON-APPLICABILITY***

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 30 Spruceland Ace, Springfield, MA 01108	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: Ruth Mahoney	
OWNER ADDRESS: ☑ Check box if same as property address	
OWNER PHONE NUMBER: (413) 297-3487	**REPRESENTATIVE/CONTRACTOR NAME:** Lauren Hirth
OWNER EMAIL ADDRESS: rkniskamahoney@gmail.com	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:** (413) 584-8844
PROPERTY CODE: 11065-0008	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:** permits@valleysolar.solar

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):

Installation of a 33 panel roof-mounted solar array, system size 14.19 kW DC.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS

(Please check all that apply)

- ☐ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☑ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☐ **Other Projects (see Page 9):**

☐ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Ruth Mahoney

PROPERTY OWNER'S SIGNATURE

03/12/2025

DATE

ROOFING

☐ Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.

☑ Check box indicating that you are submitting photographs of the existing roofing.

	EXISTING	PROPOSED
ROOF STYLE *(e.g. gable, hip, mansard, etc)*:	box gable	no change
MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:	asphalt shingles	no change

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:

Roof is in excellent condition, will not need to be replaced ahead of solar installation.

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

No replacement necessary.

ADDITIONAL INFOMRATION:

We will be adding 33 Jinko-brand solar panels to either side of the roof, perpendicular to the street, in two groups. The first group of 18 panels will be installed at a pitch of 37 degrees and an azimuth of 81 degrees. The second group of 15 panels will be installed at a pitch of 37 degrees and an azimuth of 261 degrees.

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?	☐ **YES (PLEASE PROVIDE MORE INFO ABOVE)** ☑ **NO**

☑ Check box indicating that you are submitting plans of the proposed solar project.

☑ Check box indicating that you are submitting photographs of the existing roofing.

ROOF MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:	asphalt shingles
NUMBER OF SOLAR POWERED PANELS:	33
SOLAR MANUFACTURER:	Jinko Solar
LOCATION OF SOLAR POWERED PANELS *(e.g. north side of roof)*:	East and west sides of the roof
LOCATION OF MAIN SERVICE PANEL & METER *(e.g. rear of building)*:	west side of house
LOCATION OF OTHER ELECTRICAL COMPONENTS *(e.g. rear of building)*:	inverters installed inside of house
LOCATION OF CONDUIT *(e.g. side of building, inside the house)*:	back of house
PROPOSED COLOR OF CONDUIT *(e.g. silver, same as house)*:	grey

Mahoney, Ruth historical commission doc

Final Audit Report 2025-12-04

Created:	2025-12-03
By:	Lauren Hirth (lhirth@valleysolar.solar)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjP_w1-GhiZXLxRiMl__jU0IM_zYye8Ih

"Mahoney, Ruth historical commission doc" History

Document created by Lauren Hirth (lhirth@valleysolar.solar)
2025-12-03 - 8:51:40 PM GMT

Document emailed to Ruth Mahoney (rkniskamahoney@gmail.com) for signature
2025-12-03 - 8:51:46 PM GMT

Email viewed by Ruth Mahoney (rkniskamahoney@gmail.com)
2025-12-04 - 1:15:46 AM GMT

Document e-signed by Ruth Mahoney (rkniskamahoney@gmail.com)
Signature Date: 2025-12-04 - 1:16:59 AM GMT - Time Source: server

Agreement completed.
2025-12-04 - 1:16:59 AM GMT

WYSSLING CONSULTING
CORPORATE EXPERIENCE WITH SMALL BUSINESS VALUE

Scott E. Wyssling, PE
Heath J. Harpster, PE, P.Eng
Gregory T. Elvestad, PE

76 North Meadowbrook Drive
Alpine, UT 84004
office (201) 874-3483
swyssling@wysslingconsulting.com

November 17, 2025

Greenlancer Energy Inc.
500 Woodward Avenue, Suite 2125
Detroit, MI 48226

Re: Engineering Services
Mahoney Residence
30 Spruceland Avenue, Springfield MA
14.190 kW System

To Whom It May Concern:

We have received information regarding solar panel installation on the roof of the above referenced structure. Our evaluation of the structure is to verify the existing capacity of the roof system and its ability to support the additional loads imposed by the proposed solar system.

A. Site Assessment Information

1. Site visit documentation identifying attic information including size and spacing of framing for the existing roof structure.
2. Design drawings of the proposed system including a site plan, roof plan and connection details for the solar panels. This information will be utilized for approval and construction of the proposed system.

B. Description of Structure:

Roof Framing:	Rough sawn 2x6 dimensional lumber at 24" on center with knee wall support.
Roof Material:	Composite Asphalt Shingles
Roof Slope:	37 degrees
Attic Access:	Accessible
Foundation:	Permanent

C. Loading Criteria Used

- **Dead Load**
  - Existing Roofing and framing = 7 psf
  - New Solar Panels and Racking = 3 psf
  - TOTAL = 10 PSF
- **Live Load** = 20 psf (reducible) – 0 psf at locations of solar panels
- **Ground Snow Load** = 35 psf
- **Wind Load** based on ASCE 7-16
  - Ultimate Wind Speed = 115 mph (based on Risk Category II)
  - Exposure Category C

Analysis performed of the existing roof structure utilizing the above loading criteria is in accordance with the 2021 IRC. This analysis indicates that the existing framing will support the additional panel loading without damage, if installed correctly.

D. Solar Panel Anchorage

1. The solar panels shall be mounted in accordance with the most recent Ironridge installation manual. If during solar panel installation, the roof framing members appear unstable or deflect non-uniformly, our office should be notified before proceeding with the installation.
2. The maximum allowable withdrawal force for a $^{5}/_{16}$" lag screw is 229 lbs per inch of penetration as identified in the National Design Standards (NDS) of timber construction specifications. Based on a minimum penetration depth of 2½", the allowable capacity per connection is greater than the design withdrawal force (demand). Considering the variable factors for the existing roof framing and installation tolerances, the connection using one $^{5}/_{16}$" diameter lag screw with a minimum of 2½" embedment will be adequate and will include a sufficient factor of safety.
3. Considering the wind speed, roof slopes, size and spacing of framing members, and condition of the roof, the panel supports shall be placed no greater than 48" on center.

Based on the above evaluation, this office certifies that with the racking and mounting specified, the existing roof system will adequately support the additional loading imposed by the solar system. This evaluation is in conformance with the 2021 IRC, current industry standards, and is based on information supplied to us at the time of this report.

Should you have any questions regarding the above or if you require further information do not hesitate to contact me.

Very truly yours,

Scott E. Wyssling, PE
MA License No. 50507
Massachusetts COA # 001629764

Wyssling Consulting, PLLC
76 N Meadowbrook Drive, Alpine UT 84004
Massachusetts COA #001629764
Signed 11/17/2025

NEW PV SYSTEM:
14.190 kWp DC / 13.300 KWP AC
RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
ASSESSOR'S #: 110650008

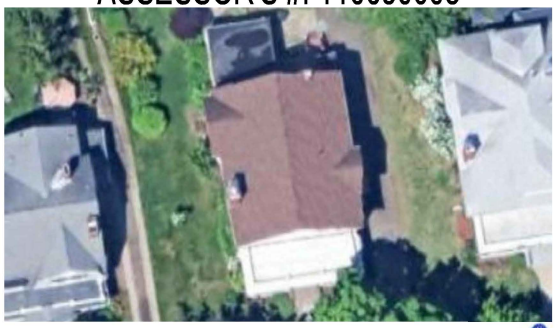
GENERAL NOTES

1.1.1 PROJECT NOTES:
1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
1.1.4 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4: PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY
1.1.5 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
1.1.6 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].
1.1.7 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

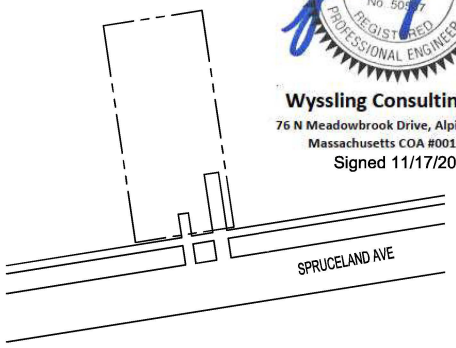
1.2.1 SCOPE OF WORK:
1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 WORK INCLUDES:
1.3.2 PV ROOF ATTACHMENTS - IRONRIDGE QUICKMOUNT QM-LM-01-B1
1.3.3 PV RACKING SYSTEM INSTALLATION - IRONRIDGE AIRE A2
1.3.4 PV MODULE AND INVERTER INSTALLATION - JINKO SOLAR JKM430N-54HL4-B / TESLA SOLAR INVERTER 7.6 [240V] / TESLA SOLAR INVERTER 7.6 [240V] DERATED TO 5.7
1.3.5 PV EQUIPMENT GROUNDING
1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOXES
1.3.7 PV INSTALLING SYSTEM MONITORING EQUIPMENT
1.3.8 PV LOAD CENTERS (IF INCLUDED)
1.3.9 PV METERING (IF INCLUDED)
1.3.10 PV DISCONNECTS
1.3.11 PV GROUNDING ELECTRODE & BONDING TO (E) GEC
1.3.12 PV FINAL COMMISSIONING
1.3.13 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

"ONE INVERTER WILL BE DERATED FROM 7.6KW AC TO 5.7 KW AC BY TESLA POWER CONTROL SYSTEMS IN COMPLIANCE WITH UL 1741 SB"



01 AERIAL PHOTO
NOT TO SCALE



02 PLAT MAP
NOT TO SCALE

N
W E
S

Wyssling Consulting, PLLC
76 N Meadowbrook Drive, Alpine UT 84004
Massachusetts COA #001629764
Signed 11/17/2025

SCOPE OF WORK

SYSTEM SIZE:	STC: 33X 430W = 14.190KW PTC: 33 X 402.9W = 13.296KW (33) JINKO SOLAR JKM430N-54HL4-B (1) TESLA SOLAR INVERTER 7.6 (240V) (1) TESLA SOLAR INVERTER 7.6 (240V) DERATED TO 5.7
ATTACHMENT TYPE:	IRONRIDGE QUICKMOUNT QM-LM-01-B1
MSP UPGRADE:	NO

-SERVICE PHASE: SINGLE
-SERVICE SIZE (AMPS): 200A
-DISTANCE FROM UTILITY METER TO TRANSFORMER: N/A.
-CONNECTIVITY TYPE: UNDERGROUND
-UTILITY METER NUMBER: # 037713462
-INVERTER: TESLA SOLAR INVERTER 7.6 (240V)/ TESLA SOLAR INVERTER 7.6 (240V) DERATED TO 5.7
-PANELS: (33) JINKO SOLAR JKM430N-54HL4-B
-DC-STC RATING OF SYSTEM: 14.190 KWP
-AC SYSTEM DESIGN CAPACITY (NOMINAL): 13.300 KWP
-AC SYSTEM DESIGN CAPACITY (MAXIMUM): 13.680 KWP

SHEET LIST TABLE

Sheet Number	Sheet Title
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
A-104	INSTALLER REFERENCE PAGE
E-601	LINE DIAGRAM
E-602	DESIGN TABLES
E-603	PLACARDS
S-501	ASSEMBLY DETAILS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT
R-006	RESOURCE DOCUMENT
R-007	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER
NAME: RUTH MAHONEY

PROJECT MANAGER
NAME: PATRICK RONDEAU
PHONE: 413-584-8844

CONTRACTOR
NAME: VALLEY SOLAR LLC
PHONE: 413-584-8844
PROJECT SUPERVISED BY JESSE BREKELBAUM

AUTHORITIES HAVING JURISDICTION
BUILDING: SPRINGFIELD CITY
ZONING: SPRINGFIELD CITY
UTILITY: EVERSOURCE

DESIGN SPECIFICATIONS
OCCUPANCY: II
CONSTRUCTION: SINGLE-FAMILY
NAMF: RESIDENTIAL
GROUND SNOW LOAD: 35 PSF
WIND EXPOSURE: B
WIND SPEED: 120 MPH
UTILITY METER #037713462

APPLICABLE CODES & STANDARDS
BUILDING: MASSACHUSETTS BUILDING CODE, 9TH EDITION, AS AMENDED (780 CMR), IBC 2021
RESIDENTIAL: MASSACHUSETTS RESIDENTIONAL BUILDING CODE, 9TH EDITION, AS AMENDED (780 CMR)
ELECTRICAL: NEC 2023
FIRE: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00) NFPA 1 FIRE CODE - 2021

VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321 EASTHAMPTON, MA 01027

LIC. NO.:
HIC. NO.: 186338
ELE. NO.: 664A1

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM:
DC:14.190 kWp/ AC: 13.300 kWp

RUTH MAHONEY RESIDENCE
30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

T-001.00
(SHEET 1)

2.1.1 SITE NOTES:

2.1.2 A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

2.1.3 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

2.1.4 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

2.1.5 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

2.1.6 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

2.2.1 EQUIPMENT LOCATIONS

2.2.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.

2.2.3 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLE 310.15 (B)(1).

2.2.4 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

2.2.5 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

2.2.6 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.2.7 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

2.3.1 STRUCTURAL NOTES:

2.3.2 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.

2.3.3 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.

2.3.4 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

2.3.5 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

2.3.6 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

2.4.1 GROUNDING NOTES:

2.4.2 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.

2.4.3 PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND, IN ACCORDANCE WITH 250.134 OR 250.136(A). ONLY THE DC CONDUCTORS ARE UNGROUNDED.

2.4.4 PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

2.4.5 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

2.4.6 EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.4.7 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.

2.4.8 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

2.4.9 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.

2.4.10 DC PV ARRAYS SHALL BE PROVIDED WITH DC GROUND-FAULT PROTECTION MEETING THE REQUIREMENTS OF 690.41(B)(1) THROUGH (3) TO REDUCE FIRE HAZARDS

2.5.1 INTERCONNECTION NOTES:

2.5.2 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12]

2.5.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(3)(2)].

2.5.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(3)(3).

2.5.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(1) AND (2)

2.5.6 SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.11 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

2.5.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (E)].

2.6.1 DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

2.6.2 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

2.6.3 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.

2.6.4 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.

2.6.5 ISOLATING DEVICES OR EQUIPMENT DISCONNECTING MEANS SHALL BE INSTALLED IN CIRCUITS CONNECTED TO EQUIPMENT AT A LOCATION WITHIN THE EQUIPMENT, OR WITHIN SIGHT AND WITHIN 10 FT. OF THE EQUIPMENT. AN EQUIPMENT DISCONNECTING MEANS SHALL BE PERMITTED TO BE REMOTE FROM THE EQUIPMENT WHERE THE EQUIPMENT DISCONNECTING MEANS CAN BE REMOTELY OPERATED FROM WITHIN 10 FT. OF THE EQUIPMENT, ACCORDING TO NEC 690.15 (A).

2.6.6 PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D)

2.6.7 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

2.6.8 BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21. (SEE EXCEPTION IN NEC 690.9)

2.6.9 IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

2.7.1 WIRING & CONDUIT NOTES:

2.7.2 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

2.7.3 ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

2.7.4 EXPOSED PV SOURCE CIRCUITS AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.31 (C)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE ON PV ARRAYS, ACCORDING TO NEC 690.31 (A).

2.7.5 PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(5)].

2.7.6 MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY.

2.7.7 ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GRAY AND GREEN

2.7.8 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE

PHASE C OR L3- BLUE, YELLOW, ORANGE*, OR OTHER CONVENTION

NEUTRAL- WHITE OR GRAY

* IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

Wyssling Consulting, PLLC
76 N Meadowbrook Drive, Alpine UT 84004
Massachusetts COA #001629764
Signed 11/17/2025

VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321
EASTHAMPTON, MA 01027

LIC. NO.:
HIC. NO.: 186338
ELE. NO.: 664A1

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM:
DC:14.190 kWp/ AC: 13.300 kWp

RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

NOTES

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

G-001.00
(SHEET 2)

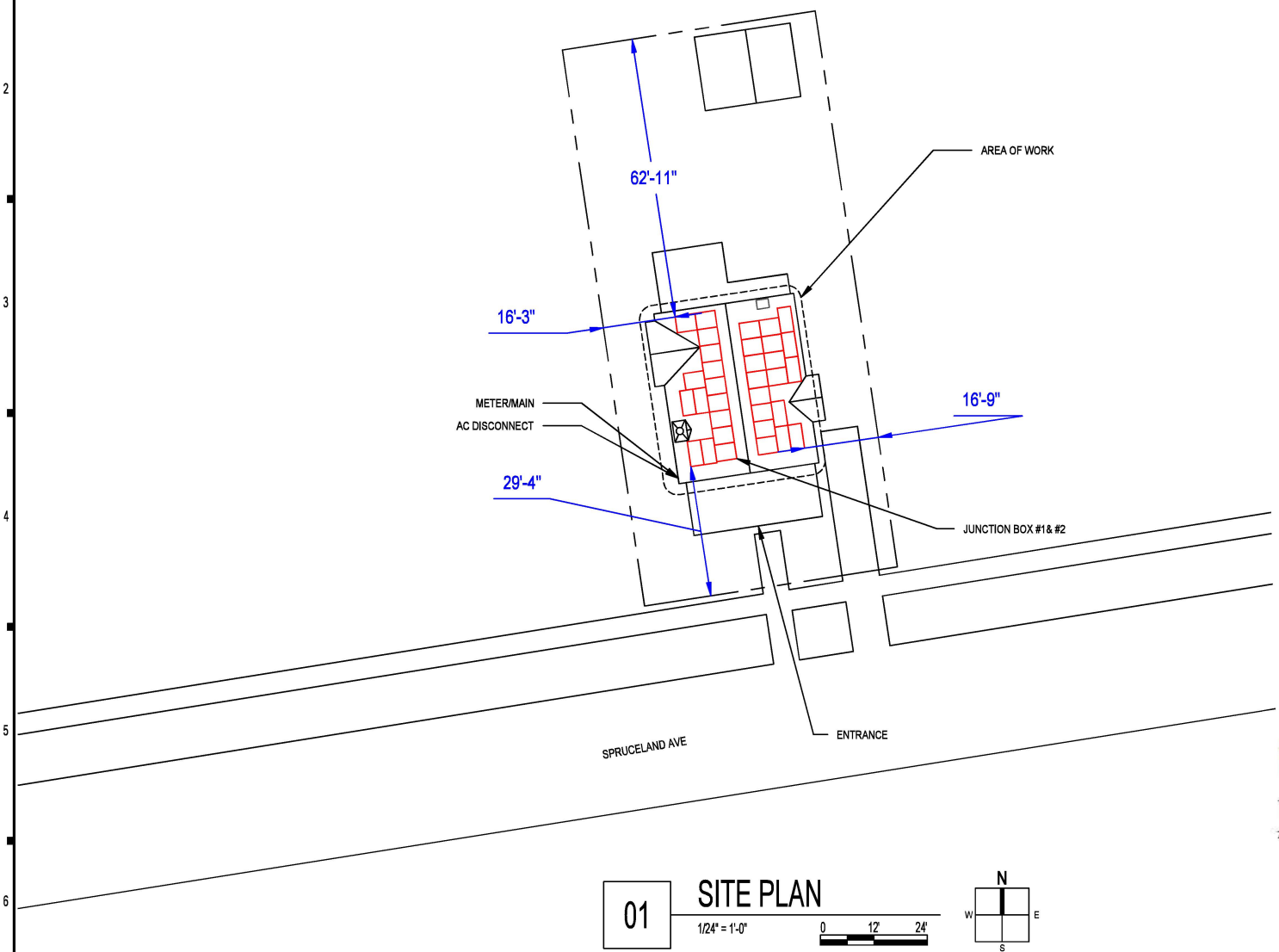
GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

— — — — PROPERTY LINE

NOTE: READILY ACCESSIBLE OPEN BLADE AC SYSTEM DISCONNECT VISIBLE FROM APPROACH TO RESIDENCE 100A 240V LOCATED EXTERIOR ON WALL NEAR METER NEMA 3R

TOTAL SYSTEM KWAC SIZE: 13.300 kWAC



01 SITE PLAN

1/24" = 1'-0"

0 12' 24'

N W E S

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Massachusetts COA #001629764
Signed 11/17/2025

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APN: 110650008

ENGINEER OF RECORD

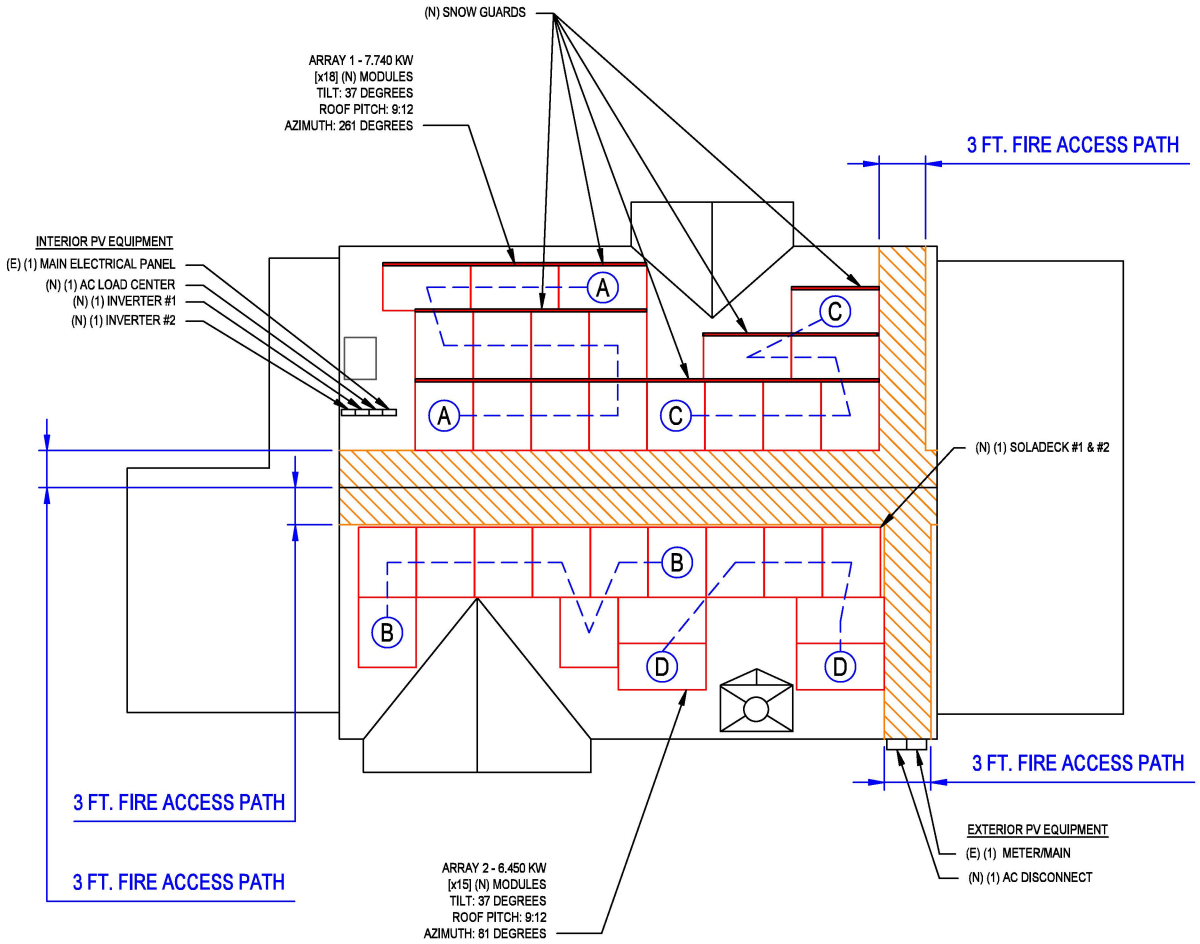
PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

A-101.00
(SHEET 3)



GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

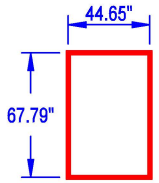
- (A) MODULE STRINGING
- (B) MODULE STRINGING
- (C) MODULE STRINGING
- (D) MODULE STRINGING

FIRE CLEARANCE

SQUARE FOOTAGE OF HOUSE ROOF: 1576.48 SQ. FT.
SQUARE FOOTAGE OF ARRAY: 693.65 SQ. FT.
PERCENTAGE OF ROOF COVERED BY THE ARRAYS: 44%

TOTAL SYSTEM KWAC SIZE: 13.300 kWAC

NOTE: READILY ACCESSIBLE OPEN BLADE AC SYSTEM DISCONNECT VISIBLE FROM APPROACH TO RESIDENCE 100A 240V LOCATED EXTERIOR ON WALL NEAR METER NEMA 3R



MODULE:
JINKO SOLAR
JKM430N-54HL4-B
430 WATTS

01 ELECTRICAL PLAN
1/8" = 1'-0"
0 4' 8'

VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

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SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL PLAN

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

A-102.00
(SHEET 4)

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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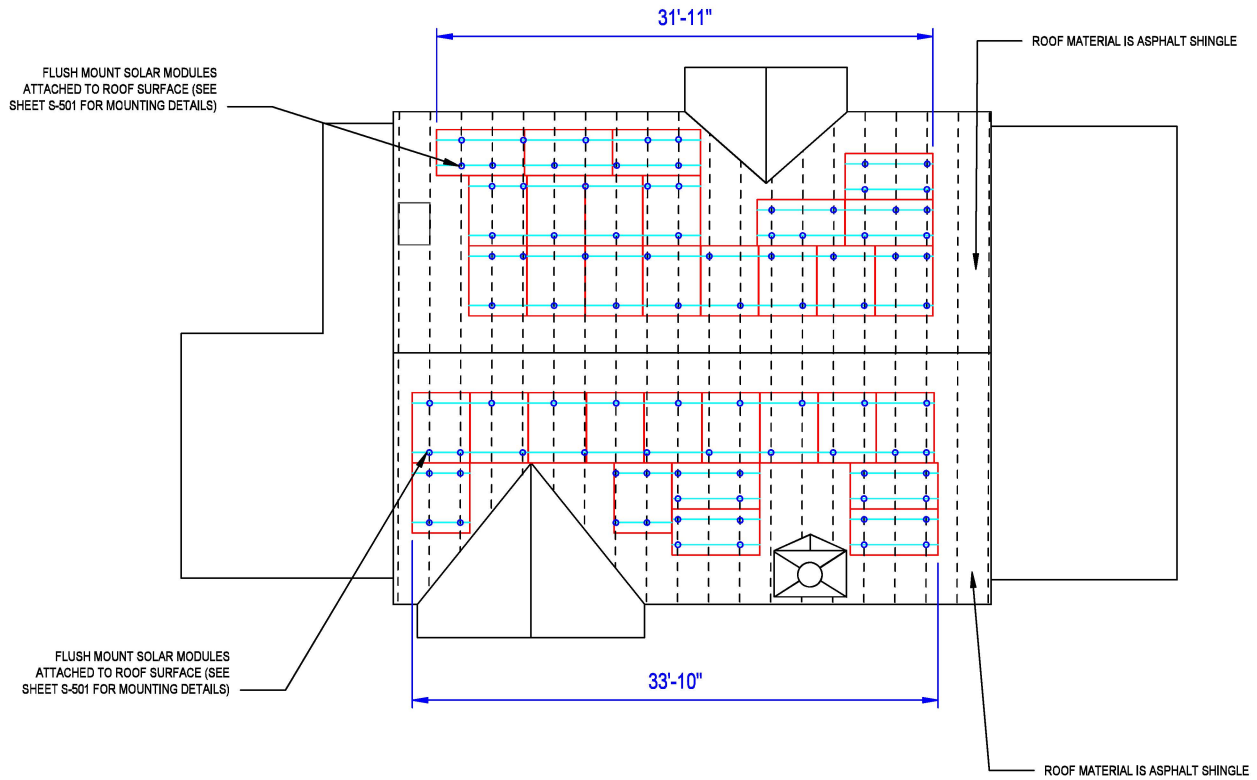
— — — — ROOF RAFTERS



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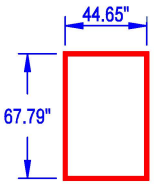
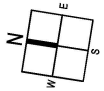


MODULE:
JINKO SOLAR
JKM430N-54HL4-B
430 WATTS

01 SOLAR ATTACHMENT PLAN
1/8" = 1'-0"
0 4' 8'



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NEW PV SYSTEM:
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RUTH MAHONEY RESIDENCE

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SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SOLAR ATTACHMENT PLAN

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

A-103.00
(SHEET 5)

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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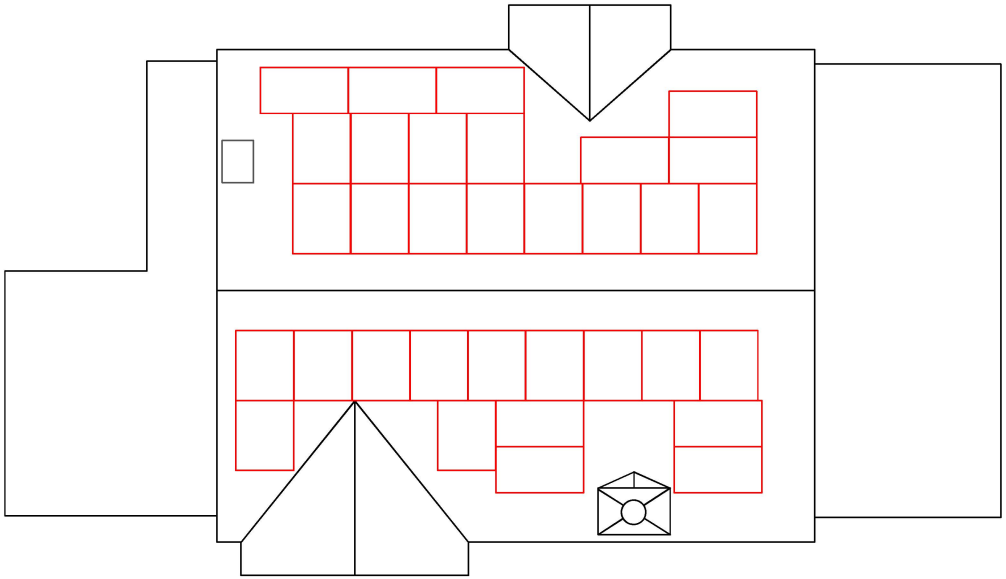
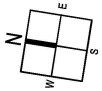
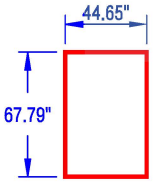


01 INSTALLER REFERENCE PAGE

1/8" = 1'-0"

0 4' 8'





MODULE:
JINKO SOLAR
JKM430N-54HL4-B
430 WATTS

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APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

INSTALLER REFERENCE PAGE

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

A-104.00
(SHEET 6)

CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL
1	2	10 AWG PV WIRE, COPPER	FREE AIR	2	N/A	6 AWG BARE, COPPER	0.96 (32.7 °C)	1	17.06A	21.33A	55A	52.8A	75°C	50A
2	1	10 AWG THWN-2, COPPER	0.75" DIA EMT	4/4	N/A	10 AWG THWN-2, COPPER	0.96 (32.7 °C)	0.8/0.8	17.06A	21.33A	40A	30.72A	75°C	35A
3.1	1	8 AWG THWN-2, COPPER	0.75" DIA EMT	2	40A	8 AWG THWN-2, COPPER	0.96 (32.7 °C)	1	32A	40A	55A	52.8A	75°C	50A
3.2	1	10 AWG THWN-2, COPPER	0.75" DIA EMT	2	30A	8 AWG THWN-2, COPPER	0.96 (32.7 °C)	1	24A	30A	55A	52.8A	75°C	50A
4	1	4 AWG THWN-2, COPPER	1' DIA EMT	2	N/A	8 AWG THWN-2, COPPER	0.96 (32.7 °C)	1	56A	70A	95A	91.2A	75°C	85A
5	1	4 AWG THWN-2, COPPER	1' DIA EMT	2	70A	8 AWG THWN-2, COPPER	0.96 (32.7 °C)	1	56A	70A	95A	91.2A	75°C	85A

NOTE: MARKING IS REQUIRED ON INTERIOR AND EXTERIOR DIRECT-CURRENT (DC) CONDUIT, ENCLOSURES, RACEWAYS, CABLE ASSEMBLIES, JUNCTION BOXES, INVERTERS AND DISCONNECTS

NOTE: " ONE INVERTER WILL BE DERATED FROM 7.6KW AC TO 5.7 KW AC BY TESLA POWER CONTROL SYSTEMS IN COMPLIANCE WITH UL 1741 SB"

NOTE: "OUTPUT POWER SETTINGS ARE ONLY ACCESSIBLE BY MANUFACTURER AFTER COMMISSIONING AND WILL NOT BE ALTERED"

A MODULE STRINGING
B MODULE STRINGING
C MODULE STRINGING
D MODULE STRINGING

PCS CONTROLLED CURRENT SETTING: 130A

THE MAXIMUM OUTPUT CURRENT FROM THIS SYSTEM TOWARDS THE MAIN PANEL IS CONTROLLED ELECTRONICALLY. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR MORE INFORMATION.

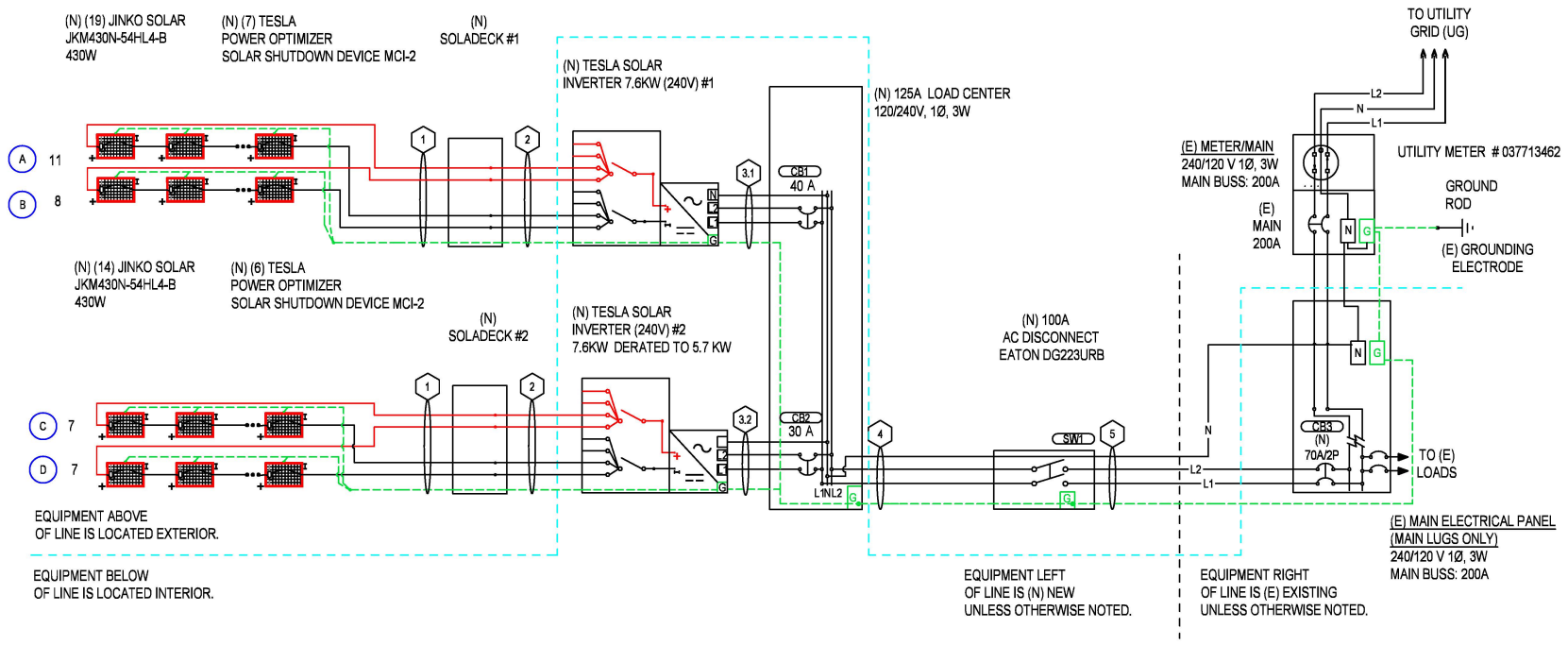
SYSTEM EQUIPPED WITH RAPID SHUTDOWN
DISCONNECT PER NEC 690.12
SYSTEM COMPLIANT WITH NEC 690.13

NOTE: 1X MCI-2 PER 3X PANELS

NOTE: READILY ACCESSIBLE OPEN BLADE AC SYSTEM DISCONNECT VISIBLE FROM APPROACH TO RESIDENCE 60A 240V LOCATED EXTERIOR ON WALL NEAR METER NEMA 3R

NOTE: IRONRIDGE FLUSH-MOUNTED SYSTEMS ARE LISTED TO UL3741 STANDARDS WITH TESLA EQUIPMENT

LABEL 9
AT EACH BUS BAR



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RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

LINE DIAGRAM

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

E-601.00
(SHEET 7)

SYSTEM SUMMARY				
	INVERTER #1		INVERTER #2	
	MPPT #1	MPPT #2	MPPT #1	MPPT #2
MODULES IN SERIES	11	8	7	7
ARRAY VMP	358.38V	260.64V	228.06V	228.06V
ARRAY IMP	13.2A	13.2A	13.2A	13.2A
ARRAY VOC	430.76V	313.28V	274.12V	274.12V
ARRAY MAX VOC	486.7V	354V	309.7V	309.7V
ARRAY ISC	13.65A	13.65A	13.65A	13.65A
ARRAY STC POWER	8,170W		6,020W	
ARRAY PTC POWER	7,655W		5,641W	
MAX AC CURRENT	32A		24A	
MAX AC POWER	7,600W		5,700W	
DERATED (CEC) AC POWER	7,502W		5,528W	
ARRAY STC POWER	14,190W			
ARRAY PTC POWER	13,296W			
MAX AC CURRENT	56A			
MAX AC POWER	13,300W			
DERATED (CEC) AC POWER	13,030W			

MODULES										
REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-33	33	JINKO SOLAR JKM430N-54HL4-B	430W	402.9W	13.65A	13.2A	39.16V	32.58V	-0.098V/°C (-0.25%/°C)	25A

INVERTERS									
REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1	1	TESLA 7.6 KW	240V	FLOATING	40A	7600W	32A	4x13A	600V	98.0%
I2	1	TESLA 7.6 KW DERATED TO 5.7 KW	240V	FLOATING	40A	5700W	24A	4x13A	600V	98.0%

DISCONNECTS				
REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	EATON DG223URB OR EQUIV.	100A	240VAC

OCPDS			
REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	40A	240VAC
CB2	1	30A	240VAC
CB3	1	70A	240VAC

ASHRAE EXTREME LOW	-25.9°C (-14.6°F), SOURCE: BARNES MUNI (42.16°; -72.72°)
ASHRAE 2% HIGH	32.7°C (90.9°F), SOURCE: BARNES MUNI (42.16°; -72.72°)

BILL OF MATERIALS							
CATEGORY	MAKE	MODEL NUMBER	REF	QTY	UNIT	QTY/UNIT	DESCRIPTION
MODULE	JINKO SOLAR	JKM430N-54HL4-B	PM1-33	33	PIECES	1	JINKO SOLAR JKM430N-54HL4-B 430W
INVERTER	TESLA	7.6 KW	I1	1	PIECE	1	7.6 KW 7600W INVERTER
INVERTER	TESLA	7.6 KW DERATED TO 5.7 KW	I2	1	PIECE	1	TESLA 7.6 KW DERATED TO 5.7KW 7600W INVERTER
DISCONNECT	EATON	DG222URB	SW1	1	PIECE	1	EATON DG222URB, NON-FUSED, 2-POLE, 100A, 240VAC OR EQUIVALENT
WIRING		GEN-10-AWG-PV-WIRE-CU	WR1	360	FEET	1	10 AWG PV WIRE, COPPER (POSITIVE AND NEGATIVE)
WIRING		GEN-6-AWG-BARE-CU	WR1	180	FEET	1	6 AWG BARE, COPPER (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-RD	WR2	80	FEET	1	10 AWG THWN-2, COPPER, RED (POSITIVE)
WIRING		GEN-10-AWG-THWN-2-CU-BLK	WR2	80	FEET	1	10 AWG THWN-2, COPPER, BLACK (NEGATIVE)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR2	80	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-8-AWG-THWN-2-CU-RD	WR3.1,-3.2	20	FEET	1	8 AWG THWN-2, COPPER, RED (LINE 1)
WIRING		GEN-8-AWG-THWN-2-CU-BLK	WR3.1,-3.2	20	FEET	1	8 AWG THWN-2, COPPER, BLACK (LINE 2)
WIRING		GEN-8-AWG-THWN-2-CU-WH	WR3.1,-3.2	20	FEET	1	8 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIRING		GEN-8-AWG-THWN-2-CU-GR	WR3.1,-3.2	10	FEET	1	8 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-10-AWG-THWN-2-CU-GR	WR3.2	10	FEET	1	10 AWG THWN-2, COPPER, GREEN (GROUND)
WIRING		GEN-6-AWG-THWN-2-CU-RD	WR4-5	100	FEET	1	6 AWG THWN-2, COPPER, RED (LINE 1)
WIRING		GEN-6-AWG-THWN-2-CU-BLK	WR4-5	100	FEET	1	6 AWG THWN-2, COPPER, BLACK (LINE 2)
WIRING		GEN-6-AWG-THWN-2-CU-WH	WR4-5	100	FEET	1	6 AWG THWN-2, COPPER, WHITE (NEUTRAL)
WIRING		GEN-8-AWG-THWN-2-CU-GR	WR4-5	100	FEET	1	8 AWG THWN-2, COPPER, GREEN (GROUND)
WIREWAY		GEN-EMT-0.75" DIA	WW2, 3.1-3.2	60	FEET	1	EMT CONDUIT, 0.75" DIA
WIREWAY		GEN-EMT-1" DIA	WW4-5	100	FEET	1	EMT CONDUIT, 1" DIA
OCPD	GENERIC MANUFACTURER	GEN-CB-40A-240VAC	CB1	1	PIECE	1	CIRCUIT BREAKER, 40A, 240VAC
OCPD	GENERIC MANUFACTURER	GEN-CB-30A-240VAC	CB2	1	PIECE	1	CIRCUIT BREAKER, 30A, 240VAC
OCPD	GENERIC MANUFACTURER	GEN-CB-70A-240VAC	CB3	1	PIECE	1	CIRCUIT BREAKER, 70A, 240VAC
TRANSITION BOX	GENERIC MANUFACTURER	GEN-AWB-TB-4-4X	JB1-2	2	PIECES	1	TRANSITION/PASS-THROUGH BOX, WITH 4 TERMINAL BLOCKS

VALLEY SOLAR

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SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

DESIGN TABLES

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

E-602.00
(SHEET 8)

LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2023 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 605.11, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]
1.6 ALL SIGNAGE MUST BE PERMANENTLY ATTACHED AND BE WEATHER RESISTANT/SUNLIGHT RESISTANT AND CANNOT BE HAND-WRITTEN PER NEC 110.21(B)

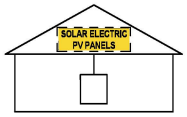
⚠ WARNING
ELECTRICAL SHOCK HAZARD
TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL 1
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT (2" X 4").
[NEC 690.13].

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL 2
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE (2" X 4").
[NEC 705.12(B)(2)(3)(B)].

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY

LABEL 3
AT RAPID SHUTDOWN SYSTEM (3 3/4" X 5 1/4"). [NEC 690.56(C)(1)(A)].

PHOTOVOLTAIC POWER SOURCE

LABEL 4
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS (5 3/4" X 1 1/8").
[NEC 690.31(G)]
LETTERS AT LEAST 3/8 INCH; WHITE ON RED BACKGROUND; REFLECTIVE
[IFC 605.11.1.1]

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL 5
AT RAPID SHUTDOWN DISCONNECT SWITCH (5 1/4" X 2").
[NEC 690.56(C)(3)].

⚠ CAUTION
MULTIPLE SOURCES OF POWER

LABEL 6
AT UTILITY METER (5 3/4" X 1 1/8")
[NEC 690.56(B)]

⚠ WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM

LABEL 7
AT POINT OF INTERCONNECTION (2 3/4" X 1 5/8").
[NEC 705.12(B)(3)]

⚠ WARNING
SOLAR ELECTRIC CIRCUIT BREAKER IS BACKFED

LABEL 8
AT POINT OF INTERCONNECTION (2" X 1").
[NEC 705.12(B)(3)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED WEST SIDE OF THE HOUSE

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]
WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.
PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]

PHOTOVOLTAIC SOLAR AC DISCONNECT

LABEL 9
AT EACH AC DISCONNECTING MEANS (4" X 1").
[NEC 690.13(B)].

AC DISCONNECT
PHOTOVOLTAIC SYSTEM POWER SOURCE
RATED AC OUTPUT CURRENT 56 AMPS
NOMINAL OPERATING AC VOLTAGE 240 VOLTS

LABEL 10
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS (4" X 2").
[NEC 690.54]

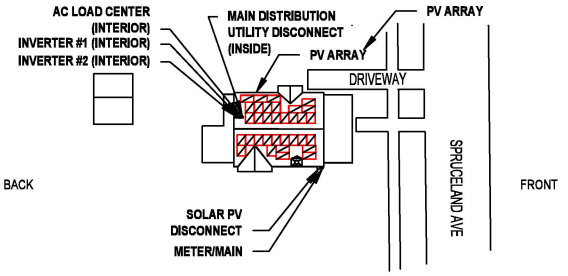
PCS CONTROLLED CURRENT SETTING: 130A

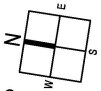
THE MAXIMUM OUTPUT CURRENT FROM THIS SYSTEM TOWARDS THE MAIN PANEL IS CONTROLLED ELECTRONICALLY. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR MORE INFORMATION.

LABEL 9
AT EACH BUS BAR

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:





NOT TO SCALE
30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108

INSTALLER CONTACT
BY VALLEY SOLAR
413-584-8844 EXT 247
IN EMERGENCY CALL 911

NOTE: "DIRECTORY STICKER WILL BE PRINTED IN RED AND WHITE."

VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321 EASTHAMPTON, MA 01027

LIC. NO.:
HIC. NO.: 186338
ELE. NO.: 664A1

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM:
DC:14.190 kWp/ AC: 13.300 kWp

RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

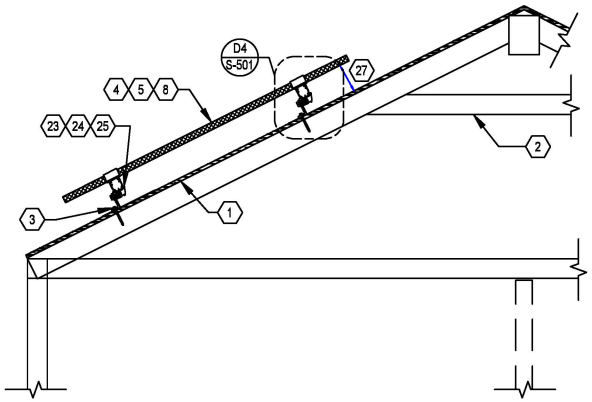
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

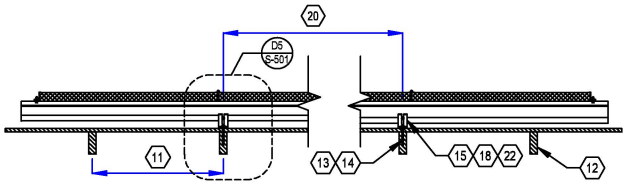
REVISIONS

E-603.00
(SHEET 9)



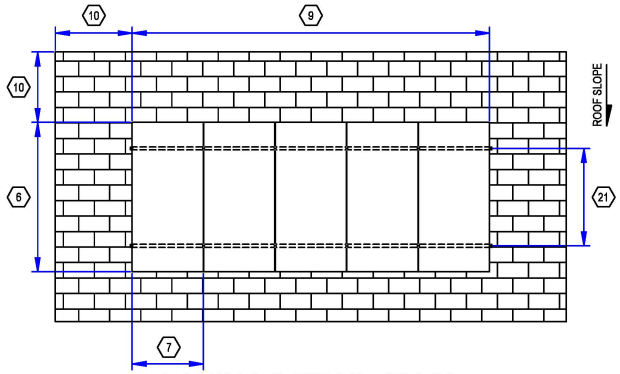
D1 RACKING DETAIL (TRANSVERSE)

SCALE: NOT TO SCALE



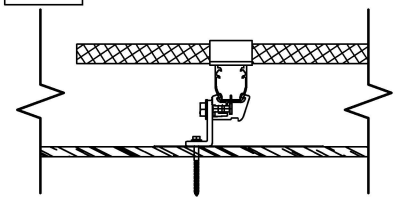
D2 RACKING DETAIL (LONGITUDINAL)

SCALE: NOT TO SCALE



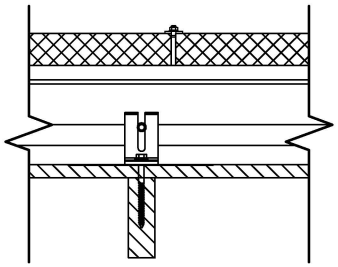
D3 RACKING DETAIL (TOP)

SCALE: NOT TO SCALE



D4 DETAIL (TRANSVERSE)

SCALE: NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

SCALE: NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: COLLAR TIE
3. ATTACHMENT TYPE: IRONRIDGE QUICKMOUNT QM-LM-01-B1
4. MODULE MANUFACTURER: JINKO SOLAR
5. MODULE MODEL: JKM430N-54HL4-B
6. MODULE LENGTH: 67.79"
7. MODULE WIDTH: 44.65"
8. MODULE WEIGHT: 46.3 LBS
9. SEE SHEET A-103 FOR DIMENSION(S)
10. FIRE OFFSET: 3' FROM RIDGE, AT LEAST 2 PATHWAYS TO A STREET OR DRIVEWAY MINIMUM 3' WIDE
11. RAFTER SPACING: 24 IN. O.C.
12. RAFTER SIZE: 2X6 IN. NOMINAL.
13. LAG BOLT DIAMETER: BOLT/SCREW SUPPLIED WITH RACKING.
14. LAG BOLT EMBEDMENT: 2.5 IN.
15. TOTAL # OF ATTACHMENTS: 91
16. TOTAL AREA: 693.65 SQ. FT.
17. TOTAL WEIGHT: 1796.41 LBS.
18. WEIGHT PER ATTACHMENT: 19.74 LBS.
19. DISTRIBUTED LOAD: 2.59 PSF
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: IN ACCORDANCE WITH MODULE MANUFACTURER'S INSTRUCTIONS.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): IRONRIDGE
24. RAIL MODEL (OR EQUIVALENT): AIRE A2 RAIL
25. RAIL WEIGHT: 0.945 PLF
26. MAX. RAFTER SPAN: N/A.
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

Wyssling Consulting, PLLC
76 N Meadowbrook Drive, Alpine UT 84004
Massachusetts COA #001629764
Signed 11/17/2025

VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321 EASTHAMPTON, MA 01027

LIC. NO.:
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ELE. NO.: 664A1

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RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

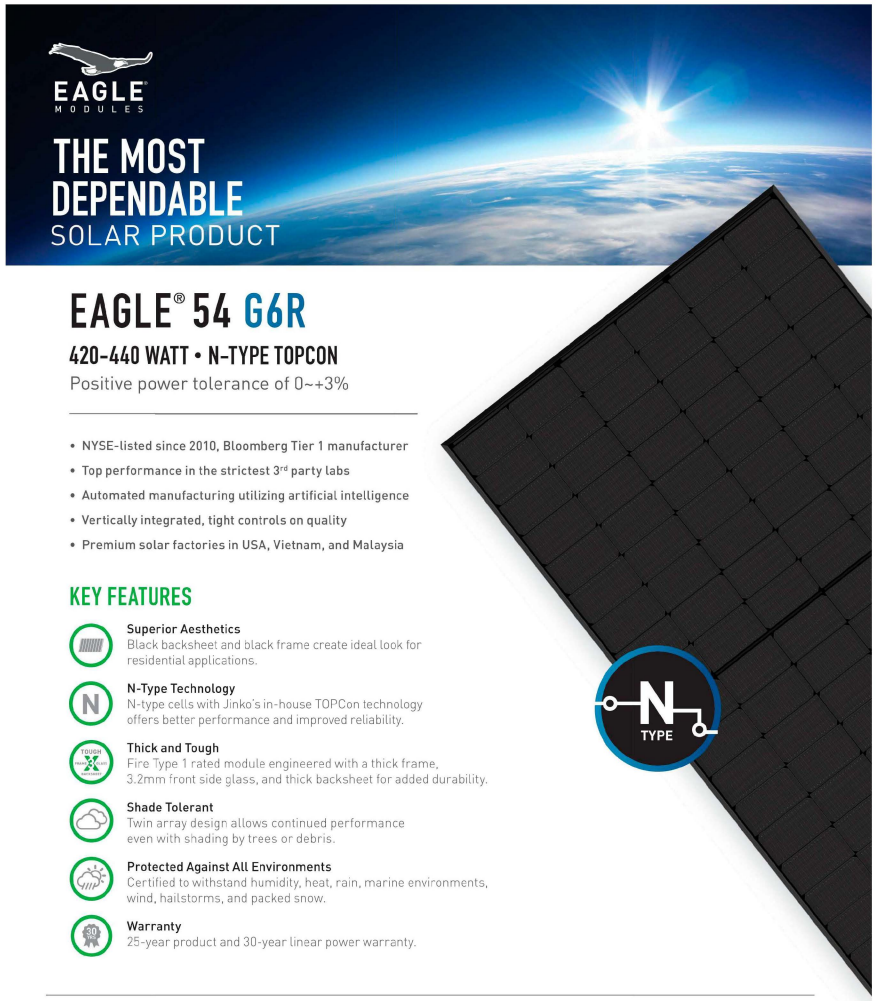
PAPER SIZE: 11" x 17" (ANSI B)

ASSEMBLY DETAILS

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

S-501.00
(SHEET 10)



EAGLE® 54 G6R

420-440 WATT • N-TYPE TOPCON

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES

Superior Aesthetics
Black backsheet and black frame create ideal look for residential applications.

N-Type Technology
N-type cells with Jinko's in-house TOPCon technology offers better performance and improved reliability.

Thick and Tough
Fire Type 1 rated module engineered with a thick frame, 3.2mm front side glass, and thick backsheet for added durability.

Shade Tolerant
Twin array design allows continued performance even with shading by trees or debris.

Protected Against All Environments
Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.

Warranty
25-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products
- ISO45001: 2018 Occupational Health & Safety Standards
- UL61730 certified products

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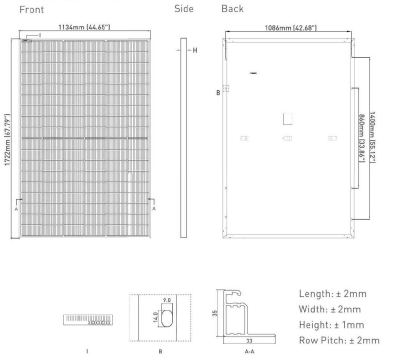
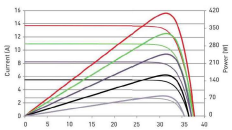
ENGINEERING DRAWINGS



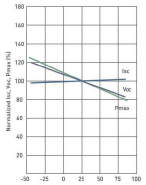
Length: ± 2mm
Width: ± 2mm
Height: ± 1mm
Row Pitch: ± 2mm

ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE

Current-Voltage & Power-Voltage Curves (420W)



Temperature Dependence of Isc, Voc, Pmax



MECHANICAL CHARACTERISTICS

No. of Half Cells	108 (2 x 54)
Dimensions	1722 × 1134 × 35mm (67.79 × 44.65 × 1.38 inch)
Weight	21.0kg (46.3lbs)
Front Glass	3.2mm, Anti-Reflection Coating High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in) or Customized Length
Connector	Staubli MC4
Fire Type	Type 1
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)*

*see Supplemental Installation Manual for higher wind pressure rating solutions

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.29%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1000VDC
Maximum Series Fuse Rating	25A

PACKAGING CONFIGURATION

(Two pallets = One stack)

31pcs/pallets, 62pcs/stack, 806pcs/40 HQ Container

WARRANTY

25-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM420N-54HL4-B		JKM425N-54HL4-B		JKM430N-54HL4-B		JKM435N-54HL4-B		JKM440N-54HL4-B	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	420Wp	316Wp	425Wp	320Wp	430Wp	323Wp	435Wp	327Wp	440Wp	331Wp
Maximum Power Voltage (Vmp)	32.16V	29.95V	32.37V	30.19V	32.58V	30.30V	32.78V	30.50V	32.99V	30.73V
Maximum Power Current (Imp)	13.06A	10.55A	13.13A	10.60A	13.20A	10.66A	13.27A	10.72A	13.34A	10.77A
Open-circuit Voltage (Voc)	38.74V	36.80V	38.95V	37.00V	39.16V	37.20V	39.36V	37.39V	39.57V	37.59V
Short-circuit Current (Isc)	13.51A	10.91A	13.58A	10.96A	13.65A	11.02A	13.72A	11.08A	13.80A	11.14A
Module Efficiency STC (%)	21.51%		21.76%		22.02%		22.28%		22.53%	

*STC: Irradiance 1000W/m² Cell Temperature 25°C AM = 1.5
NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM = 1.5 Wind Speed 1m/s

*Power measurement tolerance: ±3%

The company reserves the final right for explanation on any of the information presented hereby. JKM400-420N-54HL4-B-F4-US

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VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321
EASTHAMPTON, MA 01027

LIC. NO.:
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ELE. NO.: 664A1

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DC:14.190 kWp/ AC: 13.300 kWp

RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

R-001.00
(SHEET 11)

Solar Shutdown Device Technical Specifications

—

The Solar Shutdown Device is a Mid-Circuit Interrupter (MCI) and is part of the PV system rapid shutdown (RSD) function in accordance with Article 690 of the applicable NEC. When paired with Tesla Solar Inverter, solar array shutdown is initiated by any loss of AC power.

Electrical Specifications

Model	MCI-1	MCI-2	MCI-2 High Current
Nominal Input DC Current Rating (I_{MP})	13 A	13 A	15 A
Maximum Input Short Circuit Current (I_{SC})	19 A	17 A	19 A
Maximum System Voltage (PVHCS)	600 V DC	1000 V DC[6]	1000 V DC[6]
Maximum Disconnect Voltage[7]	600 V DC	165 V DC	165 V DC

[6] Maximum System Voltage is limited by Tesla Solar Inverter to 600 V DC.

[7] Maximum Disconnect Voltage is the maximum voltage allowed across each MCI in the open position (Rapid Shutdown Initiated). An individual MCI-2 has a voltage rating of 165V but in combination (connected in the same string) their voltage ratings are additive.

RSD Module Performance

Maximum Number of Devices per String	5
Control	Power Line Excitation
Passive State	Normally Open
Maximum Power Consumption	7 W
Warranty	25 years

Environmental Specifications

Operating Temperature	-40°C to 50°C (-40°F to 122°F)	-45°C to 70°C (-49°F to 158°F)
Storage Temperature	-30°C to 70°C (-22°F to 158°F)	-30°C to 70°C (-22°F to 158°F)
Enclosure Rating	NEMA 4X / IP65	NEMA 4X / IP65

Mechanical Specifications

Electrical Connections	MC4 Connector	MC4 Connector
Housing	Plastic	Plastic
Dimensions	125 x 150 x 22 mm (5 x 6 x 1 in)	173 x 45 x 22 mm (6.8 x 1.8 x 1 in)
Weight	350 g (0.77 lb)	120 g (0.26 lb)
Mounting Options	ZEP Home Run Clip M4 Screw (#10) M8 Bolt (5/16") Nail / Wood screw	Wire Clip

Compliance Information

Certifications	UL 1741 PVRSE, UL 3741, PVRSA (Photovoltaic Rapid Shutdown Array)
RSD Initiation Method	PV System AC Breaker or Switch

UL 3741 PV Hazard Control (and PVRSA) Compatibility

See UL 3741 Application Addendum

VALLEY SOLAR

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CHECKED BY: M.M.

REVISIONS

R-002.00
(SHEET 12)

Tesla Solar Inverter
with Site Controller

—

Tesla Solar Inverter completes the Tesla home solar system, converting DC power from solar to AC power for home consumption. Tesla's renowned expertise in power electronics has been combined with robust safety features and a simple installation process to produce an outstanding solar inverter that is compatible with both Solar Roof and traditional solar panels. Once installed, homeowners use the Tesla mobile app to manage their solar system and monitor energy consumption, resulting in a truly unique ecosystem experience.

KEY FEATURES

- Built on Powerwall technology for exceptional efficiency and reliability
- Wi-Fi, Ethernet, and cellular connectivity with easy over-the-air updates
- Designed to integrate with Tesla Powerwall and Tesla App
- 0.5% revenue-grade metering for Solar Renewable Energy Credit (SREC) programs included

October 25, 2024

Tesla Solar Inverter Technical Specifications

Electrical Specifications: Output (AC)

Model Number	1538000-xx-y			
Output (AC)[1]	3.8 kW	5 kW	5.7 kW	7.6 kW
Nominal Power	3,800 W	5,000 W	5,700 W	7,600 W
Maximum Apparent Power	3,840 VA	5,040 VA	6,000 VA	7,680 VA
Maximum Continuous Current	16 A	21 A	24 A	32 A
Breaker (Overcurrent Protection)	20 A	30 A	30 A	40 A
Nominal Power Factor	1 - 0.9 (leading / lagging			
THD (at Nominal Power)	<5%			

Electrical Specifications: Input (DC)

MPPT	4
Input Connectors per MPPT	1-2-1-2
Maximum Input Voltage	600 VDC
DC Input Voltage Range	60 - 550 VDC
DC MPPT Voltage Range	60 - 480 VDC[1]
Maximum Current per MPPT (I_{MP})	13 A[2]
Maximum Short Circuit Current per MPPT (I_{SC})	17 A[2]

[1] Maximum current.

[2] Where the DC input current exceeds an MPPT rating, jumpers can be used to allow a single MPPT to intake additional DC current up to 26 A IMP / 34 A ISC.

Performance Specifications

Peak Efficiency	98.6% at 240 V
CEC Efficiency	98.0% at 240 V
Allowable DC/AC Ratio	1.7
Customer Interface	Tesla Mobile App
Internet Connectivity	Wi-Fi (2.4 GHz, 802.11 b/g/n), Ethernet, Cellular (LTE/4G)[3]
Revenue Grade Meter	Revenue Accurate (+/- 0.5%)
AC Remote Metering Support	Wi-Fi (2.4 GHz, 802.11 b/g/n)
Protections	Integrated arc fault circuit interrupter (AFCI), Rapid Shutdown
Supported Grid Types	60 Hz, 240 V Split Phase
Warranty	12.5 years

[3] Cellular connectivity subject to network operator service coverage and signal strength.

VALLEY SOLAR

CONTRACTOR

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RESOURCE DOCUMENT

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

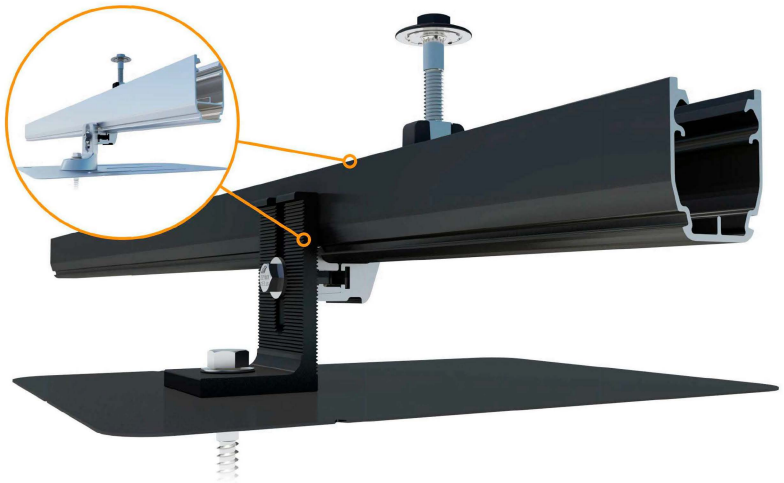
REVISIONS

R-003.00
(SHEET 13)

Datasheet

IRONRIDGE

Aire™ Racking System



Breathe easy with accelerated installations.

The Aire™ racking system has been carefully crafted to streamline every part of the installation process, taking out all of the tiresome hassles—so that you get off the roof and on to your next project faster than ever.

Aire™ retains the strength and reliability that IronRidge installers have come to depend on. Whether you're a seasoned installer with years under your belt or just getting started in solar, breathe easy with open Aire™.

Strength Tested
All components have been evaluated for superior structural performance.

PE Certified
Pre-stamped engineering letters are available online for most states.

Class A Fire Rating
Certified to maintain the fire resistance rating of the existing roof structure.

Design Assistant
Free online software makes it simple to create, share, and price projects.

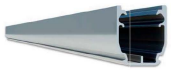
UL 2703 Listed System
Entire system and components meet the latest effective UL 2703 standards.

25-Year Warranty
Products are guaranteed to arrive without any impairing defects.

Datasheet

Rails

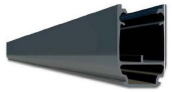
Aire™ A1 Rail



The lighter, open Aire™ rail for standard conditions.

- 6' spanning capability
- Wire management tray
- Mill or anodized black

Aire™ A2 Rail



The tougher, open Aire™ rail for higher load capacity.

- 8' spanning capability
- Wire management tray
- Mill or anodized black

Aire™ Rail Ties

Structurally connect and bond Aire™ Rails together.

- Reinstallable, up to 5x
- Internal splice design
- No more splice rules

Aire™ Dock

Connects Aire™ Rails to attachments with ease.

- Clicks on, slides easily
- Drops into open slots
- Anodized assembly

Clamps & Grounding

Aire™ Lock Mids

Securely bond between modules to Aire™ Rails.

- Fits 30-40mm modules
- Utilizes UFO® design
- Minimal 1/2" gap

Aire™ Lock Ends

Securely bond modules to Aire™ Rails along ends.

- Fits 30-40mm modules
- Easy rail engagement
- Clean aesthetics

Aire™ Lock Stealth

Securely bonds modules to rail ends, entirely hidden.

- Angled for easy install
- Robust tether leash
- Fits most modules

Aire™ Lug

Bonds Aire™ Rails to grounding conductors.

- Simplified with single bolt
- Low-profile form factor
- Works with 10-6 AWG

Accessories

Aire™ Caps

Block entry and provide a finished look to Aire™ Rails.

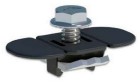
- Stay secure on rail ends
- Symmetrical, with drain
- Cover rough-cut ends

Aire™ Clip

Keeps wiring contained in open Aire™ Rail channels.

- No module interference
- Simple press-in design
- Slot for easy removal

Aire™ MLPE Mount



Securely bonds MLPE and accessories to Aire™ Rails.

- Glove-friendly installation
- Lays flush in rail channel
- Low profile form factor

Aire™ All Tile Hook

Attaches rails to tile roofs, with Aire™ Dock included.

- Works on flat, S, & W tiles
- Single-socket installation
- Optional deck flashing

Resources

Design Assistant
Quickly go from rough layout to fully engineered system.
Go to IronRidge.com/design

Approved for FL Hurricane Zones
Aire™ has Florida Product Approval. Additional details can be found on the Florida Building Code website.
Learn More at bit.ly/florida-aire

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VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321
EASTHAMPTON, MA 01027

LIC. NO.:
HIC. NO.: 186338
ELE. NO.: 664A1

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM:
DC:14.190 kWp/ AC: 13.300 kWp

RUTH MAHONEY RESIDENCE

30 SPRUCELAND AVENUE
SPRINGFIELD, MA 01108
APN: 110650008

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

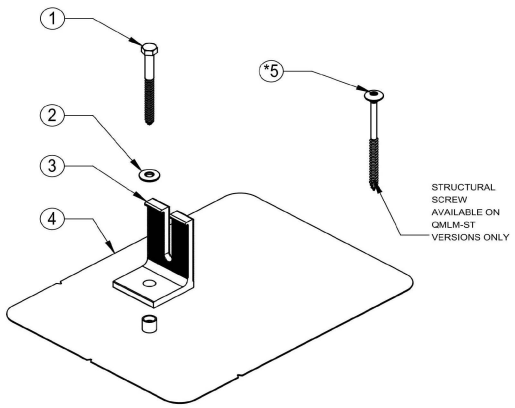
REVISIONS

R-004.00
(SHEET 14)

Cut Sheet

QuickMount®

QM-LM-01-M1



ITEM NO	DESCRIPTION	QTY IN KIT
1	LAG SCREW	1
2	WASHER, SEALING, EPDM BONDED SS	1
3	OPEN SLOTTED L-FOOT, MILL/BLACK	1
4	FLAHING, ROUNDED CORNERS, MILL/BLACK	1
5	STRUCTURAL SCREW	1

PART NUMBER	DESCRIPTION
QM-LM-01-M1	L-MOUNT, OPEN SLOT
QM-LM-01-B1	L-MOUNT, OPEN SLOT, BLACK
QM-LMST-01-M1	L-MOUNT, OPEN SLOT, STRUCTURAL SCREW
QM-LMST-01-B1	L-MOUNT, OPEN SLOT, STRUCTURAL SCREW, BLACK

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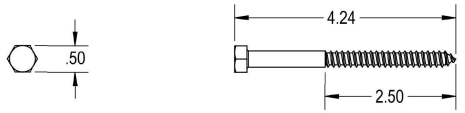
Cut Sheet

QuickMount®

1) LAG SCREW

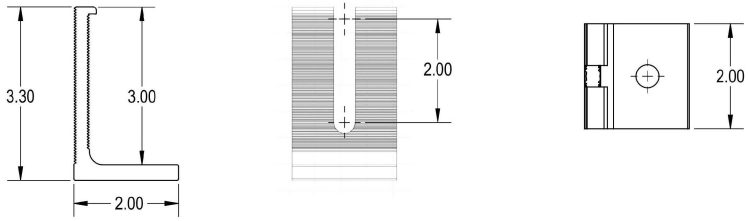


Property	Value
Material	300 Series Stainless Steel
Finish	Clear

2) WASHER, SEALING, EPDM BONDED SS

Property	Value
Material	300 Series Stainless Steel
Finish	Clear

3) OPEN SLOTTED L-FOOT, MILL/BLACK



Property	Value
Material	6000 Series Aluminum
Finish	Mill

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QM-LM-01-M1
Cut Sheet Rev 1.0

VALLEY SOLAR

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DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

R-005.00
(SHEET 15)

Product	Tesla Solar Inverter
Last Revised	June 12, 2023
Revision	1

SETTING CURRENT LIMITS FOR TESLA SOLAR INVERTER

Power Control Systems (PCS): Current Limit

The Tesla Solar Inverter is listed to the requirements in UL 1741 PCS and can permanently set the output current (A), and associated power (AC kW) through the Max Current Output setting within the PCS software. This feature can be used to limit system backfeed to avoid costly main service panel upgrades or main breaker downsizes for backfeed compliance purposes. Additionally, this feature can be used where existing utility infrastructure limitations dictate a maximum allowable AC system size. A Current Limit has been set on the following customer site:

Customer Name Ruth Mahoney

Customer Address 30 Spruceland Avenue
Springfield MA 01108

UL 1741 PCS

The following Tesla Solar Inverter model number(s) have been certified to the standards in UL 1741 PCS and have the Current Limit function.

Tesla Product	Model Number(s)	Site Controller Location	Nationally Recognized Testing Laboratory (NRTL) Test Report
Solar Inverter	1538000-45-y	Integrated in the Solar Inverter	TÜVRheinland: US23P05I.001

The Current Limit(s) configured at the customer site listed above are indicated in the following table:

Available Current Limit Settings (A)

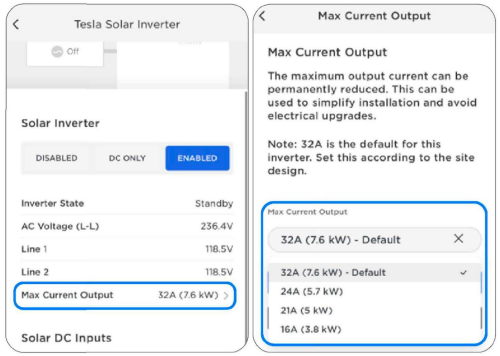
Current Setting	Output Power
☐☐ 32A	7.6 kW (default)
☑☑ 24A	5.7 kW
☐☐ 21A	5.0 kW
☐☐ 16A	3.8 kW

Setting the Current Limit and Access Protection

The Current Limit is set at the time of installation by qualified personnel. In compliance with Article 750.30(C)(3)(5) of the 2023 National Electric Code, it is password protected and is only accessible to Tesla Tier 2 support if adjustments are required. To set a Current Limit:

1. Open the Tesla Pros app and launch the **Commissioning** experience from the main menu. Follow the prompts to connect to the system.

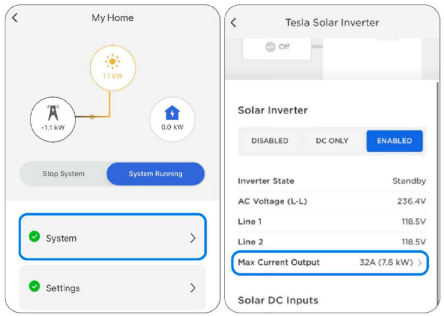
2. Select **System** from the landing page, then select the Solar Inverter from the *Devices* tab.
3. Select **Max Current Output**.
4. Select the desired **Max Current Output** and select **Done**.



Current Limit Setting Verification

Settings should be verified by the utility or AHJ after the system has been installed and commissioned. Verification of settings can be accomplished by viewing the site's Setup App *Inverter* page, included with the PCS Settings Application Document. To verify the setting:

1. Follow the steps above to launch Tesla Pros and connect to the system.
2. Select **System** from the landing page, then select the Solar Inverter from the *Devices* tab.
3. View the **Max Current Output** on the *Solar Inverter* screen.



Tesla Product Safety Compliance

codecompliance@tesla.com

VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
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EASTHAMPTON, MA 01027

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RESOURCE DOCUMENT

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DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

R-006.00
(SHEET 16)

UL 3741 LISTED SYSTEM WITH TESLA EQUIPMENT

TESLA ELECTRICAL EQUIPMENT WITH MAXIMUM SYSTEM VOLTAGE 600V:

The Aire UL 3741 certification is applicable when used with Tesla's MCI-1 string isolation device in combination with either a Tesla PV Inverter, Powerwall+, or Powerwall 3 Power Conversion System (PCS).

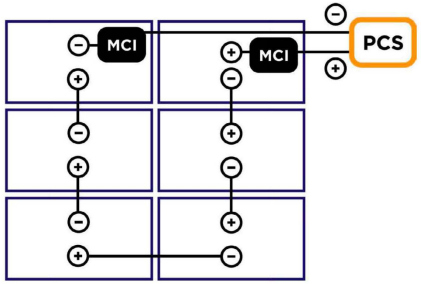
String Isolation Devices (SID)	PV Inverter (PVI)	Energy Storage Systems
Tesla MCI-1 (1550379-00-F) Max Voltage = 600V, Max Imp = 13A, Max Isc = 19A	7.6 kW (1538000-xx-y)	Powerwall+ (1850000-xx-y)
	3.8 kW (1534000-xx-y)	Powerwall 3 (1707000-xx-y)

IMPORTANT: Refer to the applicable Tesla Inverter or Powerwall Installation Manual for specific instructions, including MCI-1 mounting, clearances, ratings, compatible connectors, and rapid shutdown initiation methods. MCI-1 installation configurations shown below are specific to the IronRidge Aire Flush Mount UL 3741 Listing and supersede MCI-1 configurations shown in the Tesla installation manuals.

Contiguous Arrays

Maximum Voltages After Rapid Shutdown Initiation:
Outside Array Boundary: ≤ 30V (30 seconds)
Inside Array Boundary: ≤ 600V

Where one or more PV strings are connected within a single contiguous array as shown in the figure, Tesla MCI-1s shall at a minimum be installed at both the positive and negative ends of each string between the last module and the homerun to the PCS. If there are multiple arrays each shall be equipped with MCI-1s as shown in the figure.

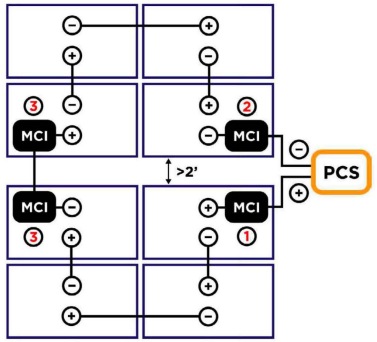


Non-Contiguous Sub-Arrays

Maximum Voltages After Rapid Shutdown Initiation:
Outside Array Boundary: ≤ 30V (30 seconds)
Inside Array Boundary: ≤ 600V

Where any string is connected across non-contiguous sub-arrays separated by more than 2' (see example figure), MCI-1s shall be installed as follows:

1. At the positive end of the string between the last module and the PCS homerun.
2. At the negative end of the string between the last module and the PCS homerun.
3. At both ends of the connection between sub-arrays.



VALLEY SOLAR

CONTRACTOR

VALLEY SOLAR LLC

PHONE: 413-584-8844
ADDRESS: 116 PLEASANT ST SUITE 321
EASTHAMPTON, MA 01027

LIC. NO.:
HIC. NO.: 186338
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APN: 110650008

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RESOURCE DOCUMENT

DATE: 11.10.2025
DESIGN BY: O.L.
CHECKED BY: M.M.

REVISIONS

R-007.00
(SHEET 17)

116 Pleasant St. Suite #321, Easthampton, MA 01027
413-584-8844

CONSTRUCTION AGREEMENT

CLIENT:
Ruth Mahoney
30 Spruceland Avenue Springfield, MA 01108

(413) 297-3487
rkniskamahoney@gmail.com

CONTRACTOR:
Valley Solar, LLC.
116 Pleasant Street, Suite 321
Easthampton, MA 01027
Mike Hempstead, President
Patrick Rondeau, General Manager
HIC Registration No. 186338

Purpose of Construction Agreement: This document (herein "Agreement") shall govern and set forth the understanding between Valley Solar, LLC. (herein "Contractor") and the above-named Client relating to construction of a certain solar energy project described herein and variously referred to as "System" or "Project".

Right to Cancellation and Limitation of Liability: Client or Contractor may cancel this Agreement in writing to the other party prior to commencement of construction. Should Client cancel this Agreement after its acceptance, Client's deposit will be considered non-refundable compensation for any estimates produced and for preparation of these documents. In addition, Client will be responsible for direct costs exceeding the deposited amount, any work performed, or equipment installed by Contractor or Contractor's affiliates in furtherance of this Project prior to Client's cancellation. In no case shall Contractor be liable for costs borne by Client outside of this Agreement such as costs for site preparation, removal of trees, re-roofing or electrical work.

Scope of Work: Contractor proposes to provide all materials, secure all permits and perform all labor necessary for the completion of Project as described on the attached Project Specification Sheet for Client.

Site Changes: Client must notify Contractor of any site changes that may impact Contractor's work. Any site changes made to the site by Client after the site assessment and construction agreement are executed, but before Contractor's installation may affect pricing and installation timeline. Client is responsible for any additional labor or material costs incurred due to changes.

Exclusions: Unless specifically included in the Scope of Work above and the attached Project Specification Sheet, Contractor is not responsible for structural building reinforcement, roof upgrades, or corrections of code deficiencies of existing electrical systems or provision of internet access or networking equipment.

Utility Interconnection Agreements and Municipal Permits:

- **Interconnection agreements:** Contractor shall submit on behalf of Client an Interconnection Service Agreement (ISA) with Client's utility in compliance with all applicable laws and regulatory requirements. Standard ISA permit fees are included with this contract, however, should utility studies or equipment upgrades be required by the utility for interconnection of this project, those fees would fall outside the scope of this agreement and would be the Client's responsibility, should Client wish to proceed.

- **Municipal Permits:** Contractor shall submit on behalf of Client the applications necessary to acquire required building and electrical permits from Client's municipal granting authorities. Contractor shall not be held responsible if permits fail to issue.

Addenda: The following documents, by reference, are included as addenda to this agreement:

1) Project Specification Sheet
2) Trenching & Excavation Agreement
3) Valley Solar System Warranty Coverage
4) Notice of Client's Right of Cancellation

Additions to or Alterations of Agreement: Any alteration, deviation or addition to the specified work as set forth in this Agreement involving additional costs or equipment substitutions, will be performed only if required by code or at the request or agreement of Client and will be quoted by Contractor and agreed to in a written "Change Order" prior to performance of work.

Worksite Access: Client agrees that during normal working hours designated as 7:00 AM to 6:00 PM Monday-Friday, excluding holidays, Contractor will have unrestricted access to the worksite, its structures, and facilities, as necessary, for work to be performed by Contractor and that access will be provided for municipal building and electrical inspectors with 24-hour notice.

Network Access: Client understands that PV and/or battery energy storage system monitoring and reporting require internet/network access and agrees to provide access to existing or new network ports or wireless connections. Costs associated with installation of any new network equipment necessary (including, but not limited to, routers, switches, wireless repeaters, etc) are the responsibility of the Client; network upgrades, if required, are not covered by this agreement and will be charged separately.

Service Calls: To ensure a prompt response, all service call requests, along with warranty issues should be brought directly to Contractor's attention by emailing: support@valleysolar.solar. This includes work performed by Contractor's employees, their subcontractors and preferred vendors.

Incentive Reporting & Tax Incentives: Contractor shall prepare and submit applications and associated fees, if necessary, to pursue Massachusetts solar or battery-storage incentive programs. Contractor shall not prepare or submit any documents on the Client's behalf related to tax filings or tax credits. Client is responsible for maintenance of internet connection and required system participation or reporting. Under no circumstances is Contractor liable for any

losses related to a Client's non-participation or failure to report in any incentive or performance programs.

Contractor will provide details on all available state and federal tax incentives in good faith, however it is Client's responsibility for ensuring Client's own eligibility for tax credits and other incentives.

Home Improvement Contractor Law and Arbitration Provisions:
Valley Solar's Home Improvement Contractor (HIC) registration number is provided at the top of this Agreement. All contractors and subcontractors must be registered by the Commonwealth's Director of Consumer Affairs and Business Regulation (the "Director"). Any inquiries about a contractor or subcontractor relating to registration should be directed to the Director: Office of Consumer Affairs and Business Regulation, Home Improvement Contractor Registration, 10 Park Plaza, Room 5170, Boston, MA 02116 (617) 973-8700.

CONTRACTOR AND CLIENT HEREBY MUTUALLY AGREE IN ADVANCE THAT IN THE EVENT CONTACTOR HAS A DISPUTE CONCERNING THIS AGREEMENT, CONTRACTOR MAY SUBMIT SUCH DISPUTE TO A PRIVATE ARBITRATION SERVICE WHICH HAS BEEN APPROVED BY THE SECRETARY OF THE EXECUTIVE OFFICE OF CONSUMER AFFAIRS AND BUSINESS REGULATIONS AND THE CLIENT SHALL BE REQUIRED TO SUBMIT TO SUCH ARBITRATION AS PROVIDED IN MGL CHAPTER 142A.

Client Initial: RM Contractor Initial: MJ

Client Initial:

Note: Initials pertain only to the agreement of the parties to alternative dispute resolution initiated by the Contractor. The Client may initiate alternative dispute resolution even where this section is not separately signed by the parties.

Project Milestone Definitions: Per the System Cost and Payment Schedule below, the following definitions apply:

- "Deposit Due" – If not already paid, due upon contract signing.
- "Permitting" – Contractor's submission of interconnection application.
- "Construction Start" – Commencement of onsite construction.
- "Substantially Complete" – System constructed, and all final inspections successfully passed.
- "System Activation" - Issuance of Utility Permission to Operate.

Contractor will expedite delivery of municipal and utility documentation to ensure timely approvals. Contractor is not responsible for delays related to utility or municipal inspections, utility-installed equipment or upgrades, or utilities written Permission to Operate.

Acceptable Payment Methods: Contractor expressly stipulates that its accepted modes of payment are limited to checks or ACH bank transfers. ACH payments may be made securely

through the invoice link provided via email. Credit cards are only accepted for initial deposits of $500 or under.

System Cost and Payment Schedule

PROJECT SPECIFICATION SHEET CLIENT INFORMATION	
Client Name(s)	Ruth Mahoney,
Address	30 Spruceland Avenue Springfield, MA 01108
Primary Phone	(413) 297-3487
Email	rkniskamahoney@gmail.com
Consultant	Martin Jutres

PV SYSTEM SPECIFICATIONS			
PV Panels	JKM430N-54HL4-B	Quantity	33
Inverter Type 1	Tesla Solar Inverter 7.6 [240V]	Quantity	1
Inverter Type 2	Tesla Solar Inverter 7.6 Derate to 5.7KW [240V]	Inverter Type 2 Quantity	1
System Size (kW DC)	14.19	System Size (kW AC)	13.3
System Production kWh/Yr1 as validated by Valley Solar Design*	11382	Snow Guard Quantity	18
PV System Export Limit	N/A	LIMIT	N/A

ADDITIONAL PROJECT DETAIL	
Pre-Installation Requirements ***The listed work is to be completed by the client prior to installation**	**· Clear a 5-foot working clearance around the main electrical panel and meter.** **· Provide internet access for ongoing system connectivity.**

Service Upgrade Notes*	N/A
Add'l. Service Notes*	N/A
* If blank, no additional services needed.	

SOLAR COST	
Solar Cost	$43,934.00
N/A	N/A

PROJECT ADDITIONS		
EV Charger Cost	N/A	N/A
Snow Guards Cost	18	$1,380.00
Trenching Cost	N/A	N/A
Additioanal Services Cost	N/A	N/A
Service Upgrade Cost	N/A	N/A

PROJECT COST SUMMARY	
Total Project Cost	$45,314.00
N/A	N/A
Deposit Received*	$500.00
Remaining Balance (Cash or Finance)	$44,814.00

PAYMENT SCHEDULE

* **Note:** Valley Solar also accepts lender disbursements.	
Total Cash Payment Amount	$44,814.00
Permitting	$1,500.00
Construction Start (Due 4 weeks before)	$19,491.00
Substantially Complete (Final inspections approved)	$19,491.00
System Activation	$4,331.00
N/A	N/A
N/A	N/A

Approximate Date Work to Begin: Winter/Spring 2026

Entire Agreement: It is agreed that the information contained herein represents the entire agreement between Client and Contractor and that no other representations whether oral or written are implied.

Client is advised not to sign this Agreement unless all blank sections have been filled in, marked void, deleted or not applicable and until all exhibits and related or referenced documents that are incorporated herein are attached.

Client acknowledges receiving a copy of this contract at the time of signing.

Authorized Signatures

VS Sales approval: Mike Shields Date: 11/6/2025

Contractor:	Martin Jutres	Date:	11/6/2025
Client:	Ruth Mahoney	Date:	11/7/2025
Client:		Date:	

116 Pleasant St. Suite #321, Easthampton, MA 01027
413-584-8844

SYSTEM WARRANTY

LIMITED WORKMANSHIP WARRANTY: Valley Solar warrants that the Client's photovoltaic system, henceforth "the System," will be constructed of new materials (unless otherwise specified) to meet all applicable requirements of law, applicable engineering and construction codes and standards, and in accordance with all OEM (Original Equipment Manufacturer) component specifications. Valley Solar warrants that, under normal use and service conditions, the System will be free from defects in workmanship for Ten (10) years following the date of installation (the "Limited Warranty").

If under this Limited Warranty a defect or deficiency is discovered during the Warranty Period, then upon notice, Valley Solar shall repair, replace and/or correct the problem on a reasonably expedited basis.

This Limited Warranty covers Valley Solar's, or its affiliates or subcontractor's, system installation and wiring including installation hardware, brackets and supports and wiring components not otherwise covered by an OEM warranty.

WARRANTY PERIOD: The effective date for the warranty shall be considered the date upon which the system is placed into service, i.e. the Utility PTO/ATO or "Permission/Approval to Operate" date. The first year of warranty coverage, then, will be one year from the placed-in-service date.

This Limited Workmanship Warranty provides the following coverages:

- Years 1-10: No-charge Phone and Online Support.
- Years 1-5: Unlimited field service support for correction of workmanship defects including service visit mobilization charges.
- Years 6-10: 30% discount on onsite warranty service labor for workmanship defects including service visit mobilization fees.

WARRANTY EXCLUSIONS:

1. Production / energy storage-related losses: This Limited Warranty does not cover any losses, including lost utility savings, or other incentives directly or indirectly originating from workmanship defects, or from failure of OEM components, regardless of whether such losses are warranted under the OEM equipment warranty. If your system is covered by a SunAlert 95% Performance Guarantee, other coverages may be available to you in addition to what is provided in this Workmanship Warranty. See SunAlert documentation for details.
2. Equipment failures or equipment performance troubleshooting and correction which are not a result of installation workmanship defects.
3. Loss of internet connectivity or failure or obsolescence of networking communication

hardware; except where such failure is a direct result of installation workmanship defects.

4. Non-workmanship-related problems: Problems in one or more areas that have not been caused by the installation, or if the problems are not an actual problem of the System (e.g. shade, unauthorized alterations to the System, loss of internet connectivity, roof issues not associated with the solar), are not covered by this warranty.

SERVICING OF OEM COMPONENTS: Valley Solar shall assign all OEM warranties to Client after system completion. For any OEM service work performed by Valley Solar, Valley Solar shall submit, process and pursue, at its own cost, such OEM warranty coverage that is available under the applicable OEM warranty. Valley Solar will deduct any labor reimbursements or warrantied replacement parts provided by OEM for services performed.

ROOF WARRANTY APPROVAL: Based on Valley Solar's site inspection and warrantability of this properties' roof, this 10 years Roof Penetration Warranty **IS in effect**.

LIMITATION ON WARRANTY: Except as expressly provided herein or in any additional warranty Valley Solar provides, Valley Solar makes no independent warranty or representation, either express or implied, regarding the System, including any warranties beyond those provided by the manufacturers. To the maximum extent permitted by law, any and all implied warranties beyond the terms of this Limited Warranty, are expressly disclaimed. For purposes hereof, the term "Warranty Period" shall mean a period of Ten (10) years from the the date upon which the Customer's system was "placed into service."

Contractor's Roof Penetration Warranty applies only to areas directly within 3" of any penetrations the contractor, or contractor's authorized subcontractor, made in performance of this contract where it can be determined that a roof leak originated from such roof penetrations. Should a roof penetration leak be found under the terms of this warranty, then it will contractor's obligation to repair the leak either directly or through a subcontractor hired and paid by the contractor for such purpose. This warranty does not create an obligation to repair, replace, or pay for any other damages incurred as a result of the leak.

The Roof Penetration Warranty specifically excludes leaks caused by other sources such as improper flashing of the roof, or roof penetrations made by other contractors such as skylights or plumbing vents or from failure of roof materials or Force Majeure events or any other casualty that could damage or cause the roof to leak. The roof penetration warranty is not a warranty of the workmanship of the roof installation contractor, nor is it a warranty of the materials used on the roof.

Should a leak to the roof occur for any reason other than through the roof penetrations made by Valley Solar or its subcontractors in the performance of this contract, Valley Solar is not liable for the repair of such leaks, nor is Valley Solar liable to bear the cost of the removal and replacement of the system to render access to the roof to other contractors.

The Contractor's assessment, opinion, or omission thereof regarding the adequacy of the client's roof condition does not constitute a warranty, obligation, or assurance that the roof will remain in suitable condition for the life of the solar installation or the estimated remaining life of the roof.

TRANSFERABILITY: Warranty is fully transferable one time from original owner to immediate subsequent owner but is not transferable beyond that.

NOTICE OF CANCELLATION

Customer may cancel this transaction, without any penalty or obligation, within three business days (calculated below) from the date of entering into the Agreement.

Upon cancellation any payments made under the contract or sale, and any negotiable instrument executed, will be returned within 10 business days following receipt by the Contractor of cancellation notice less any expenses made by the Contractor as outlined on page 1 of this contract and any security interest arising out of the transaction will be cancelled.

Upon cancellation, Customer must make available to the Contractor at the proposed job site or other site as mutually agreed to, in substantially as good condition as when received, any goods delivered under this contract or sale; or comply with instructions of the Contractor regarding the return shipment of the goods at the Contractor's expense and risk.

If Customer does make the goods available to the Contractor and the Contractor does not pick them up within 60 days of the date of notice of cancellation, Customer may retain or dispose of the goods without any further obligation. If Customer fails to make the goods available to the Contractor or agrees to return the goods to the Contractor and fails to do so, then Customer remains liable for performance of all obligations under the contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice to Valley Solar LLC. 116 Pleasant St. Suite #321, Easthampton, MA 01027, or send an e-mail to info@valleysolar.solar, no later than midnight of three days after agreement is signed.

I hereby cancel this transaction.

_____ _____

(Customer's Signature) (Date)

ACKNOWLEDGEMENT OF RECEIPT

The undersigned Clients each acknowledge receipt of the two copies of the rescissions notice on which this acknowledgement is printed.

Ruth Mahoney 11/7/2025

(Customer's Signature) (Date)

_____ _____

(Customer's Signature) (Date)

Materials Pricing Volatility Clause

Valley Solar's proposal is based on equipment and materials pricing currently available or reasonably expected to be available at the time of construction, in accordance with the specifications and timeline outlined in this agreement.

Due to fluctuating tariffs and global supply chain instability, the availability and cost of specified materials cannot be guaranteed between the date of this agreement and the start of installation. If, through no fault of Valley Solar, a significant delay or price change occurs during or prior to performance, the contract price, timeline, or material specifications may be adjusted through a mutually approved change order.

A price change will be deemed **significant** if the cost of a listed item increases or decreases by more than **5%** between the date of this agreement and the date of installation. In such cases, the adjustment will apply only to the portion of the change exceeding 5%. No adjustment will be made for changes less than or equal to 5%. If Valley Solar requests a price increase under this clause, it will disclose the original price of the affected item.

This provision applies to major system components, including but not limited to solar panels, inverters, battery systems, racking, and other high-cost electrical infrastructure directly related to solar and energy storage installation.

Right of Termination

If a specified material becomes unavailable or subject to a significant price increase, Valley Solar will issue a written change order identifying:

- The affected material
- The percentage and dollar amount of the price change
- Any proposed substitute material

The Customer may then:

- Accept the change order, or
- Terminate this agreement by providing written notice to Valley Solar within **3 business days**

If no response is received within that time, Valley Solar may terminate the agreement at its discretion
If the agreement is terminated

- The Customer's initial deposit shall be forfeited
- The Customer agrees to pay Valley Solar for all actual costs incurred in permit applications, engineering, or site preparation work — including any site or electrical work performed by Valley Solar or its subcontractors — that exceed the value of the initial deposit.

Client: Ruth Mahoney Date: 11/7/2025

The SunAlert Solar Performance Plan:

Performance Monitoring, plus a 95% Solar Production Guarantee

1. SunAlert Performance Monitoring Subscription

Your system includes a complimentary **SunAlert Performance Monitoring Subscription** (the "Performance Monitoring Plan") for **10 years** from its in-service date (Permission to Operate or PTO).

Using advanced AI and sophisticated system modelling, SunAlert continuously compares your system's actual performance against its weather-adjusted performance baseline. This proactive monitoring identifies actionable shortfalls immediately—before they turn into costly energy losses—ensuring maximum energy production and reliability.

Subscribers enjoy:

- **Priority scheduling** for service appointments.
- **Live customer support** during normal business hours.
- **24/7 online access** to open, update, and review service tickets.
- **Automated issue detection and resolution**, minimizing downtime.

SunAlert is a proprietary platform, developed in-house by Valley Solar's technology team, designed specifically to safeguard and optimize your solar investment through precise, proactive, and responsive service.

SunAlert currently has thousands of systems under monitoring from every major inverter brand and is exclusively available from Valley Solar.

SunAlert monitors your system, so you don't have to!

2. SunAlert 95% Solar Production Guarantee

The **SunAlert 95% Solar Production Guarantee, as defined below,** guarantees your system will produce at least 95% of its **projected kwh production as indicated on page 4 of this agreement over two (2) 12-month guarantee periods**, **or SunAlert will pay you the difference in cash** at the rate of $0.30/kwh within 30 days of a valid claim submission, subject to the Terms and Conditions of this agreement.

The SunAlert 95% Production Guarantee gives you peace of mind in three ways:

1. That your system's production estimate is accurate.
2. That your system was installed properly.
3. That maintaining your system's uptime is a high priority to us.

The SunAlert 95% Solar Production Guarantee Terms and Conditions

(a) The SunAlert 95% Solar Production Guarantee guarantees your system will achieve at least 95% of its projected age-adjusted production as measured in kWh or you get paid cash to make up the difference, up to a maximum of $800 per 12-month Guarantee Period, as further described herein.

The SunAlert Production Guarantee is not an insurance policy or an equipment warranty but is an enhanced "production assurance guarantee" (or "Production Guarantee") backed up by cash payments.

The production assurance provided by SunAlert does not replace or diminish the coverages provided by your workmanship warranty or any coverage that may be provided by equipment manufacturers but is an additional "production assurance" layer.

(b) Guarantee Periods: The Guarantee Period begins on the first day of the second full month after the system receives "Permission to Operate" (PTO) and is placed into service and ends on the last day of each 12-month period thereafter for a total of two (2) 12-month periods. **Projected annual production shall mean the kWh value listed on page 4 of the agreement in the box labelled "Projected kWh Production (year 1)". The "Guaranteed Annual Production" for the first guarantee period shall be 95% of the "Projected annual Production".** The annual Production Guarantee for the second 12-month Guarantee Period will be reduced from the preceding one by an annual system degradation rate of **-0.5%/year.** Actual Annual Production shall mean the number of kWhs of electricity produced and measured by the System hardware and reported through Customer maintained internet connectivity and networking connections to SunAlert.

(c) Reporting, Claim and Payment: At the inception of the first Guarantee Period, Customer will be assigned an account with a $0.00 balance (the "Initial Balance"). At the end of each 12-month Guarantee Period, provided System Communications are active in accordance with section (2f) at the end of the

Guarantee Period. If qualifying system losses bring system production below 95% of age-adjusted Projected Annual Production, then Customer will be eligible to receive a cash payout of the June 25, 2025 Valley Solar LLC Construction Agreement difference at the rate of $0.30/kwh x qualifying system losses as defined below. To make a claim for payment, customer may email support@valleysolar.solar, call Valley Solar's support department, or initiate a claim on Valley Solar's support page. Payment will be made by check or ACH transfer by SunAlert within 30 days of the end of the Guarantee Period upon a validated claim of qualifying system losses. Once payment is made, or if system performance falls within 5% of Projected Annual Production, then Customer's account will be reset to $0.00 for the subsequent Guarantee Period, if applicable. If, however, the system "overproduces" as compared to the age-adjusted Projected Annual Production by greater than 105% of annual system production for the Guarantee Period, then the difference between system over-performance and 105% of Projected Annual Production as measured in kWh will be kept on account and carry over to offset any subsequent performance shortfalls in subsequent Guarantee Periods if applicable. Under no circumstances, however, will Customer be asked to pay SunAlert for system over-performance.

(d) Covered System and Owner: The SunAlert Performance Guarantee applies only to the original Owner named herein and only applies to the production of the solar PV system as described herein and installed at the location and in the manner described herein, not any other system whether purchased or owned by the same customer or relocated to a new property or modified in any way.
This guarantee does not cover the performance of connected systems or devices including but not limited to Batteries, EV chargers, Smart Electric Panels or Home Automation Systems, or apps. Should the actual "as built" system differ in any material way from the system as described herein due to the Contractor's inability to install the system as initially designed, or at the request of Customer or jurisdictional authority, then the Projected Annual Production number will be adjusted by SunAlert based on a performance simulation of the "as built" system design which will be appended to this document, and this revised figure will be used as the benchmark against which to calculate potential system production shortfalls.
SunAlert has the sole authority to set a revised production number and will do so based on the same methodology by which the original Annual Production Number was set. If a performance simulation of the "as built" system will not be practicable, SunAlert may, at its discretion, utilize a 30-day performance validation period from which to extrapolate and set a new Expected and Guaranteed Performance benchmark. This may delay the start of the Guarantee Period but will not be used to do so unreasonably. **This agreement only covers the original owner named on this agreement and may not be transferred or assigned. If the Customer sells or conveys the Property, this Agreement will terminate on the date of sale.**

(e) Disclaimers and Exclusions: The SunAlert 95% Performance Guarantee does not cover system losses or damage caused by the following as reasonably determined by SunAlert:
Unauthorized system modifications or repairs other than those performed by SunAlert or its Authorized Agent; Utility power outages, faults, voltage surges or lightning strikes that cause downtime or damage system components; Damage to physical system components by external forces including but not limited to hail, projectiles, other natural disasters, tree limbs, humans, animals, or other; Losses occurring during lapses of Customer-provided system communications connectivity; System being placed in "non-export" mode or any similar mode that precludes the system from exporting to the gird; Customer non-responsiveness or failure to provide access to render system repairs or inspections within five business days of a SunAlert service visit request; Soiling of the system including by sap or soot; System removal or deactivation including but not limited to for the purpose of making roof repairs or replacement; Additional shading inputs not present at system installation including but not limited to

new building structures, flags, or vegetation growth; Deactivation of the system by Customer, Customer's agent, municipal authority, or financial creditor; Any period during which Customer is in arrears to SunAlert or its Authorized Agent; System component part recall, or unavailability of replacement parts through distribution channels outside of the control of SunAlert; Equipment manufacturer insolvency or discontinuation of API monitoring data availability; Force Majeure Event (as defined herein in section 6(a)).
Should system losses occur through any excluded means, those losses will be reasonably quantified by SunAlert and will be deducted from the expected system production and Guaranteed Performance figure will be adjusted accordingly. Should excluded losses account for over 40% of expected system performance in a given Guarantee Period, then the SunAlert 95% Guarantee will be void for that period due to the impracticality of calculating expected system production.

(f) Customer's Responsibility: It is Customer's responsibility to maintain networking and internet communications to the system to facilitate remote monitoring and diagnostics, any system losses or lost data that occur as a result of lost communications are excluded from this agreement; Keep system in "export mode" and not in "no export" or "zero export" mode such that **exporting excess energy to the grid is enabled**; SunAlert may install supplemental monitoring or network devices such as meters or system data collectors as needed, but this does not diminish Customer's responsibility to maintain communications; Pay any invoices for non-covered service labour or parts and remain in "Good Standing" with SunAlert or its Authorized Agents; Provide reasonable access to the system for SunAlert or its authorized agents to schedule and facilitate repair or inspections of the system within normal business hours of 8 AM – 5 PM Monday-Friday excluding Federal Holidays; Reasonably assist SunAlert in remote troubleshooting efforts such as by providing requested pictures or allowing access to app data; Keep the system free of debris, soiling, and new shading inputs, including by vegetative growth. Customer activities and operations related to this agreement are and will at all times be in full compliance with all applicable federal, state, and local laws, regulations, and ordinances.

(g) Limitation of Liability: SunAlert shall not be liable for any damages, losses, or claims arising out of or related to any services or issues that are not directly related to the services provided for under this agreement. The **SunAlert 95% Performance Guarantee** limit of liability for any Guarantee Period shall be the lesser of qualified system losses calculated as described herein or $800. Under no circumstances will covered losses exceed $800 per Guarantee Period. Losses are only calculated and paid at the end of a Guarantee Period and will never be pro-rated to a partial period. Customer must own the system at the end of the Guarantee Period to eligible for payment. Customer must be in "good standing" without unpaid or past due invoices for service or installation work performed by SunAlert or its Authorized Agents to receive payment. This Performance Guarantee has no cash value and may not be redeemed for cash or credit. However, SunAlert may at its discretion determine that it is impractical or unsafe to service the system in consideration of site conditions or other present hazards or any other reason as determined by SunAlert and choose to "liquidate" its liability under this agreement by paying out the lesser of the $800 limit of liability, accrued qualifying system losses at the time of "liquidation" or some other amount as mutually agreed. This agreement is "closed-ended" and may not be renewed for any Guarantee Period beyond what is indicated in this agreement without an additional written agreement provided by SunAlert. **SunAlert is not and shall never be liable for the cost of purchasing or repairing system components that are out of warranty**. It is understood that the cash payout up the limit of liability stated herein is the sole and exclusive remedy for system losses. Under no circumstances will SunAlert be responsible for Consequential, Special, Punitive, Indirect or Incidental Damage in Contract or in Tort resulting from system losses or any actions under this agreement. Specifically, this includes but is not limited to loss of potential incentive monies.

(h) Warranties. THE SERVICES PERFORMED HEREIN EXPRESSLY EXCLUDE ANY SUCH DAMAGE CAUSED BY MISUSE, NEGLECT, UNAUTHORIZED ALTERATIONS, NATURAL DISASTERS, OR OTHER EXTERNAL FACTORS BEYOND SUNALERT'S CONTROL. SUNALERT SPECIFICALLY PROVIDES ITS SERVICES LIMITED EXCLUSIVELY TO THE MONITORING SERVICES DESCRIBED HEREIN. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. EXCEPT AS OTHERWISE PROVIDED HEREUNDER, SUNALERT HEREBY DISCLAIMS, AND CUSTOMER HEREBY WAIVES, ANY AND ALL OTHER WARRANTIES WHETHER EXPRESS, IMPLIED, OR STATUTORY OR OTHER, WRITTEN OR ORAL, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE.

(i) Termination. SunAlert may cancel this Agreement at any time, at its sole discretion, with five (5) days prior written notice to the Customer for any reason including but not limited to fraud, nonpayment, violation of the terms of this Agreement, or if required by regulatory authorities and Customer shall pay for services to the effective date of termination.

4. RIGHT TO CANCEL. Pursuant to M.G.L. c. 93, § 48, the Customer may cancel this Agreement, without penalty or further obligation, within three (3) business days of the date of entering into this agreement by providing written notice to SunAlert. If cancelled within this three (3) business day period, Customer is entitled to a full refund of any payments made under the Agreement within ten (10) business days following SunAlert's receipt of the cancellation notice. See Exhibit "A" attached hereto for Notice of Cancellation. SunAlert does not have any obligation to perform or provide services until following expiration of said three (3) business day period.

5. **INDEMNIFICATION**. To the fullest extent permitted by law, Customer shall indemnify, defend, protect, save and hold harmless SunAlert, its employees, officers, directors, agents, successors and assigns from any and all third party claims, actions, costs, expenses (including reasonable attorneys' fees and expenses), damages, liabilities, penalties, losses, obligations, injuries, demands and liens of any kind or nature arising out of, connected with, relating to or resulting from Customer negligence or willful misconduct; provided, that nothing herein shall require Customer to indemnify SunAlert for its own negligence or willful misconduct. The provisions of this paragraph shall survive termination or expiration of this agreement.

6. **MISCELLANEOUS**.

(a**) Force Majeure.** SunAlert shall not be liable for any delay or failure to perform its obligations under this Agreement due to causes beyond its reasonable control, including but not limited to, natural disasters, acts of terrorism, sabotage, riot, embargo, work stoppage, strike, explosion, industrial disaster, contamination, abnormal weather conditions (including abnormally low sunshine or dust storms or forest fires), energy crisis, power grid failure, civil unrest, rebellion, warfare or warlike operations declared or undeclared, public health emergencies, government regulations, unavailability of required parts, changes in utility revocation or limitation by civil authority of System permission to operate or export or record energy implemented after system design, or other such disturbances (each a "Force Majeure Event"). Upon the occurrence of a Force Majeure Event, SunAlert's obligations shall be suspended until the Force Majeure Event has ended, and the time for performance shall be extended accordingly.

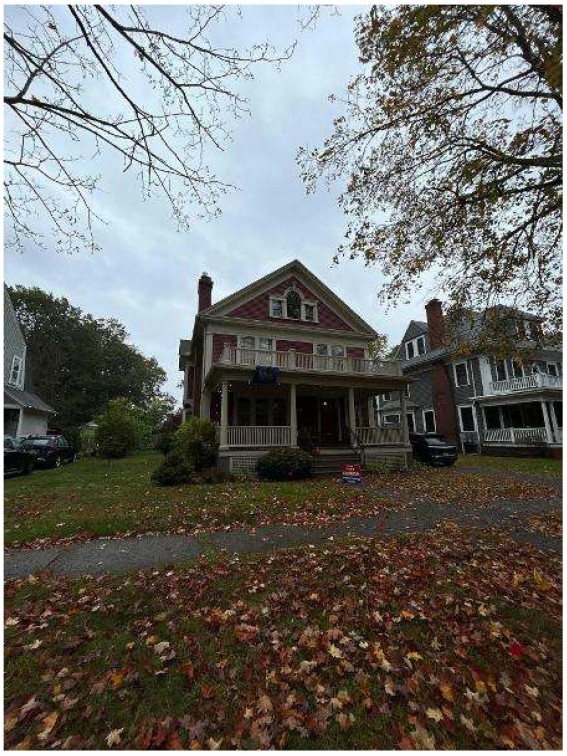
A 20
740

A 21
740

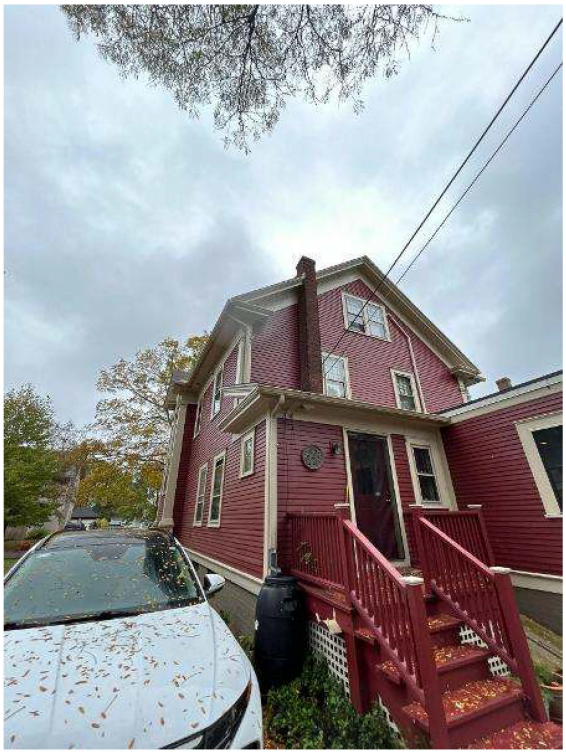
Ruth Mahoney 30 Spruceland Avenue Springfield, MA 01108

Customer Information / House number photo

Home Photos / Photo: Front of Home (include address number)



Home Photos / Photo: Right Side of Home



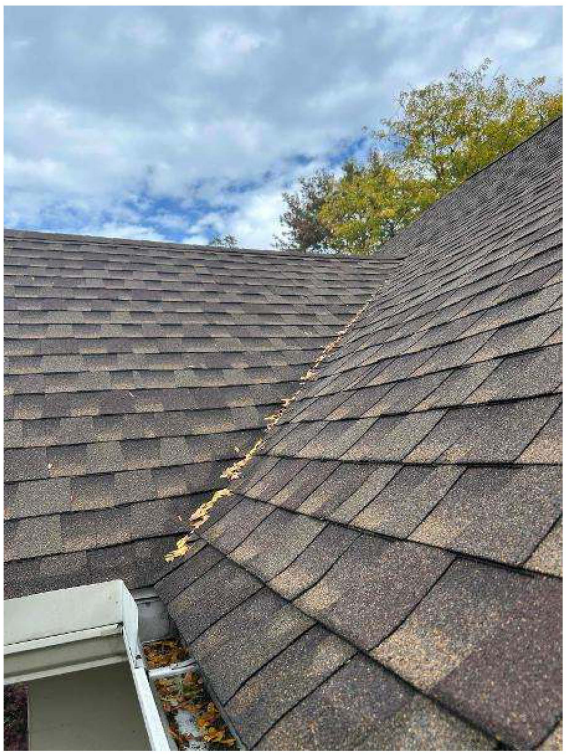
Home Photos / Photo: Right Side of Home

Home Photos / Photo: Back Side of Home

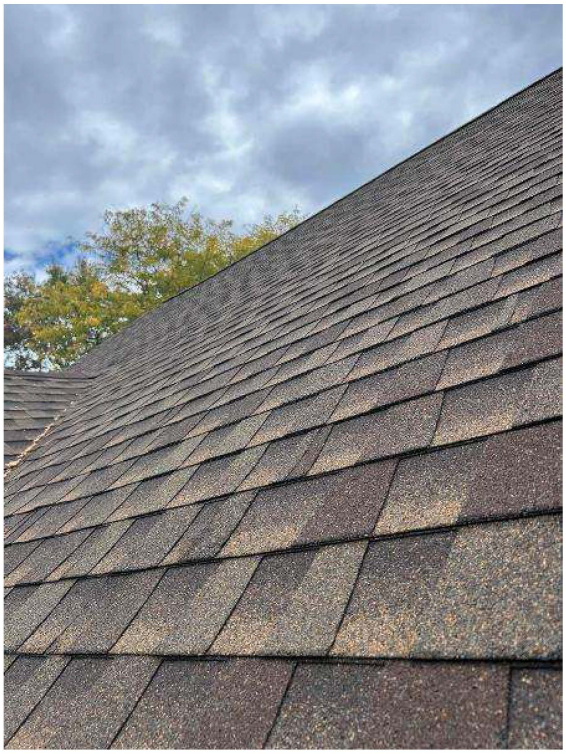
Home Photos / Photo: Left Side of Home

Roof Information / Photo: Roof Condition

Roof Information / Photo: Roof Condition



Roof Information / Photo: Roof Condition



Roof Information / Photo: Roof Condition

Roof Information / Photo: Roof Condition

Roof Information / Photo: Roof Condition

Roof Information / Photo: Roof Condition

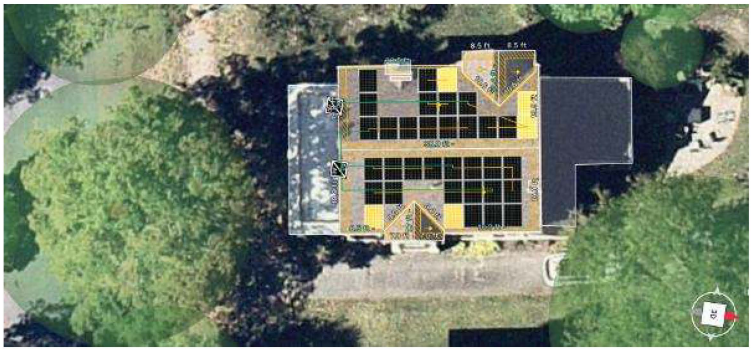
Roof Information / Photo: Roof Condition

Roof Information / Photo: Roof Condition

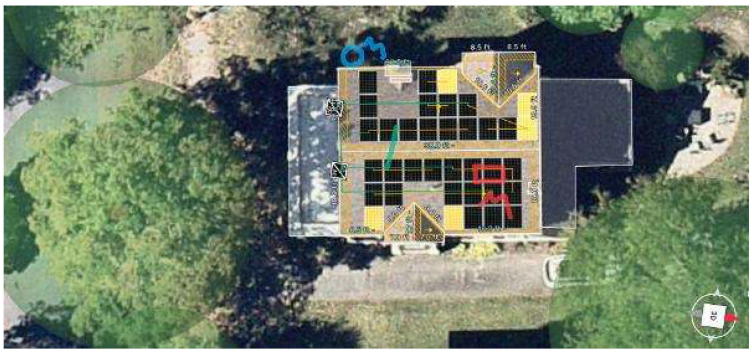
Roof Information / Photo: Roof Condition

Roof Information / Photo: Roof Condition

Notes / House Diagram



Notes / House Diagram



Generated from maps.springfield-ma.gov

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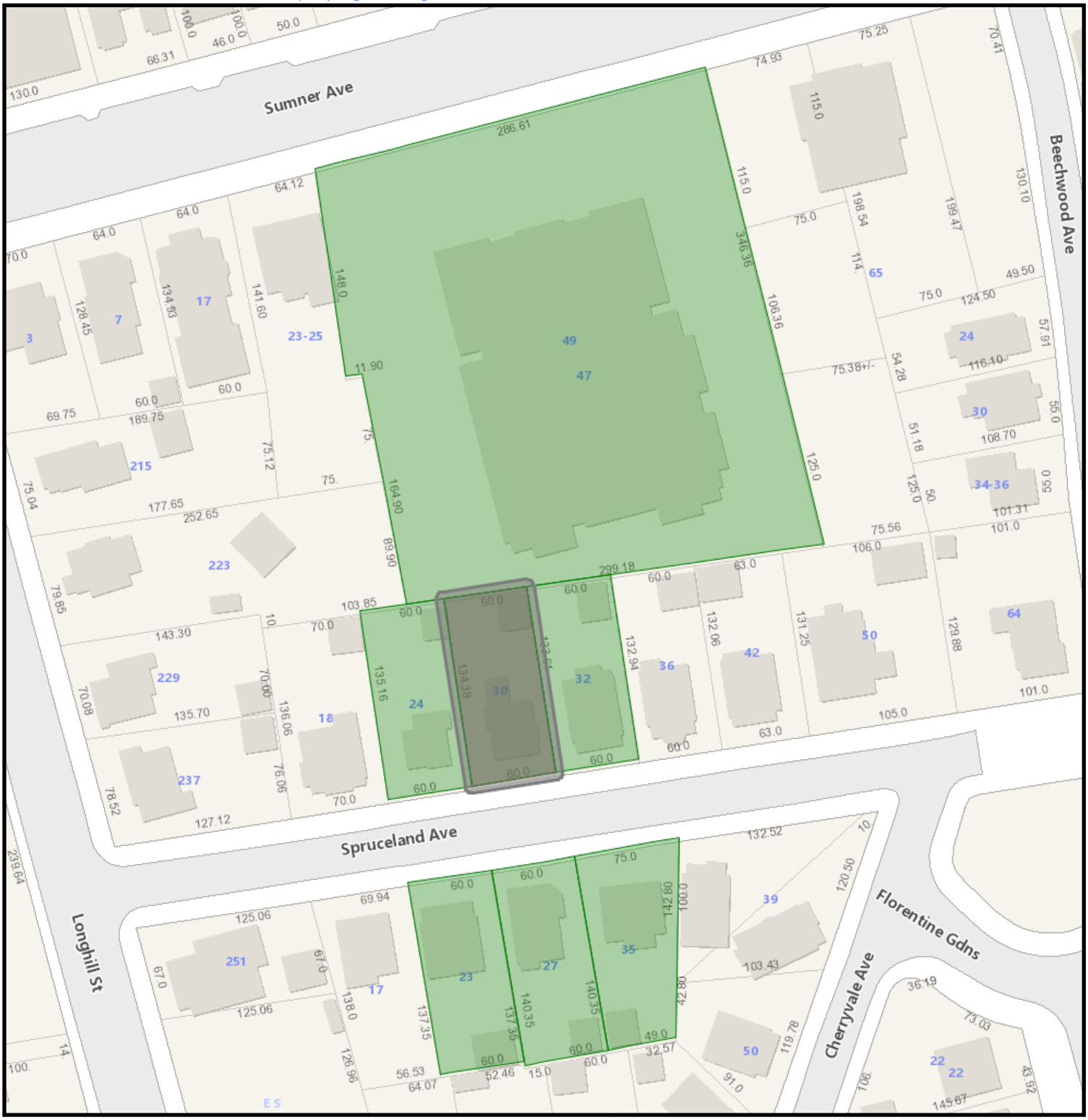


30 Spruceland Avenue GIS

12/3/2025 11:48:07 AM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

110650010
COLLINS CHRISTOPHER &
32 SPRUCELAND AVE
SPRINGFIELD, MA 01108

110650042
CURTO ANTHONY W
27 SPRUCELAND AVE
SPRINGFIELD, MA 01108

110650006
GALIK MELISSA A & JAMES C
24 SPRUCELAND AVE
SPRINGFIELD, MA 01108

110650044
KOCH MICHELLE M
23 SPRUCELAND AVE
SPRINGFIELD, MA 01108

110650040
LE EMILY
30 HOYT AVE
LOWELL, MA 01852

110650008
MAHONEY STEPHEN R &
30 SPRUCELAND AVE
SPRINGFIELD, MA 01108

112800499
SPRINGFIELD CITY OF
45 SUMNER AV
SPRINGFIELD, MA 01108

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 49 Florentine Gardens

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☑ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☑ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.

☑ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	***DECISION:***
DATE RECEIVED: December 3, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 49 Florentine Gardens

APPLICATION TYPE Certificate of Appropriateness

☑ **CERTIFICATE OF APPROPRIATENESS**

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ **CERTIFICATE OF HARDSHIP**

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ **CERTIFICATE OF NON-APPLICABILITY**

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ **ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)**

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ **PRESERVATION AGREEMENT**

Selection this type of application if the structure contains a Preservation Restriction.

☐ **PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)**

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ **MUNICIPAL PROTOCOL**

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ **SECTION 106 REVIEW**

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 49 Florentine Gardens	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: William Stonefield and Suzanne Chouljian	
OWNER ADDRESS: ☐ Check box if same as property address 77 Adams Street, Apt. 303, Quincy, MA 02169	
OWNER PHONE NUMBER: 413-636-2010	**REPRESENTATIVE/CONTRACTOR NAME:** Sam Stonefield, father and prior owner
OWNER EMAIL ADDRESS: will.stonefield@gmail.com	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:** 413-530-0082
PROPERTY CODE: 05210-0012	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:** sstonefield2@outlook.com

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):

Replacement of 33 double-hung windows, as part of a house-wide deleading project in order to make the house safe, habitable and lawful for a young family.

Existing, lead-painted windows will be replaced with VinylMax Radiance Plus 640 windows, which have been previously approved by the Commission.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

The lead inspection report from Emerald Lead Testing is attached to this application. The deleading work is extensive and includes windows, doors and many other surfaces.

PROPOSED MODIFICATIONS

(Please check all that apply)

- ☑ **Windows (see Page 3)**
- ☐ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☐ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☐ **Other Projects (see Page 9):**

☑ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

William Stonefield
Suzanne H Chouljian

PROPERTY OWNER'S SIGNATURE

11/30/2025

DATE 11/30/2025

WINDOWS

☐ *Check box indicating that you are submitting an order sheet with renderings/brochure of the proposed windows.*

☑ *Check box indicating that you are submitting photographs of the existing windows.*

☑ *Check box indicating that you are aware of the City's Window Guidelines (click here).*

Will the Dimensions of the Windows Change: ☐ *Yes (Please Provide Details Below Under Additional Information)* ☑ *No*

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE CURRENT WINDOWS:

Current windows all tested positive for lead paint. They are the original windows of the house constructed in 1903.
Because of the lead paint, the current windows release lead dust when opened and shut (friction release). Additionally, the lead paint on the grid patterns is loose/peeling and needs to be removed. Deleading the current windows (i.e., stripping every part of them to bare wood) is impractical as many of the windows would likely fall apart during the removal/deleading.

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

Reason: to provide lead-free windows, as part of a house-wide deleading process.

NUMBER OF WINDOWS TO BE REPLACED/ADDED:	33
NEW WINDOW MANUFACTURER:	VinylMax
MODEL NUMBER(S):	Radiance Plus 4600

	EXISTING	***PROPOSED***
MATERIAL *(e.g. wood, vinyl, aluminum, etc)**:*	wood	vinyl
EXTERNAL COLOR(S) *(e.g. black, white, etc)**:*	brown	royal brown
GRID PLACEMENT *(Interior or Exterior)**:*	exterior and interior	exterior and interior
GRID PATTERN *(e.g. two-over-two; six-over-one, etc)**:*	3 diamonds top and bottom, each connected by a line	Colonial (six over one)
WINDOW STYLE(S) *(e.g. double-hung, etc)**:*	double hung	double hung
GLASS TYPE(S) *(e.g. single-pane, double-pane, etc)**:*	single-pane	double-pane

ADDITIONAL INFOMRATION:

Authorization

William Ashby Stonefield and Suzanne H Chouljian, owners of the property at 49 Florentine Gardens, Springfield, MA, hereby authorize our father/father-in-law to represent us in our Application for a Certificate of Appropriateness before the Springfield Historical Commission.

11/30/2025
Date

11/30/2025
Date

49 Florentine Gardens
Springfield, MA 01108

December 3, 2025

Honorable Alfonso Nardi, Chair
Fellow Commission members
City Hall
36 Court Street
Springfield, MA 01103

Dear Chairperson Nardi and Fellow Commissioners:

Enclosed please find that the documents that constitute the Application for a Certificate of Appropriateness for the property at 49 Florentine Gardens:

1) the application;

2) a letter of authorization;

3) four pictures of the property (front, back, both sides);

4) a lead paint inspection report from Emerald Lead Testing; and

5) a Vinyl Max brochure for Radiance Plus windows

I would like to begin with an explanation of the property, the people who have owned and now own the property and the reason for the window replacement. My wife, Alison Stonefield, and I lived in the house for 47 years. We have loved the house and the neighborhood and being part of the Forest Park Historic District. We have worked to maintain the house and its historic character. In 2008, we received an award from the Springfield Preservation Trust for our work in preserving the house (reshingling and rebuilding some damaged eaves and overhangs).

I recently turned 80, Alison is 77, and this October we moved to the Reeds Landing retirement community. As planned, we have transferred ownership of the house to our son, Will Stonefield, and our daughter-in-law, Suzanne Chouljian, who currently live in Quincy, MA but who will move into the house when the below-described lead paint remediation is completed.

In preparation for the transfer to Will and Suzy, we had several house inspections, including a lead paint inspection by Emerald Lead Paint. They found lead paint contamination in most of the house (33-page report attached). In addition to loose and flaking paint, public health officials now focus on the risk with lead paint poisoning from what is called "friction release," where two lead-painted surfaces rub against one another and release micro-particles of lead into the air. Friction release occurs primarily in windows and doors, and the remedy is to remove the lead paint from those friction-producing surfaces.

The extensiveness of the lead paint contamination was a shock to everyone and has unexpectedly delayed their moving into their new house. The remediation work will be a major and expensive project. Will and Suzy are committed to undertaking and completing that project, in order to live and raise a family in this historic neighborhood.

Now, turning to the windows: the house has 33 windows that open and shut and have lead paint.[1] All are double-hung; 21 of the 33 have a grid pattern. Lead paint is on both the upper and lower sashes of each window.

After numerous meetings with public health officials and certified contractors, we have learned that there are two main options for deleading the windows. One is to remove them, scrape and dip and strip them and then place the deleaded original windows back in the window frames. The other is to replace the original windows with historically appropriate replacement windows.

[1] The house also has two windows at the back of the house with no lead paint, and three windows on the north side of the house that do have lead paint but which do not open and thus not need to be treated as part of the remediation.

Will and Suzy have decided to go with replacement windows – VinylMax Radiance Plus 4600 windows – because the condition of the current wood windows makes deleading impractical and, even if possible in some instances, prohibitively expensive. The windows are over 100 years old (the house was built in 1903) and would very likely fall apart during the deleading process (scraping or stripping). Also, the grid patterns are flaking, need to be stripped and are unlikely to survive the stripping.

The VinylMax Radiance Plus 4600 windows are attractive, historically appropriate windows, as the Commission has previously recognized and approved for use on other properties. Neither VinylMax (nor any commercial window manufacturer) can replicate the unique grid pattern on our current windows. We have chosen the Colonial grid pattern (six over one), with the Georgian style grid on the exterior of the window.

We all thank you for your attention to this matter. Granting a Certificate of Appropriateness for the installation of these replacement windows, as part of an overall deleading project, will help another young couple live and raise a family in the wonderful Forest Park Historic District.

Respectfully submitted,

/s/

Sam Stonefield

cc: Andrew Strniste
Robbin Jones, contractor

52 Florentine Gardens
Springfield, MA 01108

December 12, 2025

Springfield Historical Commission
70 Tapley St.
Springfield, MA 01104

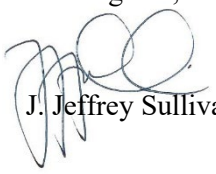
I am writing in support of the window replacement renovations at 49 Florentine Gardens.

Sine 1993 I have lived across the street at 52 Florentine, and have had the pleasure of having the Stonefields as my neighbors for the entire time. In fact, the new property owner Will Stonefield was a youth growing up in that house when we purchased our home. The Stonefields have been exemplary neighbors and have taken excellent care of the property for the three decades that I have been in the neighborhood. I have no reason to believe that the good habits to keep up the property are a generation-skipping trait; I am sure that Will and his wife Suzy will maintain the pride of ownership in the property.

I look at the front of the house, including the windows, every day. I have no doubt that the view with the new windows installed will be every bit as attractive and in character with the neighborhood.

Moreover, I have every reason to trust that Will and Suzy will be excellent stewards of the property and maintain the property in top condition for decades to come.

Best regards,



J. Jeffrey Sullivan

87 Pineywoods
Springfield, MA 01108
December 12, 2025
413-237-2545

Springfield Historical Commission
70 Tapley St.
Springfield, MA 01104

Re: Application of 49 Florentine Gardens

Dear Commissioners,

I grew up in the Forest Park neighborhood, married my next-door neighbor Kelly Fitzpatrick and we have raised our family here and look forward to remaining in this wonderful place for a long time. I write in support of the window replacement renovations at 49 Florentine Gardens. Also I write to make an important point about the future of Springfield and the many fine neighborhoods in our City of Homes, especially my little corner (the Cozy Corner as it's referred to).

We need to encourage more young people to move into our city and raise their families in Springfield. If we do so, our neighborhoods will remain vibrant, close-knit and special. And if we can invite people who grew up here to return, I love it.

Lead paint contamination is an unfortunate reality in many of our older, historic homes, and it can be a barrier for young families. My wife Kelly is a nurse and when we were expecting our twins in 1993, she demanded we mitigate lead exposure of our newborns by replacing the windows in their bedroom.

Will and Suzy Stonefield are willing to step up to the plate and undertake an even greater extensive and expensive de-leading process. They should be commended for and supported in their effort. Window replacement is a necessary part of that process. The windows that they have chosen will complement and enhance the property and enable them to live in a safe, compliant environment.

I have enjoyed having Sam and Alison Stonefield as friends and neighbors for many decades (lost count). Kelly & I are thrilled to welcome a new generation of Stonefield's back to the neighborhood. This is exactly what we want to have happen in our historic district and throughout the City as a whole.

Sincerely,

Stephen N. Cary

Springfield Historical Commission

Approval of 49 Florentine Gardens Application

We, the undersigned residents of the Forest Park Historical District and neighbors of the Stonefields at 49 Florentine Gardens, hereby state that we are familiar with the application for authorization to replace the windows as part of a deleading process and write to express our support and approval of the application.

Jeanne Rosinski-Kenyon

Thomas Burke

Teresita Alicea

Joyce Belliveau

Margaret & David Matz Dear Li

Cynthia Sheehan

Kevin M Sears

Signatories

David and Margaret Modzelewski	33 Florentine Gardens
Tom Burke	39 Florentine Gardens
David Makita	43 Florentine Gardens
Peter and Jeannie Kenyon	53 Florentine Gardens
Kevin Sears	42 Florentine Gardens
Jeff Sullivan	52 Fl orentine Gardens
Eric Levine and Cynthia Sheehan	43 Pineywoods
Crystal Patron	76 Pineywoods
Melissa Mirhej	82 Pineywoods
Steve Cary	87 Pineywoods
Terasita Alicea-Rivera	162 Pineywoods
Joyce Belliveau and Jack Hunter	292 Washington Boulevard

ABC Supply Co. inc.

vinylmax windows

RADIANCE PLUS

WINDOWS

DOUBLE HUNG

Both the top and bottom sash operate allowing for ventilation and tilt-in for easy cleaning.

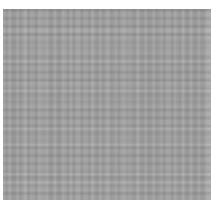
STANDARD FEATURES

RADIANCE PLUS
WINDOWS

1. **Cove molded sash detail** replicates the look of classic wood windows.
2. **Bio-Maxx composite locks and keepers** are 50% stronger than standard die-cast hardware while remaining lead-free and color-true, without fading, warping or chipping.
3. **Dual Function partitioned sloped sill** forms a negative pressure pocket that keeps sashes securely in place and water flowing away from your home, even during the most adverse weather conditions.
4. **Shadow grooved sash welds** replicate the classic look of mitered wood corners.
5. **IdeaSeal™ triple protection weather seal** keeps the indoor and outdoor environments separate with an integral interlock, sill compression bulb seal, and multiple rows of weatherstripping.
6. **Full balance covers** hide internal systems while eliminating unsightly visible sash stops.
7. **Integral lift and pull rails** are ergonomically engineered for smooth operation while remaining aesthetically appealing.
8. **Night latches** restrict sash movement for your family's safety and security.
9. **Effortless pivot balance system** utilizes stainless steel coils making sash operation smooth, effortless and whisper-quiet.
10. **Multi-chambered vinyl construction** provides a maintenance-free lifestyle with superior strength and thermal efficiency.
11. **Ergonomic tilt latches** provides a larger, easier-to-grip surface, making it more user-friendly when tilting the sash for cleaning or ventilation.
12. **Four-point fusion welding** guarantees the frames and sashes are always strong and square.
13. **FlexView™ screen mesh** provides superior visibility and a hydrophobic water-repellant coating that helps keep your screens springtime clean year-round.

Double Hung windows are the most common style found in homes

BioMaxx locks are color matched to your window's interior.



Traditional Screens

FlexView™ Mesh

2 & 3 LITE SLIDERS

On sliding windows, both sashes effortlessly open horizontally. They allow for easy ventilation while brightening up any room.

3 Lite Slider
1/4-1/2-1/4

3 Lite Slider
Equal Lite

STANDARD FEATURES

1. Traditional stepped **Bio-Maxx composite locks and keepers** are 50% stronger than standard die-cast hardware while remaining lead-free and color-true without fading, warping or chipping.
2. **Lift out sashes** allow for convenient cleaning from inside the home.
3. **Multi-chambered vinyl construction** provides a maintenance-free lifestyle with superior strength and thermal efficiency.
4. **Integrated weep system** for efficient water management.
5. Multiple **rows of weatherstripping** reduce air infiltration.
6. **Integral pull handles** will never pull loose.
7. **Full overlap interlock** ensures drafts stay out.
8. **Ventilation latch** permits secure ventilation.
9. **Fusion welded corners** are secure and weather tight.
10. **Tandem non-marking rollers** glide effortlessly on monorail track.
11. **FlexView™ screen mesh** provides superior visibility and a hydrophobic water-repellant coating that helps keep your screens clean year-round.

OTHER STYLES

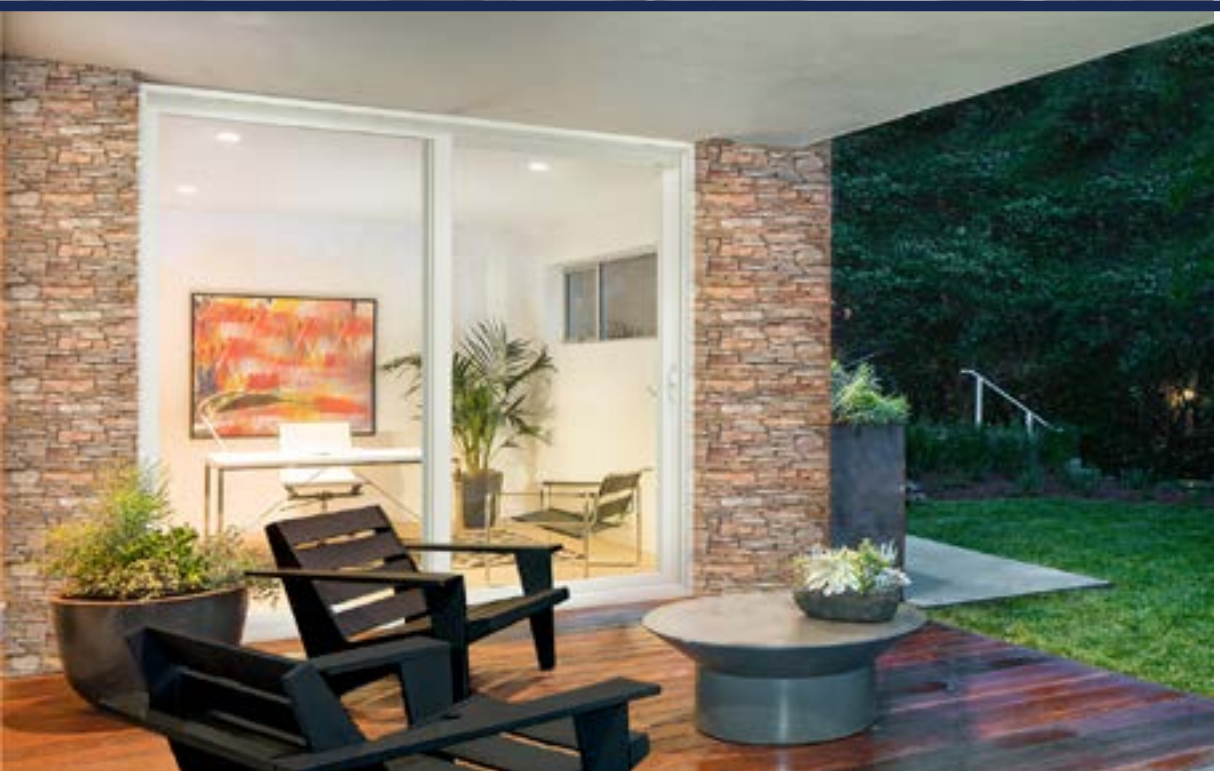
PICTURE WINDOWS

- Maximize natural light
- Companion frame style complements operating windows
- Fully fusion welded

Architectural shapes also available.

PRESTIGE CASEMENTS

- Crank hardware operates with minimal effort
- Multi-point locking system
- Ventilation is easy, even in tight spaces



ELEGANCE PATIO DOOR

- Effortlessly open to access the outdoors
- Energy efficient floor to ceiling view
- Locking hardware keeps your home secure

CHOOSE YOUR PERFECT LOOK

COLORS

SOLID VINYL COLORS

White | Tan

LAMINATED INTERIORS

Cavalier Oak | Colonial Cherry

LAMINATED EXTERIORS

Black | Bronze

Woodgrain and exterior laminates available on white

PAINTED EXTERIOR FINISHES

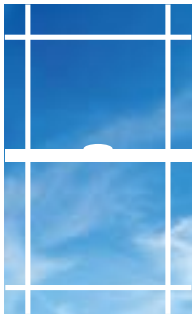
White | Black | Graphite | Sterling | Forest Green | Bronze | Royal Brown | Terra | Pebble | Tan | Cream

GRIDS

Patterns

Colonial

Perimeter



Prairie

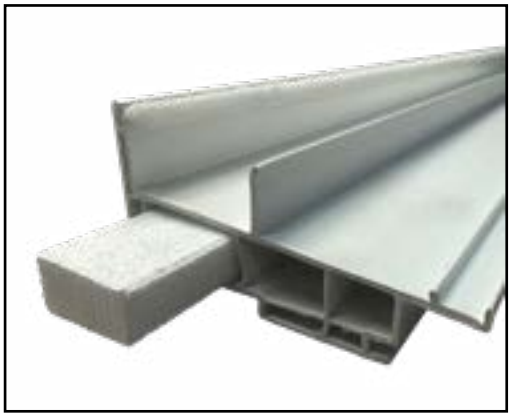
Valance

Profiles

Flat and Georgian profiles available. Grids are placed between the glass and are securely locked in to place, so they'll always remain straight and true.

AVAILABLE UPGRADES

Nail fin & extension jambs. Our integral nail fin option allows for flexibility of installation techniques. Extension jambs extend the depth of the window to bring it flush with the interior wall. Available in 4-9/16" or 6-9/16" depths.



Foam Filled Frame uses fluorocarbon-free foam that reflect radiant heat, improving strength and insulation.

RADIANCE PLUS
WINDOWS

Full FlexScreen uses a high-performance PVC coated spring steel frame that is damage resistant, beautifully invisible and effortless to install. Simply hold the screen in your hands, bend the sides in, and fit FlexScreen in to your screen track.

Heavy duty extruded screen with full surround finger rail protects against insect intrusion. Interior spline is protected from UV damage and secures improved visibility screen cloth.

(Available in White Only)

Sentry System multi-function locking hardware integrates the lock and tilt functions into the same lock housing, leaving an uncluttered appearance.

WARRANTY

Many windows claim to carry a lifetime warranty, but Vinylmax replacement windows are backed by one of the strongest window warranties available.

Our Lifetime Limited Warranty includes:

VINYL - warranted against warping, chipping, cracking, blistering rotting.

GLASS - warranted against visual obstruction, seal failure, spontaneous AND accidental breakage.

SCREEN - frame warranted against cracking or breaking, cloth warranted against rotting or staining.

PARTS & HARDWARE - are warranted against cracking, breaking or failing during normal use.

We want you to love your windows for as long as you live in your home. In fact, we want the next homeowner to love them, too, so the warranty is transferable.*

*Limitations apply.

THE VINYLMAX STORY

Founded in 1982 by the Doerger family and manufacturing a mere five windows per day, the Vinylmax legacy began to unfold. As one of the very first vinyl window manufacturers in the United States, Vinylmax embraced the philosophy that quality custom windows manufactured quickly would inspire loyalty in its customers.

Today, the next generation of the Doerger family continues to embrace that philosophy. Millions of American homes are more beautiful and more energy efficient, thanks to Vinylmax windows.

vinylmax windows

2921 McBride Court
Hamilton, OH 45011
(800) 847-3736
vinylmax.com

WINDOW+DOOR TOP 100 MANUFACTURERS

ENERGY STAR PARTNER

National Fenestration Rating Council

Efficient Windows Collaborative

AMERICAN MADE

Manufactured exclusively for

ABC Supply Co. inc.

4600 08-25 Information accurate at time of printing. Product subject to change. ©2025 Vinylmax LLC

EMERALD
LEAD TESTING, INC.

41 Cleveland Street • Springfield, MA • 01104
413-736-LEAD Fax: 413-737-2338
email: michelle.geer@emeraldleadtesting.com
Michelle Geer – License #14253

Lead Inspection / Risk Assessment

St.# 49 Street Name Florentine Street Type Gdns Unit none
City Springfield Zip Code 01108

Owner Name: Samuel & Alison Stonefield Trustees
Owner Address: 49 Florentine Gardens; Springfield, MA 01108
Contact Information:
Client Name (if different from owner):
Client Address:

Number of Rooms in Unit: 13
Property Type:
- [x] Single Family
- [ ] Multi Family # of Units:
- [ ] Condominium # of Units:
- [ ] Day Care [ ] Other:

Laundry in Basement? [x] Yes [ ] No
Finished Space in Basement? [ ] Yes [x] No

Possible Pb Water Service Line
[ ] Yes [ ] No [x] Not Tested

Testing Method Used
Na_2S Expiration Date: 11/ 23 /25
X-Ray Fluorescence
Model: XLP300A Serial # 8791

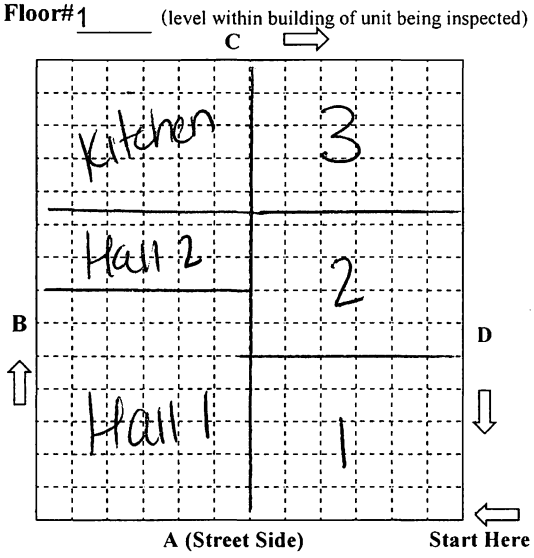
- [ ] Demarcation Lines
- [ ] Submitted for Compliance Evaluation

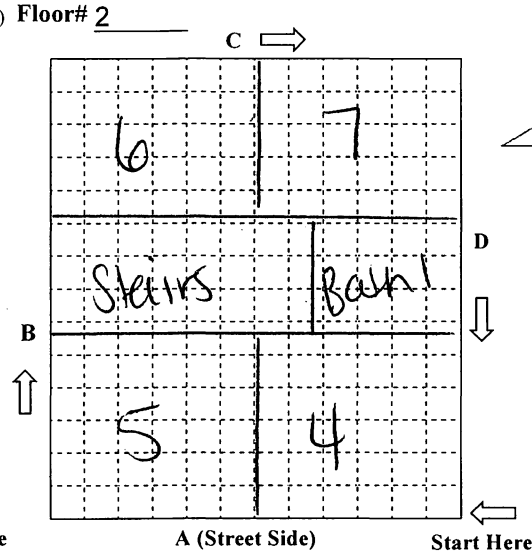
Key	Lead Column
COV	Covered
DC	Drop Ceiling
MET	Metal
MR	Metal Rep. Window
NA	Not Accessible
NC	No Coating
Tile	Tile (testing suggested)
VB	Vinyl Baseboard
VR	Vinyl Rep. Window

Key	Delead/IC Method Column	Key	Delead/IC Method Column
COV	Covered	REM	Removed
DIP	Dipped	REP	Replaced
ENC	Encapsulated	SCR	Scraped
INT	Intact	SFR	Storm Frame Removed
MI	Made Intact	SLD	Sealed
PRE	Prepared for Enc.	STP	Stripped
⊘	Component Does Not Exist	VR/MR	Vinyl/Metal Rep Window

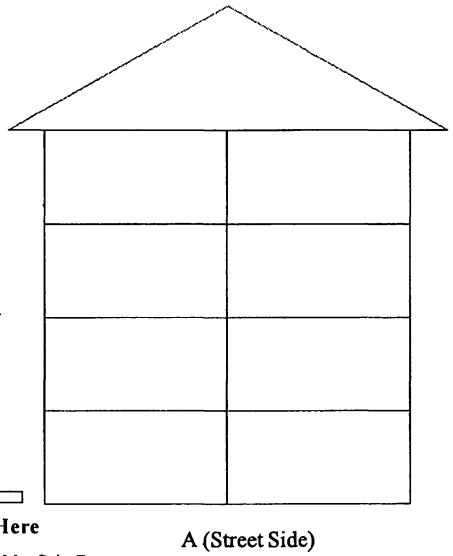
Comments / Notes:

Floor# 1 (level within building of unit being inspected) Floor# 2





Property Diagram / Unit Labels



Pb (lead) equal to or greater than 1.0 mg/cm² with x-ray fluorescence or positive with Na_2S is **Dangerous.**

XRF Calibration Recorded in Log Book [x] ✓ - Check off when complete
Address Verified through USPS [x] ✓ - Check off when complete
Research on Lead Related History for Address [x] ✓ - Check off when complete
www.state.ma.us/dph/clppp or 800-532-9571

Michelle Geer — Inspector's Name (print)
14253 — License #
Michelle Geer — Signature
10/ 06 /25 — Date

LI/RA - revised 06/17

EMERALD
LEAD TESTING, INC.

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City Springfield Zip Code 01108

Owner Name: Samuel & Alison Stonefield Trustees
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Client Name (if different from owner):
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- [x] Single Family
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Na_2S Expiration Date: 11/ 23 /25
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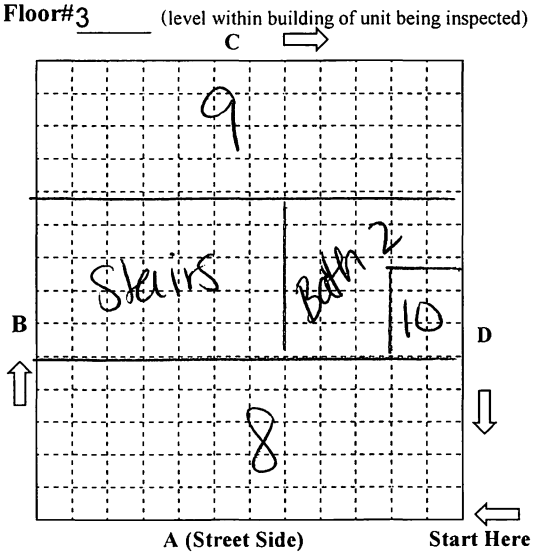
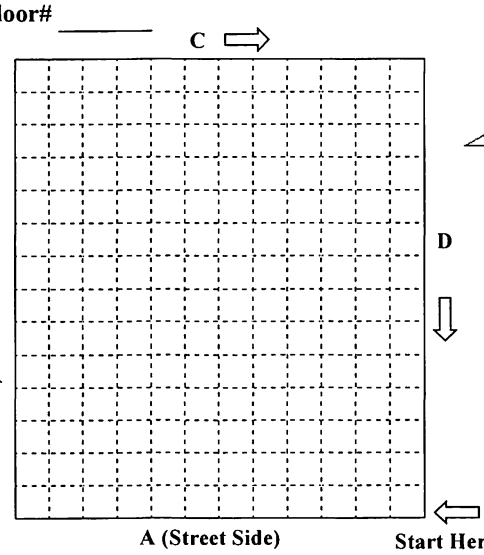
Key	Delead/IC Method Column	Key	Delead/IC Method Column
COV	Covered	REM	Removed
DIP	Dipped	REP	Replaced
ENC	Encapsulated	SCR	Scraped
INT	Intact	SFR	Storm Frame Removed
MI	Made Intact	SLD	Sealed
PRE	Prepared for Enc.	STP	Stripped
⊘	Component Does Not Exist	VR/MR	Vinyl/Metal Rep Window

Comments / Notes:

Floor#3 (level within building of unit being inspected) Floor#





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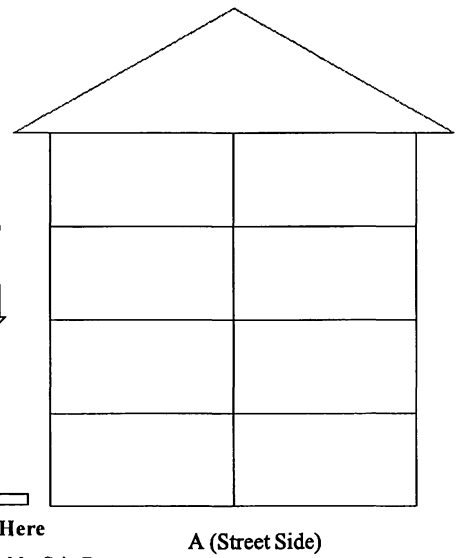

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XRF Calibration Recorded in Log Book [x] ✓ - Check off when complete
Address Verified through USPS [x] ✓ - Check off when complete
Research on Lead Related History for Address [x] ✓ - Check off when complete
www.state.ma.us/dph/clppp or 800-532-9571

Michelle Geer — Inspector's Name (print)
I4253 — License #
Michelle Geer — Signature
10/ 06 /25 — Date

INSPECTION HISTORY

Determination — Lead Hazards? — Y / N — Inspector Name:____, Lic#____ — Signature____

Comprehensive Initial Inspection — 1 0 0 6 2 5 — Lead Hazards? — (Y) / N — Inspector Name: Michelle Geer, Lic# 4253 — Signature Michelle Geer

Comp Initial w/Partial PCAD — Lead Hazards? — Y / N — Inspector Name:____, Lic#____ — Signature____

Addendum (add-on to Initial Inspection) — Lead Hazards? — Y / N — Inspector Name:____, Lic#____ — Signature____

Addendum as Full Inspection — Lead Hazards? — Y / N — Inspector Name:____, Lic#____ — Signature____

Walk Through for Ed/Consultation — Inspector Name:____, Lic#____ — Signature____

REINSPECTION HISTORY

Visual Portion of Reocc. Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Visual Portion of Reocc. Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Dust Taken for Reocc. Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Dust Taken for Reocc. Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Visual Portion of Final Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Visual Portion of Final Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Dust Taken for Final Reinsp. (No Reocc) — P / F — Inspector Name:____, Lic#____ — Signature____

Dust Taken for Final Reinsp. (No Reocc) — P / F — Inspector Name:____, Lic#____ — Signature____

INTERIM CONTROL

Visual Risk Assessment — Urgent Pb. Hazards? — Y / N — R.A. Name:____, Lic#____ — Signature____

Dust Taken for Risk Assessment — Urgent Pb. Hazards? — Y / N — R.A. Name:____, Lic#____ — Signature____

Visual Portion of Reinspection for Interim Control — P / F — R.A. Name:____, Lic#____ — Signature____

Dust Taken for Risk Assessment Reinsp. — P / F — R.A. Name:____, Lic#____ — Signature____

Visual Portion of Reinspection for Interim Control — P / F — R.A. Name:____, Lic#____ — Signature____

Dust Taken for Risk Assessment Reinsp. — P / F — R.A. Name:____, Lic#____ — Signature____

Risk Assessment Recertification — Urgent Pb. Hazards? — Y / N — R.A. Name:____, Lic#____ — Signature____

Dust Taken for RA Recertification — P / F — R.A. Name:____, Lic#____ — Signature____

POST COMPLIANCE ASSESSMENT DETERMINATIONS

PCAD — Lead Hazards? — Y / N — Inspector Name:____, Lic#____ — Signature____

Full Inspection Acting as PCAD — Lead Hazards? — Y / N — Inspector Name:____, Lic#____ — Signature____

Visual Portion of PCAD Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Dust Taken for PCAD Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

Dust Taken for PCAD Reinspection — P / F — Inspector Name:____, Lic#____ — Signature____

REOCCUPANCY CERTIFICATE HISTORY

Certificate of Reoccupancy
Only after High/Mod Risk (# rooms rule)
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Reoccupancy
Only after High/Mod Risk (# rooms rule)
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Reoccupancy
Only after High/Mod Risk (# rooms rule)
Inspector Name:_____, Lic#_____
Signature_____

COMPLIANCE HISTORY

Letter of Full Initial Compliance
No prior history/ No signs of UD
Inspector Name:_____, Lic#_____
Signature_____

Letter of Interim Control
No prior Comp. Expires in 1 yr.
Inspector Name:_____, Lic#_____
Signature_____

Recertification of Interim Control
Expires 2 yrs from original Interim Control
Inspector Name:_____, Lic#_____
Signature_____

Letter of Full Deleading Compliance
Dust wipes if No Reocc.
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Maintained Compliance
No Work = No Dust Work = 7 Dust
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Restored Compliance
Dust wipes and auth. people
Inspector Name:_____, Lic#_____
Signature_____

COMPLIANCE HISTORY (CONT.)

Certificate of Maintained Compliance
No Work= No Dust Work = 7 Dust
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Restored Compliance
Dust wipes and auth. people
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Maintained Compliance
No Work = No Dust Work = 7 Dust
Inspector Name:_____, Lic#_____
Signature_____

Certificate of Restored Compliance
Dust wipes and auth. people
Inspector Name:_____, Lic#_____
Signature_____

OTHER HISTORY: WAIVERS/UD

Approved CLPPP Waiver
Attach to Comp Docs
Inspector Name:_____, Lic#_____
Signature_____

Approved CLPPP Waiver
Attach to Comp Docs
Inspector Name:_____, Lic#_____
Signature_____

UD / DES Visual Reinspection
No LOC Issued
P F
Inspector Name:_____, Lic#_____
Signature_____

UD / DES Dust Taken
No LOC Issued
P F
Inspector Name:_____, Lic#_____
Signature_____

UD / DES Dust Taken
No LOC Issued
P F
Inspector Name:_____, Lic#_____
Signature_____

UD / DES Final Reinspection
No LOC Issued
P F
Inspector Name:_____, Lic#_____
Signature_____

EXPLANATION OF LEAD INSPECTION / RISK ASSESSMENT REPORT FORM COLUMNS

This page provides general information needed to understand the lead inspection/risk assessment report. However, you should speak with the inspector/risk assessor before you start to do any work on your home.

SIDE Refers to A, B, C, or D side of the building or room. See the diagram on the cover sheet. The "A" side of the building or room is the side facing the street that gives the property its address (usually, it is the front of the building). Keeping your back to this street, from the "A" side move clockwise to the "B" side on your left, the "C" side opposite you, and the "D" side to the right. Numbering is from left to right.

LOCATION/ SURFACE Refers to the building component(s) being tested. Some surfaces may be made up of more than one part. For example, "Baseboard" may refer to four separate pieces of wood (one on each wall), but is still considered one surface.

LEAD The actual lead result. Each surface tested must have a result recorded in the "Lead" column.

- A number shows that the surface was tested with an XRF analyzer. A number equal to or greater than 1.0 mg/cm^2 is a dangerous level of lead.
- A "pos" or "neg" shows that the surface was tested with sodium sulfide. "Pos" means that there is a dangerous level of lead.
- "N/A" means that the inspector was not able to test the surface. The inspector must assume the surface contains lead and require it to be deleaded. Speak to the inspector about possible alternative testing options.
- "MET" or "MR" means that a metal surface was not tested. Metal handrails, metal window sills, and metal railing caps need to be deleaded if they test equal to or greater than 1.0 mg/cm^2, or are marked "MET" or "N/A". All other metal surfaces must be intact.
- For key to abbreviations like "COV", "VB", "VR" or "MR", "NC", "Tile", "DC", see the cover page.

TYPE OF HAZARD Not all lead paint must be deleaded. This column tells you IF and WHY a surface needs deleading. The deleading standards below may not apply for Interim Controls. Speak to your risk assessor for more information.

- "M/I" circled means that the surface is a moveable/impacted part of a window and must be deleaded in its entirety.
- "SF" circled indicates that there is a storm frame present which requires the blind stop and exterior sill be deleaded as interior moveable / impacted surfaces.
- "A/M" circled means that the surface is "accessible mouthable" and must be deleaded to a minimum of five feet high, four inches in from the edge or corner.
- "F" circled means that the surface is a "friction" surface and must be deleaded at all points of potential friction.
- "L" circled means that the surface is loose and must, at a minimum, be made intact. Loose leaded floors must be sealed with paint or similar coating and pass a dust wipe.
- If more than one choice is circled, the rules for deleading may change depending upon what method of deleading you choose. Speak to the inspector for more information.
- "N/A" means the inspector was unable to determine if the surface was a lead hazard. The person doing the deleading must check this surface and follow all the rules for deleading. Speak to the inspector for more information.
- If nothing is circled in the column, then it is likely the surface does not need deleading. Speak to the inspector for more information. Remember, this does not mean the entire surface is lead free, it just does not require deleading in its current condition.

URG HAZ? This column is completed during a risk assessment, which is an evaluation of a home's suitability for Interim Control. **Only a licensed risk assessor can do a risk assessment.** If "Y" is circled, then this surface is considered an "Urgent Lead Hazard" and deleading is required to qualify for Interim Control.

IC DATE The date the licensed risk assessor determines the surface meets the standards for Interim Control.

IC METH The deleading method or structural repair done to qualify the surface for Interim Control. Refer to the deleading codes key on the cover page.

DELEAD DATE The date that the lead inspector reinspects the surface and finds that it is in compliance.

DELEAD METH The method used to bring a surface into full compliance. Refer to codes in the Key on the report's cover page.

EXCLUDED SURFACES The amount of loose paint on a surface as measured by the lead inspector. "N/A" means that the inspector was not able to measure the loose paint, but has determined it is more than the cut-off for moderate risk making intact.

RULED OUT BOX Encapsulants only work well if the paint is in good condition. If the inspector sees that there are adhesion problems with eligible surfaces in a room, he/she will rule out encapsulation as a deleading method.

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic#	Signature	Date

Address of Property **49 Florentine** Gdns Apt # City: **Springfield**

KITCHEN

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	10	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	CON	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	04	L N/A	Y				
3 4	Door Jamb	02	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	04	L N/A	Y				
3 4	Door Jamb	02	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door Exit	06	L N/A	Y				
C D	Door Edge	6.1	F L N/A	Y				
1 2	Door Casing	00	L N/A	Y				
3 4	Door Jamb	05	F L N/A	Y				
	Threshold	36	L N/A	Y				
	Closet Door	.	L N/A	Y				
A	Cl Door Edge	.	F L N/A	Y				
B	Cl Casing	.	L N/A	Y				
C	Closet Jamb	.	F L N/A	Y				
D	Closet Walls	.	L N/A	Y				
	Cl Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	Cl Supports	.	L N/A	Y				
4	Closet Floor	.	L ☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	01	M/I A/M L N/A	Y				
B	Win Apron	/	L N/A	Y				
C	Win Casing	02	L N/A	Y				
D	Header Stop	04	M/I L N/A	Y				
	Int Stops	06	M/I L N/A	Y				
1	Win Int Sash	29	M/I L N/A	Y				
2	Exterior Sill	38	M/I SF L N/A	Y				
3	Part Bead	49	M/I L N/A	Y				
4	Blind Stop	12	M/I SF L N/A	Y				
	Win Ext Sash	14	M/I L N/A	Y				
A	Window Sill	07	M/I A/M L N/A	Y				
B	Win Apron	/	L N/A	Y				
C	Win Casing	06	L N/A	Y				
D	Header Stop	06	M/I L N/A	Y				
	Int Stops	04	M/I L N/A	Y				
1	Win Int Sash	21	M/I L N/A	Y				
2	Exterior Sill	31	M/I SF L N/A	Y				
3	Part Bead	46	M/I L N/A	Y				
4	Blind Stop	29	M/I SF L N/A	Y				
	Win Ext Sash	20	M/I L N/A	Y				
A B	Up Cab Frame	00	L N/A	Y				
C D	Up Cab Door	04	L N/A	Y				
	Up Cab Walls	00	L N/A	Y				
1 2	Up Cab Shlvs	00	L N/A	Y				
3 4	Supports	01	L N/A	Y				
	Low Cab Fram	00	L N/A	Y				
A B	Low Cab Door	02	L N/A	Y				
C D	Low Cab Walls	00	L N/A	Y				
	Low Cab Shlvs	04	L N/A	Y				
1 2	Supports	00	L N/A	Y				
3 4	Drawers	02	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025	Page 1 Of 33
Inspector (print)	Lic #	Signature	Date	

Risk Assessor (print)	Lic#	Signature	Date

Address of Property 49 Florentine Gdns ; Apt # City: Springfield

BATHROOM # 1

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	file	L N/A	Y				
A B C D	Low Walls	file	12.2 L N/A	Y				
A B C D	Baseboards	/	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	file	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
(A) B	Door	307	L N/A	Y				
C D	Door Edge	314	(F) L N/A	Y				
1 2	Door Casing	109	L N/A	Y				
3 4	Door Jamb	301	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Closet Door	.	L N/A	Y				
A	Cl Door Edge	.	F L N/A	Y				
B	Cl Casing	.	L N/A	Y				
C	Closet Jamb	.	F L N/A	Y				
D	Closet Walls	.	L N/A	Y				
	Cl Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	Cl Supports	.	L N/A	Y				
4	Closet Floor	.	L☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
(A B)	Up Cab Frame	10	L N/A	Y				
C D	Up Cab Door	07	L N/A	Y				
	Up Cab Walls	03	L N/A	Y				
1 2	Up Cab Shlvs	00	L N/A	Y				
3 4	Supports	04	L N/A	Y				
	Low Cab Fram	04	L N/A	Y				
(A B)	Low Cab Door	03	L N/A	Y				
C D	Low Cab Walls	00	L N/A	Y				
	Low Cab Shlvs	01	L N/A	Y				
1 2	Supports	04	L N/A	Y				
3 4	Drawers	03	L N/A	Y				
A	Window Sill	09	M/I A/M L N/A	Y				
B	Win Apron	20	L N/A	Y				
C	Win Casing	38	L N/A	Y				
(D)	Header Stop	29	M/I L N/A	Y				
	Int Stops	30	M/I L N/A	Y				
1	Win Int Sash	14	(M/I) (A/D) N/A	Y				
2	Exterior Sill	26	(M/I) (SF) (L) N/A	Y				
3	Part Bead	20	(M/I) (L) N/A	Y				
4	Blind Stop	19	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	24	(M/I) (L) N/A	Y				
A B C D	Win Above 5'	/	L NA	Y				
	Ceiling Molding	/	L NA	Y				
A B (C D)	Medicine Cab	00	L NA	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	MichelleGeer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic#	Signature	Date

Address of Property **49 Florentine Gdns** Apt # City: **Springfield**

BATHROOM # 2

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	01	L N/A	Y				
A B C D	Low Walls	01	L N/A	Y				
A B C D	Baseboards	04	L N/A	Y				
A B C D	Chair Rail	02	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	01	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	65	L N/A	Y				
C D	Door Edge	36	F L N/A	Y				
1 2	Door Casing	14	L N/A	Y				
3 4	Door Jamb	20	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	21	L N/A	Y				
3 4	Door Jamb	46	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	104	L N/A	Y				
C D	Door Edge	13	F L N/A	Y				
1 2	Door Casing	29	L N/A	Y				
3 4	Door Jamb	68	F L N/A	Y				
	Threshold	/	L N/A	Y				
	Closet Door	38	L N/A	Y				
A	Cl Door Edge	41	F L N/A	Y				
B	Cl Casing	109	L N/A	Y				
C	Closet Jamb	13	F L N/A	Y				
D	Closet Walls	03	L N/A	Y				
	Cl Baseboard	114	L N/A	Y				
1	Closet Pole	/	L N/A	Y				
2	Closet Shelf	10	L N/A	Y				
3	Cl Supports	14	L N/A	Y				
4	Closet Floor	01	L☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B	Up Cab Frame	.	L N/A	Y				
C D	Up Cab Door	.	L N/A	Y				
	Up Cab Walls	.	L N/A	Y				
1 2	Up Cab Shlvs	.	L N/A	Y				
3 4	Supports	.	L N/A	Y				
	Low Cab Fram	.	L N/A	Y				
A B	Low Cab Door	.	L N/A	Y				
C D	Low Cab Walls	.	L N/A	Y				
	Low Cab Shlvs	.	L N/A	Y				
1 2	Supports	.	L N/A	Y				
3 4	Drawers	.	L N/A	Y				
A	Window Sill	09	M/I A/M L N/A	Y				
B	Win Apron	14	L N/A	Y				
C	Win Casing	19	L N/A	Y				
D	Header Stop	20	M/I L N/A	Y				
	Int Stops	68	M/I L N/A	Y				
1	Win Int Sash	30	M/I L N/A	Y				
2	Exterior Sill	26	M/I SF L N/A	Y				
3	Part Bead	29	M/I L N/A	Y				
4	Blind Stop	14	M/I SF L N/A	Y				
	Win Ext Sash	28	M/I L N/A	Y				
A B C D	Win Above 5'	/	L NA	Y				
	Ceiling Molding	/	L NA	Y				
A B C D	Medicine Cab	06	L NA	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt # City: Springfield

ROOM # 1

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	04	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	12	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	02	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	55	L N/A	Y				
3 4	Door Jamb	61	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	34	L N/A	Y				
3 4	Door Jamb	44	F L N/A	Y				
	Threshold	/	L N/A	Y				
A	Window Sill	17	M/I A/M L N/A	Y				
B	Win Apron	29	L N/A	Y				
C	Win Casing	68	L N/A	Y				
D	Header Stop	74	M/I L N/A	Y				
	Int Stops	18	M/I L N/A	Y				
1	Win Int Sash	20	M/I L N/A	Y				
2	Exterior Sill	21	M/I SF L N/A	Y				
3	Part Bead	68	M/I L N/A	Y				
4	Blind Stop	74	M/I SF L N/A	Y				
	Win Ext Sash	59	M/I L N/A	Y				
	CI Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	CI Supports	.	L N/A	Y				
4	Closet Floor	.	L ☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	22	M/I A/M L N/A	Y				
B	Win Apron	16	L N/A	Y				
C	Win Casing	25	L N/A	Y				
D	Header Stop	29	M/I L N/A	Y				
	Int Stops	48	M/I L N/A	Y				
1	Win Int Sash	26	M/I L N/A	Y				
2	Exterior Sill	38	M/I SF L N/A	Y				
3	Part Bead	41	M/I L N/A	Y				
4	Blind Stop	29	M/I SF L N/A	Y				
	Win Ext Sash	40	M/I L N/A	Y				
A	Window Sill	40	M/I A/M L N/A	Y				
B	Win Apron	16	L N/A	Y				
C	Win Casing	28	L N/A	Y				
D	Header Stop	39	M/I L N/A	Y				
	Int Stops	14	M/I L N/A	Y				
1	Win Int Sash	18	M/I L N/A	Y				
2	Exterior Sill	20	M/I SF L N/A	Y				
3	Part Bead	26	M/I L N/A	Y				
4	Blind Stop	39	M/I SF L N/A	Y				
	Win Ext Sash	109	M/I L N/A	Y				
A	Window Sill	41	M/I A/M L N/A	Y				
B	Win Apron	26	L N/A	Y				
C	Win Casing	38	L N/A	Y				
D	Header Stop	29	M/I L N/A	Y				
	Int Stops	41	M/I L N/A	Y				
1	Win Int Sash	29	M/I L N/A	Y				
2	Exterior Sill	38	M/I SF L N/A	Y				
3	Part Bead	94	M/I L N/A	Y				
4	Blind Stop	99	M/I SF L N/A	Y				
	Win Ext Sash	106	M/I L N/A	Y				
A B	Fireplace	35	L N/A	Y				
C D	Mantle	46	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine** Gdns Apt # City: **Springfield**

ROOM # 2

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	03	L N/A	Y				
A B C D	Low Walls	05	L N/A	Y				
A B C D	Baseboards	07	L N/A	Y				
A B C D	Chair Rail	01	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
(A) B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	43	L N/A	Y				
3 4	Door Jamb	49	F L N/A	Y				
	Threshold	/	L N/A	Y				
A (B)	Door	26	L N/A	Y				
C D	Door Edge	30	(F) L N/A	Y				
1 2	Door Casing	49	L N/A	Y				
3 4	Door Jamb	26	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	28	L N/A	Y				
(C) D	Door Edge	15	(F) L N/A	Y				
1 2	Door Casing	44	L N/A	Y				
3 4	Door Jamb	34	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
	Closet Door		L N/A	Y				
A	Cl Door Edge		F L N/A	Y				
B	Cl Casing		L N/A	Y				
C	Closet Jamb		F L N/A	Y				
D	Closet Walls		L N/A	Y				
	Cl Baseboard		L N/A	Y				
1	Closet Pole		L N/A	Y				
2	Closet Shelf		L N/A	Y				
3	Cl Supports		L N/A	Y				
4	Closet Floor		L ☐ (dust) N/A	Y				
	Closet Ceiling		L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	15	M/I (A/M) L N/A	Y				
B	Win Apron	14	L N/A	Y				
(C)	Win Casing	43	L N/A	Y				
D	Header Stop	62	M/I L N/A	Y				
	Int Stops	99	M/I L N/A	Y				
1	Win Int Sash	38	(M/I) (L) N/A	Y				
2	Exterior Sill	41	(M/I) (SF) (L) N/A	Y				
3	Part Bead	32	(M/I) (L) N/A	Y				
4	Blind Stop	26	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	20	(M/I) (L) N/A	Y				
A	Window Sill	21	M/I (A/M) L N/A	Y				
B	Win Apron	20	L N/A	Y				
C	Win Casing	16	L N/A	Y				
(D)	Header Stop	15	M/I L N/A	Y				
	Int Stops	30	M/I L N/A	Y				
(1)	Win Int Sash	32	(M/I) (L) N/A	Y				
2	Exterior Sill	41	(M/I) (SF) (L) N/A	Y				
3	Part Bead	109	(M/I) (L) N/A	Y				
4	Blind Stop	79	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	68	(M/I) (L) N/A	Y				
A	Window Sill	21	M/I (A/M) L N/A	Y				
B	Win Apron	15	L N/A	Y				
C	Win Casing	16	L N/A	Y				
(D)	Header Stop	24	M/I L N/A	Y				
	Int Stops	38	M/I L N/A	Y				
1	Win Int Sash	20	(M/I) (L) N/A	Y				
(2)	Exterior Sill	106	(M/I) (SF) (L) N/A	Y				
3	Part Bead	78	(M/I) (L) N/A	Y				
4	Blind Stop	99	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	104	(M/I) (L) N/A	Y				
A B	Fireplace	/	L N/A	Y				
C D	Mantle	/	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine** Gdns Apt# City **Springfield**

ROOM # 3

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	04	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	NV	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	32	L N/A	Y				
C D	Door Edge	C1	F L N/A	Y				
1 2	Door Casing	C1	L N/A	Y				
3 4	Door Jamb	06	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	04	L N/A	Y				
3 4	Door Jamb	02	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Closet Door	.	L N/A	Y				
A	Cl Door Edge	.	F L N/A	Y				
B	Cl Casing	.	L N/A	Y				
C	Closet Jamb	.	F L N/A	Y				
D	Closet Walls	.	L N/A	Y		-		
	Cl Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	Cl Supports	.	L N/A	Y				
4	Closet Floor	.	L ☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

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SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	04	M/I A/M L N/A	Y				
B	Win Apron	00	L N/A	Y				
C	Win Casing	C1	L N/A	Y				
D	Header Stop	00	M/I L N/A	Y				
	Int Stops	02	M/I L N/A	Y				
1	Win Int Sash	00	M/I L N/A	Y				
2	Exterior Sill	01	M/I SF L N/A	Y				
3	Part Bead	04	M/I L N/A	Y				
4	Blind Stop	00	M/I SF L N/A	Y				
	Win Ext Sash	08	M/I L N/A	Y				
A	Window Sill	04	M/I A/M L N/A	Y				
B	Win Apron	01	L N/A	Y				
C	Win Casing	00	L N/A	Y				
D	Header Stop	06	M/I L N/A	Y				
	Int Stops	01	M/I L N/A	Y				
1	Win Int Sash	04	M/I L N/A	Y				
2	Exterior Sill	03	M/I SF L N/A	Y				
3	Part Bead	04	M/I L N/A	Y				
4	Blind Stop	02	M/I SF L N/A	Y				
	Win Ext Sash	C1	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A B	Fireplace	/	L N/A	Y				
C D	Mantle	/	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
A	Lower Cabinets	04	F M/I A/M L N/A	Y				
D		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

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Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

ROOM # 4

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	6.2	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	(0)	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	109	L N/A	Y				
C D	Door Edge	99	(F) L N/A	Y				
1 2	Door Casing	176	L N/A	Y				
3 4	Door Jamb	84	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	37	L N/A	Y				
C D	Door Edge	36	(F) L N/A	Y				
1 2	Door Casing	29	L N/A	Y				
3 4	Door Jamb	44	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	|	L N/A	Y				
C D	Door Edge	|	F L N/A	Y				
1 2	Door Casing	|	L N/A	Y				
3 4	Door Jamb	|	F L N/A	Y				
	Threshold	|	L N/A	Y				
	Closet Door	29	L N/A	Y				
A	Cl Door Edge	30	(F) L N/A	Y				
B	Cl Casing	38	L N/A	Y				
C	Closet Jamb	41	F L N/A	Y				
D	Closet Walls	6.4	(L) N/A	Y				
	Cl Baseboard	62	L N/A	Y				
1	Closet Pole	06	L N/A	Y				
2	Closet Shelf	38	L N/A	Y				
3	Cl Supports	49	L N/A	Y				
4	Closet Floor	04	L ☐ (dust) N/A	Y				
	Closet Ceiling	NA	(L) N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
(A)	Window Sill	0.8	M/I A/M L N/A	Y				
B	Win Apron	182	L N/A	Y				
C	Win Casing	301	L N/A	Y				
D	Header Stop	134	M/I L N/A	Y				
	Int Stops	109	M/I L N/A	Y				
(1)	Win Int Sash	31	(M/I) (L) N/A	Y				
(2)	Exterior Sill	62	(M/I) (SF) (L) N/A	Y				
(3)	Part Bead	15	(M/I) (L) N/A	Y				
4	Blind Stop	26	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	48	(M/I) (L) N/A	Y				
A	Window Sill	06	M/I A/M L N/A	Y				
B	Win Apron	14	L N/A	Y				
C	Win Casing	316	L N/A	Y				
(D)	Header Stop	29	M/I L N/A	Y				
	Int Stops	30	M/I L N/A	Y				
1	Win Int Sash	41	(M/I) (L) N/A	Y				
2	Exterior Sill	40	(M/I) (SF) (L) N/A	Y				
3	Part Bead	59	(M/I) (L) N/A	Y				
4	Blind Stop	62	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	109	(M/I) (L) N/A	Y				
A	Window Sill	|	M/I A/M L N/A	Y				
B	Win Apron	|	L N/A	Y				
C	Win Casing	|	L N/A	Y				
D	Header Stop	|	M/I L N/A	Y				
	Int Stops	|	M/I L N/A	Y				
1	Win Int Sash	|	M/I L N/A	Y				
2	Exterior Sill	|	M/I SF L N/A	Y				
3	Part Bead	|	M/I L N/A	Y				
4	Blind Stop	|	M/I SF L N/A	Y				
	Win Ext Sash	|	M/I L N/A	Y				
A B	Fireplace	|	L N/A	Y				
C D	Mantle	|	L N/A	Y				
A B C D	Win Above 5'	|	L N/A	Y				
	Ceiling Molding	|	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

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Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

ROOM # 5

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	14	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	04	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	29	L N/A	Y				
C D	Door Edge	64	(F) L N/A	Y				
1 2	Door Casing	57	L N/A	Y				
3 4	Door Jamb	50	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	20	L N/A	Y				
C (D)	Door Edge	21	(F) L N/A	Y				
(1 2)	Door Casing	66	L N/A	Y				
3 4	Door Jamb	38	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	33	L N/A	Y				
C (D)	Door Edge	41	(F) L N/A	Y				
1 (2)	Door Casing	55	L N/A	Y				
3 4	Door Jamb	49	(F) (L) N/A	Y				
	Threshold	/	L N/A	Y				
	Closet Door	74	L N/A	Y				
A	Cl Door Edge	89	(F) L N/A	Y				
B	Cl Casing	62	L N/A	Y				
C	Closet Jamb	71	F L N/A	Y				
(D)	Closet Walls	41	(L) N/A	Y				
	Cl Baseboard	38	L N/A	Y				
	Closet Pole	01	L N/A	Y				
(2)	Closet Shelf	41	L N/A	Y				
3	Cl Supports	196	L N/A	Y				
4	Closet Floor	04	L☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

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SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
(A)	Window Sill	14	M/I (A/M) L N/A	Y				
B	Win Apron	206	L N/A	Y				
C	Win Casing	239	L N/A	Y				
D	Header Stop	106	M/I L N/A	Y				
	Int Stops	129	M/I L N/A	Y				
(1)	Win Int Sash	21	(M/I) (L) N/A	Y				
(2)	Exterior Sill	66	(M/I) (SF) (L) N/A	Y				
(3)	Part Bead	54	(M/I) (L) N/A	Y				
4	Blind Stop	18	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	29	(M/I) (L) N/A	Y				
A	Window Sill	06	M/I A/M L N/A	Y				
(B)	Win Apron	160	L N/A	Y				
C	Win Casing	10	L N/A	Y				
D	Header Stop	80	M/I L N/A	Y				
	Int Stops	25	M/I L N/A	Y				
1	Win Int Sash	41	(M/I) (L) N/A	Y				
2	Exterior Sill	38	(M/I) (SF) (L) N/A	Y				
3	Part Bead	29	(M/I) (L) N/A	Y				
4	Blind Stop	61	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	72	(M/I) (L) N/A	Y				
	Closet Door	29	L N/A	Y				
A	Cl Door Edge	38	(F) L N/A	Y				
B	Cl Casing	41	L N/A	Y				
C	Closet Jamb	26	F L N/A	Y				
(D)	Closet Walls	64	(L) N/A	Y				
	Cl Baseboard	16	L N/A	Y				
(1)	Closet Pole	03	L N/A	Y				
2	Closet Shelf	38	L N/A	Y				
3	Cl Supports	49	L N/A	Y				
4	Closet Floor	02	L☐ (dust) N/A	Y				
	Closet Ceiling	NA	(L) N/A	Y				
C D	Mantle	/	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
A	window seat	04	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
B	book cases	02	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

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Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

ROOM # 6

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	04	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	10	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
(A) B	Door	26	L N/A	Y				
C D	Door Edge	29	(F) (L) N/A	Y				
(1) 2	Door Casing	104	L N/A	Y				
3 4	Door Jamb	125	(F) (L) N/A	Y				
	Threshold	/	L N/A	Y				
(A) B	Door	109	L N/A	Y				
C D	Door Edge	125	(F) L N/A	Y				
1 (2)	Door Casing	105	L N/A	Y				
3 4	Door Jamb	141	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	00	L N/A	Y				
C (D)	Door Edge	04	F L N/A	Y				
1 2	Door Casing	02	L N/A	Y				
3 4	Door Jamb	04	F L N/A	Y				
	Threshold	/	L N/A	Y				
	Closet Door	99	L N/A	Y				
(A)	Cl Door Edge	84	(F) L N/A	Y				
B	Cl Casing	21	L N/A	Y				
C	Closet Jamb	108	F L N/A	Y				
D	Closet Walls	06	L N/A	Y				
	Cl Baseboard	NA	L N/A	Y				
1	Closet Pole	04	L N/A	Y				
2	Closet Shelf	00	L N/A	Y				
3	Cl Supports	02	L N/A	Y				
4	Closet Floor	01	L ☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	14	M/I (A/M) L N/A	Y				
(B)	Win Apron	20	L N/A	Y				
C	Win Casing	606	L N/A	Y				
D	Header Stop	41	M/I L N/A	Y				
	Int Stops	38	M/I L N/A	Y				
1	Win Int Sash	40	(M/I) (L) N/A	Y				
2	Exterior Sill	51	(M/I) (SF) (L) N/A	Y				
3	Part Bead	55	(M/I) (L) N/A	Y				
4	Blind Stop	74	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	29	(M/I) (L) N/A	Y				
A	Window Sill	60	M/I (A/M) L N/A	Y				
B	Win Apron	38	L N/A	Y				
(C)	Win Casing	59	L N/A	Y				
D	Header Stop	20	M/I L N/A	Y				
	Int Stops	16	M/I L N/A	Y				
1	Win Int Sash	108	(M/I) (L) N/A	Y				
2	Exterior Sill	49	(M/I) (SF) (L) N/A	Y				
3	Part Bead	24	(M/I) (L) N/A	Y				
4	Blind Stop	92	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	21	(M/I) (L) N/A	Y				
	Closet Door	04	L N/A	Y				
A	Cl Door Edge	00	F L N/A	Y				
B	Cl Casing	01	L N/A	Y				
C	Closet Jamb	00	F L N/A	Y				
(D)	Closet Walls	02	L N/A	Y				
	Cl Baseboard	01	L N/A	Y				
1	Closet Pole	04	L N/A	Y				
2	Closet Shelf	00	L N/A	Y				
3	Cl Supports	02	L N/A	Y				
4	Closet Floor	01	L ☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				
C D	Mantle	.	L N/A	Y				
A B C D	Win Above 5'	.	L N/A	Y				
	Ceiling Molding	.	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

ROOM # 7

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	04	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	14	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L ☐ (dust) N/A	Y				
	Ceiling	N/A	L N/A	Y				
(A) B	Door	16	L N/A	Y				
C D	Door Edge	24	(F) L N/A	Y				
(1) 2	Door Casing	38	L N/A	Y				
3 4	Door Jamb	29	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
(A) B	Door	201	L N/A	Y				
C D	Door Edge	182	(F) L N/A	Y				
1 (2)	Door Casing	164	(L) N/A	Y				
3 4	Door Jamb	109	(F) (L) N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door		L N/A	Y				
C D	Door Edge		F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb		F L N/A	Y				
	Threshold		L N/A	Y				
	Closet Door	29	L N/A	Y				
(A)	Cl Door Edge	64	(F) L N/A	Y				
B	Cl Casing	38	L N/A	Y				
C	Closet Jamb	171	F L N/A	Y				
D	Closet Walls	24	L N/A	Y				
	Cl Baseboard	14	L N/A	Y				
1	Closet Pole	00	L N/A	Y				
2	Closet Shelf	04	L N/A	Y				
3	Cl Supports	38	L N/A	Y				
4	Closet Floor	01	L ☐ (dust) N/A	Y				
	Closet Ceiling	N/A	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	09	M/I A/M L N/A	Y				
	Win Apron	41	L N/A	Y				
(C)	Win Casing	38	L N/A	Y				
D	Header Stop	41	M/I L N/A	Y				
	Int Stops	26	M/I L N/A	Y				
1	Win Int Sash	03	M/I L N/A	Y				
2	Exterior Sill	29	(M/I) (SF) L N/A	Y				
3	Part Bead	41	(M/I) L N/A	Y				
4	Blind Stop	68	(M/I) (SF) L N/A	Y				
	Win Ext Sash	104	(M/I) L N/A	Y				
A	Window Sill	02	M/I A/M L N/A	Y				
B	Win Apron	10	L N/A	Y				
C	Win Casing	20	L N/A	Y				
(D)	Header Stop	16	M/I L N/A	Y				
	Int Stops	38	M/I L N/A	Y				
1	Win Int Sash	06	M/I L N/A	Y				
2	Exterior Sill	38	(M/I) (SF) (L) N/A	Y				
3	Part Bead	49	(M/I) (L) N/A	Y				
4	Blind Stop	55	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	20	(M/I) (L) N/A	Y				
A	Window Sill	/	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A B	Fireplace	.	L N/A	Y				
C D	Mantle	.	L N/A	Y				
A B C D	Win Above 5'		L N/A	Y				
	Ceiling Molding	.	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt # City: Springfield

ROOM # 8

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	04	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	14	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	60	L N/A	Y				
C (D)	Door Edge	71	(F) L N/A	Y				
1 2	Door Casing	38	L N/A	Y				
3 4	Door Jamb	42	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	109	L N/A	Y				
(C) D	Door Edge	124	(F) L N/A	Y				
1 2	Door Casing	66	L N/A	Y				
3 4	Door Jamb	71	(F) L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Closet Door	59	L N/A	Y				
A	Cl Door Edge	62	(F) L N/A	Y				
B	Cl Casing	47	L N/A	Y				
C	Closet Jamb	26	F L N/A	Y				
(D)	Closet Walls	02	L N/A	Y				
	Cl Baseboard	32	L N/A	Y				
1	Closet Pole	06	L N/A	Y				
2	Closet Shelf	01	L N/A	Y				
3	Cl Supports	14	L N/A	Y				
4	Closet Floor	00	L☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
(A)	Window Sill	06	M/I A/M L N/A	Y				
B	Win Apron	14	L N/A	Y				
C	Win Casing	20	L N/A	Y				
D	Header Stop	36	M/I L N/A	Y				
	Int Stops	49	M/I L N/A	Y				
(1)	Win Int Sash	59	(M/I) (L) N/A	Y				
2	Exterior Sill	62	(M/I) (SF) (L) N/A	Y				
3	Part Bead	33	(M/I) (L) N/A	Y				
4	Blind Stop	25	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	26	(M/I) (L) N/A	Y				
(A)	Window Sill	06	M/I A/M L N/A	Y				
B	Win Apron	10	L N/A	Y				
C	Win Casing	26	L N/A	Y				
D	Header Stop	38	M/I L N/A	Y				
	Int Stops	41	M/I L N/A	Y				
1	Win Int Sash	51	(M/I) (L) N/A	Y				
(2)	Exterior Sill	66	(M/I) (SF) (L) N/A	Y				
3	Part Bead	21	(M/I) (L) N/A	Y				
4	Blind Stop	60	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	74	(M/I) (L) N/A	Y				
A	Window Sill	06	M/I A/M L N/A	Y				
(B)	Win Apron	14	L N/A	Y				
C	Win Casing	20	L N/A	Y				
D	Header Stop	28	M/I L N/A	Y				
	Int Stops	99	M/I L N/A	Y				
1	Win Int Sash	104	(M/I) (L) N/A	Y				
2	Exterior Sill	124	(M/I) (SF) (L) N/A	Y				
3	Part Bead	138	(M/I) (L) N/A	Y				
4	Blind Stop	109	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	45	(M/I) (L) N/A	Y				
A B	Fireplace	/	L N/A	Y				
C D	Mantle	/	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt # City: Springfield

ROOM # 9

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	04	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	11	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	61	L N/A	Y				
C D	Door Edge	50	F L N/A	Y				
1 2	Door Casing	20	L N/A	Y				
3 4	Door Jamb	38	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	61	L N/A	Y				
C D	Door Edge	72	F L N/A	Y				
1 2	Door Casing	51	L N/A	Y				
3 4	Door Jamb	55	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	06	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	10	L N/A	Y				
3 4 *	Door Jamb	/	F L N/A	Y				
	Threshold	/	L N/A	Y				
	Closet Door	59	L N/A	Y				
A	Cl Door Edge	70	F L N/A	Y				
B	Cl Casing	109	L N/A	Y				
C	Closet Jamb	122	F L N/A	Y				
D	Closet Walls	06	L N/A	Y				
	Cl Baseboard	10	L N/A	Y				
1	Closet Pole	00	L N/A	Y				
2	Closet Shelf	14	L N/A	Y				
3	Cl Supports	14	L N/A	Y				
4	Closet Floor	00	L☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

* inside closet to storage space

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	21	M/I A/M L N/A	Y				
B	Win Apron	38	L N/A	Y				
C	Win Casing	44	L N/A	Y				
D	Header Stop	39	M/I L N/A	Y				
	Int Stops	26	M/I L N/A	Y				
1	Win Int Sash	61	M/I L N/A	Y				
2	Exterior Sill	83	M/I SF L N/A	Y				
3	Part Bead	74	M/I L N/A	Y				
4	Blind Stop	99	M/I SF L N/A	Y				
	Win Ext Sash	84	M/I L N/A	Y				
A	Window Sill	20	M/I A/M L N/A	Y				
B	Win Apron	19	L N/A	Y				
C	Win Casing	84	L N/A	Y				
D	Header Stop	76	M/I L N/A	Y				
	Int Stops	99	M/I L N/A	Y				
1	Win Int Sash	94	M/I L N/A	Y				
2	Exterior Sill	82	M/I SF L N/A	Y				
3	Part Bead	26	M/I L N/A	Y				
4	Blind Stop	51	M/I SF L N/A	Y				
	Win Ext Sash	103	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A B	Fireplace	/	L N/A	Y				
C D	Mantle	/	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

ROOM # 10

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	04	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	14	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A (B)	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	162	L N/A	Y				
3 4	Door Jamb	109	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Closet Door	.	L N/A	Y				
A	Cl Door Edge	.	F L N/A	Y				
B	Cl Casing	.	L N/A	Y				
C	Closet Jamb	.	F L N/A	Y				
D	Closet Walls	.	L N/A	Y				
	Cl Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	Cl Supports	.	L N/A	Y				
4	Closet Floor	.	L ☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	134	M/I A/M L N/A	Y				
B	Win Apron	109	L N/A	Y				
C	Win Casing	14	L N/A	Y				
(D)	Header Stop	38	M/I L N/A	Y				
	Int Stops	36	M/I L N/A	Y				
1	Win Int Sash	79	(M/I) (L) N/A	Y				
2	Exterior Sill	106	(M/I) (SF) (L) N/A	Y				
3	Part Bead	606	(M/I) (L) N/A	Y				
4	Blind Stop	51	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	23	(M/I) (L) N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	/	M/I SF L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
A B	Fireplace	/	L N/A	Y				
C D	Mantle	/	L N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
A	Shelves	14	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

HALLWAY: Interior # 1 or Common Hallway: Front Rear Floor #____

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	04	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	(dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
(A) B	Door	01	L N/A	Y				
C D	Door Edge	02	F L N/A	Y				
1 2	Door Casing	04	L N/A	Y				
3 4	Door Jamb	01	F L N/A	Y	hall (1)			
	Threshold	/	L N/A	Y				
A B	Door	/	L N/A	Y				
(C) D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	06	L N/A	Y				
3 4	Door Jamb	00	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	38	L N/A	Y				
C (D)	Door Edge	49	(F) L N/A	Y				
(1) 2	Door Casing	00	L N/A	Y				
3 4	Door Jamb	01	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	/	L N/A	Y				
C (D)	Door Edge	/	F L N/A	Y				
1 (2)	Door Casing	41	L N/A	Y				
3 4	Door Jamb	68	F L N/A	Y				
A	Window Sill	00	M/I A/M L N/A	Y				
(B)	Win Apron	01	L N/A	Y				
C	Win Casing	00	L N/A	Y				
D	Header Stop	02	M/I L N/A	Y				
	Int Stops	01	M/I L N/A	Y				
1	Win Int Sash	04	M/I L N/A	Y				
2	Exterior Sill	29	(M/I) (SF) (L) N/A	Y				
(3)	Part Bead	68	(M/I) (L) N/A	Y				
4	Blind Stop	41	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	30	(M/I) (L) N/A	Y				
~~Closet Ceiling~~		.	L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	00	M/I A/M L N/A	Y				
(B)	Win Apron	02	L N/A	Y				
C	Win Casing	01	L N/A	Y				
D	Header Stop	00	M/I L N/A	Y				
	Int Stops	06	M/I L N/A	Y				
1	Win Int Sash	04	M/I L N/A	Y				
(2)	Exterior Sill	/	M/I SF L N/A	Y				
3	Part Bead	/	M/I L N/A	Y				
4	Blind Stop	/	M/I SF L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
~~Closet Ceiling~~		.	L N/A	Y				
(A)	Window Sill	04	M/I A/M L N/A	Y				
B	Win Apron	00	L N/A	Y				
C	Win Casing	00	L N/A	Y				
D	Header Stop	01	M/I L N/A	Y				
	Int Stops	00	M/I L N/A	Y				
1	Win Int Sash	04	M/I L N/A	Y				
2	Exterior Sill	38	(M/I) (SF) (L) N/A	Y				
3	Part Bead	68	(M/I) (L) N/A	Y				
4	Blind Stop	21	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	15	(M/I) (L) N/A	Y				
A	Window Sill	04	M/I A/M L N/A	Y				
(B)	Win Apron	01	L N/A	Y				
C	Win Casing	00	L N/A	Y				
D	Header Stop	04	M/I L N/A	Y				
	Int Stops	02	M/I L N/A	Y				
(1)	Win Int Sash	03	I N/A	Y				
2	Exterior Sill	41	(M/I) (SF) (L) N/A	Y				
3	Part Bead	68	(M/I) (L) N/A	Y				
4	Blind Stop	29	(M/I) (SF) (L) N/A	Y				
	Win Ext Sash	38	(M/I) (L) N/A	Y				
A B C D	Win Above 5'	/	L N/A	Y				
	Ceiling Molding	/	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

HALLWAY: Interior # 2 or Common Hallway: Front Rear Floor #____

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	00	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	10	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	CN	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	/	L N/A	Y				
(C) D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	06	L N/A	Y				
3 4	Door Jamb	04	F L N/A	Y				
	Threshold	/	L N/A	Y				
A (B)	Door	61	L N/A	Y				
C D	Door Edge	57	(F) L N/A	Y				
(1) 2	Door Casing	49	L N/A	Y				
3 4	Door Jamb	38	(F) L N/A	Y				
	Threshold	.	L N/A	Y				
A (B)	Door	00	L N/A	Y				
C D	Door Edge	01	F L N/A	Y				
1 (2)	Door Casing	02	L N/A	Y				
3 4	Door Jamb	04	F L N/A	Y				
	Threshold	/	L N/A	Y				
(A) B	Door	/	L N/A	Y				
C D	Door Edge	/	F L N/A	Y				
1 2	Door Casing	06	L N/A	Y				
3 4	Door Jamb	00	F L N/A	Y				
	Closet Door	00	L N/A	Y				
A	Cl Door Edge	02	F L N/A	Y				
(B)	Cl Casing	02	L N/A	Y				
C	Closet Jamb	01	F L N/A	Y				
D	Closet Walls	CN	L N/A	Y				
	Cl Baseboard	02	L N/A	Y				
1	Closet Pole	04	L N/A	Y				
2	Closet Shelf	04	L N/A	Y				
3	Cl Supports	00	L N/A	Y				
4	Closet Floor	CN	L ☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Closet Door	00	L N/A	Y				
A	Cl Door Edge	01	F L N/A	Y				
B	Cl Casing	04	L N/A	Y				
C	Closet Jamb	00	F L N/A	Y				
(D)	Closet Walls	02	L N/A	Y				
	Cl Baseboard	01	L N/A	Y				
1	Closet Pole	/	L N/A	Y				
2	Closet Shelf	00	L N/A	Y				
3	Cl Supports	04	L N/A	Y				
4	Closet Floor	01	L ☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				
A	Window Sill		M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A B C D	Win Above 5'	.	L N/A	Y				
	Door	00	L N/A	Y				
D	edge	04	F M/I A/M L N/A	Y				
	casing	02	F M/I A/M L N/A	Y				
	Jamb	02	F M/I A/M L N/A	Y				

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SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

HALLWAY: Interior # Foyer or Common Hallway: Front Rear Floor #____

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	10	(L) N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	tile	L ☐ (dust) N/A	Y				
	Ceiling	N/A	L N/A	Y				
A B	Door	04	L N/A	Y				
C D	Door Edge	00	F L N/A	Y				
1 2	Door Casing	02	L N/A	Y				
3 4	Door Jamb	01	F L N/A	Y	hall (1)			
	Threshold	00	L N/A	Y				
A B	Door	02	L N/A	Y				
C D	Door Edge	00	F L N/A	Y				
1 2	Door Casing	59	(L) N/A	Y				
3 4	Door Jamb	101	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
A B	Door	.	L N/A	Y				
C D	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Closet Door	.	L N/A	Y				
A	Cl Door Edge	.	F L N/A	Y				
B	Cl Casing	.	L N/A	Y				
C	Closet Jamb	.	F L N/A	Y				
D	Closet Walls	.	L N/A	Y				
	Cl Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	Cl Supports	.	L N/A	Y				
4	Closet Floor		L ☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Closet Door	.	L N/A	Y				
A	Cl Door Edge	.	F L N/A	Y				
B	Cl Casing	.	L N/A	Y				
C	Closet Jamb	.	F L N/A	Y				
D	Closet Walls	.	L N/A	Y				
	Cl Baseboard	.	L N/A	Y				
1	Closet Pole	.	L N/A	Y				
2	Closet Shelf	.	L N/A	Y				
3	Cl Supports	.	L N/A	Y				
4	Closet Floor	.	L ☐ (dust) N/A	Y				
	Closet Ceiling	.	L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A B C D	Win Above 5'	.	L N/A	Y				
	Ceiling Molding	.	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

STAIRCASE 1-2

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	00	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	04	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	00	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	00	L N/A	Y				
(C) D	Door Edge	04	F L N/A	Y				
(1) 2	Door Casing	02	L N/A	Y				
3 4	Door Jamb	0.1	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	30	L N/A	Y				
(C) D	Door Edge	2.9	(F) L N/A	Y				
1 (2)	Door Casing	4.1	L N/A	Y				
3 4	Door Jamb	80	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	56	L N/A	Y				
(C) D	Door Edge	2.1	(F) L N/A	Y				
1 2	Door Casing	30	L N/A	Y				
(3) 4	Door Jamb	4.1	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	99	L N/A	Y				
C (D)	Door Edge	82	(F) L N/A	Y				
(1) 2	Door Casing	1.9	L N/A	Y				
3 4	Door Jamb	6.4	(F) L N/A	Y				
	Closet Door	02	L N/A	Y				
A	Cl Door Edge	01	F L N/A	Y				
B	Cl Casing	/	L N/A	Y				
(C)	Closet Jamb	1.00	F (L) N/A	Y				
D	Closet Walls	00	L N/A	Y				
	Cl Baseboard	04	L N/A	Y				
1	Closet Pole	00	L N/A	Y				
2	Closet Shelf	00	L N/A	Y				
3	Cl Supports	02	L N/A	Y				
4	Closet Floor	04	L☐ (dust) N/A	Y				
	Closet Ceiling	51	(L) N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	14	M/I (A/M) L N/A	Y				
(B)	Win Apron	20	L N/A	Y				
C	Win Casing	38	L N/A	Y				
D	Header Stop	30	M/I L N/A	Y				
	Int Stops	20	M/I L N/A	Y				
1	Win Int Sash	02	M/I L N/A	Y				
2	Exterior Sill	/	M/I SF L N/A	Y				
3	Part Bead	/	M/I L N/A	Y				
4	Blind Stop	/	M/I SF L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
	Newel Post	14	* L N/A	Y				
	Railing Cap	0.1	A/M L N/A	Y				
	Handrail	04	A/M L N/A	Y				
	Balusters	00	L N/A	Y				
	Lower rail	0.2	L N/A	Y				
	Treads	01	F L N/A	Y				
	Risers	04	L N/A	Y				
	Stringer	00	L N/A	Y				
	Tread edge >5'	/	L N/A	Y				
	Landing floor	00	L☐ (dust) N/A	Y				
	Floor Edge	/	L N/A	Y				
	Floor Casing	/	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

* 3rd floor landing only - 1st floor newel post negative

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine** Bdrs Apt# City **Springfield**

STAIRCASE 1-2 continued

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	/	L N/A	Y				
A B C D	Low Walls	.	L N/A	Y				
A B C D	Baseboards	/	L N/A	Y				
A B C D	Chair Rail	.	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	.	L☐ (dust) N/A	Y				
	Ceiling	.	L N/A	Y				
A B	Door	38	L N/A	Y				
C (D)	Door Edge	43	(F) L N/A	Y				
1 (2)	Door Casing	41	L N/A	Y				
3 4	Door Jamb	62	F L N/A	Y				
	Threshold	/	L N/A	Y				
(A) B	Door	26	L N/A	Y				
C D	Door Edge	41	(F) L N/A	Y				
(1) 2	Door Casing	30	L N/A	Y				
3 4	Door Jamb	29	F L N/A	Y				
	Threshold	/	L N/A	Y				
(A) B	Door	41	(L) N/A	Y				
C D	Door Edge	23	(F) (L) N/A	Y				
1 (2)	Door Casing	30	L N/A	Y				
3 4	Door Jamb	61	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	!	L N/A	Y				
C D	Door Edge	!	F L N/A	Y				
1 2	Door Casing	!	L N/A	Y				
3 4	Door Jamb	!	F L N/A	Y				
	Closet Door	38	L N/A	Y				
A	Cl Door Edge	30	(F) L N/A	Y				
B	Cl Casing	19	L N/A	Y				
C	Closet Jamb	17	F L N/A	Y				
(D)	Closet Walls	05	L N/A	Y				
	Cl Baseboard	22	L N/A	Y				
1	Closet Pole	00	L N/A	Y				
2	Closet Shelf	10	L N/A	Y				
3	Cl Supports	09	L N/A	Y				
4	Closet Floor	04	L☐ (dust) N/A	Y				
	Closet Ceiling	NA	(L) N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing		L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
A	Window Sill	.	M/I A/M L N/A	Y				
B	Win Apron	.	L N/A	Y				
C	Win Casing	.	L N/A	Y				
D	Header Stop	.	M/I L N/A	Y				
	Int Stops	.	M/I L N/A	Y				
1	Win Int Sash	.	M/I L N/A	Y				
2	Exterior Sill	.	M/I SF L N/A	Y				
3	Part Bead	.	M/I L N/A	Y				
4	Blind Stop	.	M/I SF L N/A	Y				
	Win Ext Sash	.	M/I L N/A	Y				
	Newel Post	.	L N/A	Y				
	Railing Cap	.	A/M L N/A	Y				
	Handrail	.	A/M L N/A	Y				
	Balusters	.	L N/A	Y				
	Lower rail	.	L N/A	Y				
	Treads	.	F L N/A	Y				
	Risers	.	L N/A	Y				
	Stringer	.	L N/A	Y				
	Tread edge >5'	.	L N/A	Y				
	Landing floor	.	L☐ (dust) N/A	Y				
	Floor Edge	.	L N/A	Y				
	Floor Casing	.	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 288 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

STAIRCASE 2-3

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	06	L N/A	Y				
A B C D	Low Walls	/	L N/A	Y				
A B C D	Baseboards	62	L N/A	Y				
A B C D	Chair Rail	/	L N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	0.	L ☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	42	L N/A	Y				
(C) D	Door Edge	3.8	(F) L N/A	Y				
(1) 2	Door Casing	4.1	L N/A	Y				
3 4	Door Jamb	00	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	21	L N/A	Y				
(C) D	Door Edge	33	(F) L N/A	Y				
1 (2)	Door Casing	68	L N/A	Y				
3 4	Door Jamb	4.9	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	45	L N/A	Y				
C (D)	Door Edge	51	(F) L N/A	Y				
(1) 2	Door Casing	38	L N/A	Y				
3 4	Door Jamb	27	F L N/A	Y				
	Threshold	/	L N/A	Y				
(A) B	Door	26	L N/A	Y				
C D	Door Edge	21	(F) L N/A	Y				
1 2	Door Casing	4.1	L N/A	Y				
3 4	Door Jamb	29	F L N/A	Y				
	Closet Door	38	L N/A	Y				
A	Cl Door Edge	40	(F) L N/A	Y				
B	Cl Casing	02	L N/A	Y				
(C)	Closet Jamb	04	F L N/A	Y				
D	Closet Walls	04	L N/A	Y				
	Cl Baseboard	/	L N/A	Y				
1	Closet Pole	/	L N/A	Y				
2	Closet Shelf	01	L N/A	Y				
3	Cl Supports	00	L N/A	Y				
4	Closet Floor	00	L ☐ (dust) N/A	Y				
	Closet Ceiling	NA	L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	20	M/I (A/M) L N/A	Y				
(B)	Win Apron	/	L N/A	Y				
C	Win Casing	39	L N/A	Y				
D	Header Stop	38	M/I L N/A	Y				
	Int Stops	41	M/I L N/A	Y				
1	Win Int Sash	40	M/I L N/A	Y				
2	Exterior Sill	/	M/I SF L N/A	Y				
3	Part Bead	/	M/I L N/A	Y				
4	Blind Stop	/	M/I SF L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
A	Window Sill		M/I A/M L N/A	Y				
B	Win Apron		L N/A	Y				
C	Win Casing		L N/A	Y				
D	Header Stop		M/I L N/A	Y				
	Int Stops		M/I L N/A	Y				
1	Win Int Sash		M/I L N/A	Y				
2	Exterior Sill		M/I SF L N/A	Y				
3	Part Bead		M/I L N/A	Y				
4	Blind Stop		M/I SF L N/A	Y				
	Win Ext Sash		M/I L N/A	Y				
	Newel Post	26	L N/A	Y				
	Railing Cap	00	A/M L N/A	Y				
	Handrail	/	A/M L N/A	Y				
	Balusters	3.8	L N/A	Y				
	Lower rail	29	L N/A	Y				
	Treads	04	F L N/A	Y				
	Risers	12	L N/A	Y				
	Stringer	15	L N/A	Y				
	Tread edge >5'	/	L N/A	Y				
	Landing floor	04	L ☐ (dust) N/A	Y				
	Floor Edge	/	L N/A	Y				
	Floor Casing	/	L N/A	Y				
B	Window	POS	F M/I A/M L N/A	Y				
	above Sill	.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

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SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

STAIRCASE 1 - Bsmt

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Up Walls	149	(L) N/A	Y				
A B C D	Low Walls	203	(L) N/A	Y				
A B C D	Baseboards	21	(L) N/A	Y				
A B C D	Chair Rail	94	(L) N/A	Y				
A B C D	Radiator	/	L N/A	Y				
	Floor	CO	L☐ (dust) N/A	Y				
	Ceiling	NA	L N/A	Y				
A B	Door	24	(L) N/A	Y				
C (D)	Door Edge	38	(F) (L) N/A	Y				
1 2	Door Casing	26	(L) N/A	Y				
3 4	Door Jamb	18	(F) (L) N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door		L N/A	Y				
C D	Door Edge		F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb		F L N/A	Y				
	Threshold		L N/A	Y				
A B	Door		L N/A	Y				
C D	Door Edge		F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb		F L N/A	Y				
	Threshold		L N/A	Y				
A B	Door		L N/A	Y				
C D	Door Edge		F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb		F L N/A	Y				
	Closet Door		L N/A	Y				
A	Cl Door Edge		F L N/A	Y				
B	Cl Casing		L N/A	Y				
C	Closet Jamb		F L N/A	Y				
D	Closet Walls		L N/A	Y				
	Cl Baseboard		L N/A	Y				
1	Closet Pole		L N/A	Y				
2	Closet Shelf		L N/A	Y				
3	Cl Supports		L N/A	Y				
4	Closet Floor		L☐ (dust) N/A	Y				
	Closet Ceiling		L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Window Sill	41	M/I (A/M) L N/A	Y				
(B)	Win Apron	26	L N/A	Y				
C	Win Casing	38	L N/A	Y				
D	Header Stop	39	M/I L N/A	Y				
	Int Stops	99	M/I L N/A	Y				
1	Win Int Sash	109	(L) N/A	Y				
2	Exterior Sill	/	N/A	Y				
3	Part Bead	/	/A	Y				
4	Blind Stop	/	N/A	Y				
	Win Ext Sash	/	/A	Y				
A	Window Sill		M/I A/M L N/A	Y				
B	Win Apron		L N/A	Y				
C	Win Casing		L N/A	Y				
D	Header Stop		M/I L N/A	Y				
	Int Stops		M/I L N/A	Y				
1	Win Int Sash		M/I L N/A	Y				
2	Exterior Sill		M/I SF L N/A	Y				
3	Part Bead		M/I L N/A	Y				
4	Blind Stop		M/I SF L N/A	Y				
	Win Ext Sash		M/I L N/A	Y				
	Newel Post	/	L N/A	Y				
	Railing Cap	/	A/M L N/A	Y				
	Handrail	/	A/M L N/A	Y				
	Balusters	/	L N/A	Y				
	Lower rail	/	L N/A	Y				
	Treads	31	(F) L N/A	Y				
	Risers	45	L N/A	Y				
	Stringer	20	L N/A	Y				
	Tread edge >5'	/	L N/A	Y				
	Landing floor	/	L☐ (dust) N/A	Y				
	Floor Edge	/	L N/A	Y				
	Floor Casing	/	L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				

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SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

COMMENTS / STRUCTURAL DEFECTS:

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspectorr (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

BASEMENT/LAUNDRY AREA

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Walls	CO	L N/A	Y				
A B C D	Walls	/	L N/A	Y				
A B C D	Walls	/	L N/A	Y				
A B C D	Walls	/	L N/A	Y				
A B C D	Baseboards	/	L N/A	Y				
A B C D	Chair rails	/	L N/A	Y				
	Floor	NC	L ☐ (dust) N/A	Y				
	Ceiling	CO	L N/A	Y				
A B C D	Chimney	/	L N/A	Y				
A B C D	Support Colum	/	L N/A	Y				
A B	Door	CO	L N/A	Y				
C D	Door Edge	C2	F L N/A	Y				
1 2	Door Casing	CO	L N/A	Y				
3 4	Door Jamb	C1	F L N/A	Y				
	Threshold	/	L N/A	Y				
A B	Door	CO	L N/A	Y				
C D	Door Edge	CO	F L N/A	Y				
1 2	Door Casing	CO	L N/A	Y				
3 4	Door Jamb	C2	F L N/A	Y				
	Threshold	/	L N/A	Y				
	Closet Door		L N/A	Y				
A	Cl Door Edge		F L N/A	Y				
B	Cl Casing		L N/A	Y				
C	Closet Jamb		F L N/A	Y				
D	Closet Walls		L N/A	Y				
	Cl Baseboard		L N/A	Y				
1	Closet Pole		L N/A	Y				
2	Closet Shelf		L N/A	Y				
3	Cl Supports		L N/A	Y				
4	Closet Floor		L ☐ (dust) N/A	Y				
	Closet Ceiling		L N/A	Y				
A B C D	Cabinets	/	L N/A	Y				
A B	Benches	/	L N/A	Y				
C D	Supports	/	L N/A	Y				
A B C D	Pipes	/	L N/A	Y				
A B C D	Sink	/	L N/A	Y				
A B C D	Drainpipe	/	L N/A	Y				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B C D	Serviceboard	/	L N/A	Y				
A B	Shelves	/	L N/A	Y				
C D	Supports	/	L N/A	Y				
A B	Shelves	/	L N/A	Y				
C D	Supports	/	L N/A	Y				
A B	Shelves	/	L N/A	Y				
C D	Supports	/	L N/A	Y				
A B	Window frame	/	M/I L N/A	Y				
C D	Window Sash	/	M/I L N/A	Y				
1 2	Exterior Sill	/	M/I L N/A	Y				
3 4	Part Bead	/	M/I L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
A B	Window frame	/	M/I L N/A	Y				
C D	Window Sash	/	M/I L N/A	Y				
1 2	Exterior Sill	/	M/I L N/A	Y				
3 4	Part Bead	/	M/I L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
A B	Window frame	/	M/I L N/A	Y				
C D	Window Sash	/	M/I L N/A	Y				
1 2	Exterior Sill	/	M/I L N/A	Y				
3 4	Part Bead	/	M/I L N/A	Y				
	Win Ext Sash	/	M/I L N/A	Y				
	Newel Posts	/	L N/A	Y				
A B	Handrail	/	A/M L N/A	Y				
C D	Balusters	/	L N/A	Y				
1 2	Lower rail	/	L N/A	Y				
3 4	Treads	/	F L N/A	Y				
	Risers	/	L N/A	Y				
	Stringer	/	L N/A	Y				
	Tread Edge	/	L N/A	Y				
	Landing floor	/	L (dust) N/A	Y				
A B C D	Oil Tank	/	L N/A	Y				
A B C D	Win Above 5'	POS	L N/A	Y				
C	Door	CO	F M/I A/M L N/A	Y				
	Casing	CO	F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				
			F M/I A/M L N/A	Y				

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SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD

Comments/Structural Defects

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

PORCH A (side) 1 (floor)

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B	Siding	01	L N/A	Y				
C D	Corner Boards	/	L N/A	Y				
	Upper Trim	NA	L N/A	Y				
	Ceiling	NA	L N/A	Y				
	Joists	/	L N/A	Y				
	Storm Door	.	L N/A	Y				
A B	Strm Door Edge	/	F L N/A	Y				
C D	Door	02	L N/A	Y				
	Door Edge	01	F L N/A	Y				
1 2	Door Casing	01	L N/A	Y				
3 4	Door Jamb	02	F L N/A	Y				
	Threshold	04	L N/A	Y				
	Kickplate	06	L N/A	Y				
	Storm Door	.	L N/A	Y				
A B	Strm Door Edge	.	F L N/A	Y				
C D	Door	.	L N/A	Y				
	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
A B	Window Sill	20	A/M L N/A	Y				
C D	Win Casing	02	L N/A	Y				
1 2	Window Sash	CV	L N/A	Y				
3 4	Mullions	/	L N/A	Y				
A B	Window Sill	14	A/M L N/A	Y				
C D	Win Casing	03	L N/A	Y				
1 2	Window Sash	CV	L N/A	Y				
3 4	Mullions	/	L N/A	Y				
A B	Window Sill	26	A/M L N/A	Y				
C D	Win Casing	06	L N/A	Y				
1 2	Window Sash	CV	L N/A	Y				
3 4	Mullions	/	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	.	L N/A	Y				
1 2	Window Sash	.	L N/A	Y				
3 4	Mullions	.	L N/A	Y				
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	.	L N/A	Y				
1 2	Window Sash	.	L N/A	Y				
3 4	Mullions	.	L N/A	Y				
	Support Clmns	05	L N/A	Y				
	Newel post	/	L N/A	Y				
	Railing Cap	364	A/M L N/A	Y				
	Handrail	/	A/M L N/A	Y				
	Balusters	06	L N/A	Y				
	Lower Rail	04	L N/A	Y				
	Treads	nc	F L N/A	Y				
	Risers	nc	L N/A	Y				
	Stringer	/	L N/A	Y				
	Tread Edge	/	L N/A	Y				
	Lower Walls	14	L N/A	Y				
	Lattice	/	L N/A	Y				
	Lower Trim	/	L N/A	Y				
	Floor	19	L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				
		.	F M/I A/M L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can be made intact only by a licensed deleader.

SIDE	LOCATION	MEASURE: LOOSE PAINT (MORE THAN 2880 SQ. IN.)	IC DATE	IC METHOD

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic #	Signature	Date

Address of Property 49 Florentine Gdns Apt# City Springfield

PORCH C (side) 1 (floor)

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B	Siding	44	L N/A	Y				
C D	Corner Boards	/	L N/A	Y				
	Upper Trim	NA	L N/A	Y				
	Ceiling	NA	L N/A	Y				
	Joists	/	L N/A	Y				
	Storm Door	01	L N/A	Y				
A B	Strm Door Edge	04	F L N/A	Y				
C D	Door	29	L N/A	Y				
	Door Edge	38	(F) L N/A	Y				
1 2	Door Casing	29	L N/A	Y				
3 4	Door Jamb	41	F L N/A	Y				
	Threshold	29	L N/A	Y				
	Kickplate	08	L N/A	Y				
	Storm Door		L N/A	Y				
A B	Strm Door Edge		F L N/A	Y				
C D	Door		L N/A	Y				
	Door Edge		F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb		F L N/A	Y				
	Threshold		L N/A	Y				
	Kickplate		L N/A	Y				
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	/	L N/A	Y				
1 2	Window Sash	/	L N/A	Y				
3 4	Mullions	/	L N/A	Y				
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	/	L N/A	Y				
1 2	Window Sash	/	L N/A	Y				
3 4	Mullions	/	L N/A	Y				
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	/	L N/A	Y				
1 2	Window Sash	/	L N/A	Y				
3 4	Mullions	/	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	/	L N/A	Y				
1 2	Window Sash	/	L N/A	Y				
3 4	Mullions	/	L N/A	Y				
A B	Window Sill	/	A/M L N/A	Y				
C D	Win Casing	/	L N/A	Y				
1 2	Window Sash	/	L N/A	Y				
3 4	Mullions	/	L N/A	Y				
	Support Clmns	02	L N/A	Y				
	Newel post	38	L N/A	Y				
	Railing Cap	71	(A/M) L N/A	Y				
	Handrail	/	A/M L N/A	Y				
	Balusters	104	L N/A	Y				
	Lower Rail	38	L N/A	Y				
	Treads	01	F L N/A	Y				
	Risers	04	L N/A	Y				
	Stringer	02	L N/A	Y				
	Tread Edge	/	L N/A	Y				
	Lower Walls	/	L N/A	Y				
	Lattice	04	L N/A	Y				
	Lower Trim	01	L N/A	Y				
	Floor	98	(L) N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				
		/	F M/I A/M L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can be made intact only by a licensed deleader.

SIDE	LOCATION	MEASURE: LOOSE PAINT (MORE THAN 2880 SQ. IN.)	IC DATE	IC METHOD

☐ Check the box if this ROOM is RULED OUT for encapsulation because there are 3 or more A/M surfaces with adhesion problems

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic#	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

EXTERIOR A Side

SIDE A	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Siding	41	L N/A	Y				
	Corner Boards	/	L N/A	Y				
A	Lower Trim	99	L N/A	Y				
	Upper Trim	NA	L N/A	Y				
	Win Above 5'	NA	L N/A	Y				
	Porch Above 5'	/	L N/A	Y				
	Storm Door	\	L N/A	Y				
	Strm Door Edge	.	F L N/A	Y				
A	Door	.	L N/A	Y				
1 2	Door Edge	.	F L N/A	Y				
3 4	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Storm Door	.	L N/A	Y				
	Strm Door Edge		F L N/A	Y				
A	Door	.	L N/A	Y				
1 2	Door Edge	.	F L N/A	Y				
3 4	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Door	.	L N/A	Y				
A	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Window Sill	/	A/M L N/A	Y				
A	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Window Sill	/	A/M L N/A	Y				
A	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 2880 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD
A				
A				
A				
A				

SIDE A	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Window Sill	.	A/M L N/A	Y				
A	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Cellar Win Sill	.	A/M L N/A	Y				
A	Cel Win Frame	.	L N/A	Y				
#	Cel Win Sash	.	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Cellar Win Sill	.	A/M L N/A	Y				
A	Cel Win Frame	.	L N/A	Y				
#	Cel Win Sash	.	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Cellar Win Sill	.	A/M L N/A	Y				
A	Cel Win Frame	.	L N/A	Y				
#	Cel Win Sash	.	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Foundation	OS	L N/A	Y				
A	Bulkhead	/	L N/A	Y				
	Fences	/	L N/A	Y				
	Shutters	/	L N/A	Y				
	Newel post	.	L N/A	Y				
	Railing Cap	.	A/M L N/A	Y				
	Handrail	.	A/M L N/A	Y				
A	Balusters	.	L N/A	Y				
	Lower Rail	.	L N/A	Y				
	Treads	.	F L N/A	Y				
	Risers	.	L N/A	Y				
	Tread edge	.	L N/A	Y				
	Landing floor	.	L N/A	Y				
	Stringer	.	L N/A	Y				
	Lattice	.	L N/A	Y				
	Drain Pipes	.	L N/A	Y				
A	Elec Conduit	.	L N/A	Y				
	Oil Fill Pipe	.	L N/A	Y				
	Overhang Trim	.	L N/A	Y				
A	Lamp Post	\	L N/A	Y				
A		.	F M/I A/M L N/A	Y				
A		.	F M/I A/M L N/A	Y				

Soil Test Results (Must be less than 400 ppm for play area / 1200 ppm for bare soil)

LOCATION	AREA MEASUREMENT (Square Feet)	RESULT (PPM)	REMED DATE	REMED METH
Play Area				
Bare Soil				

Comments:

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic#	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

EXTERIOR B Side

SIDE B	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Siding	40	L N/A	Y				
	Corner Boards	.	L N/A	Y				
B	Lower Trim	36	L N/A	Y				
	Upper Trim	NA	L N/A	Y				
	Win Above 5'	NA	L N/A	Y				
	Porch Above 5'	.	L N/A	Y				
	Storm Door	.	L N/A	Y				
	Strm Door Edge	.	F L N/A	Y				
B	Door	.	L N/A	Y				
1 2	Door Edge	.	F L N/A	Y				
3 4	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Storm Door	.	L N/A	Y				
	Strm Door Edge		F L N/A	Y				
B	Door		L N/A	Y				
1 2	Door Edge		F L N/A	Y				
3 4	Door Casing		L N/A	Y				
	Door Jamb		F L N/A	Y				
	Threshold		L N/A	Y				
	Kickplate		L N/A	Y				
	Door		L N/A	Y				
B	Door Edge		F L N/A	Y				
1 2	Door Casing		L N/A	Y				
3 4	Door Jamb		F L N/A	Y				
	Threshold		L N/A	Y				
	Kickplate		L N/A	Y				
	Window Sill	.	A/M L N/A	Y				
B	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Window Sill	.	A/M L N/A	Y				
B	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 2880 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD
B				
B				
B				
B				

SIDE B	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Window Sill	.	A/M L N/A	Y				
B	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Cellar Win Sill	POS	A/M L N/A	Y				
B	Cel Win Frame	POS	L N/A	Y				
#1	Cel Win Sash	POS	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Cellar Win Sill	POS	A/M L N/A	Y				
B	Cel Win Frame	POS	L N/A	Y				
# 2	Cel Win Sash	POS	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Cellar Win Sill	POS	A/M L N/A	Y				
B	Cel Win Frame	POS	L N/A	Y				
#3	Cel Win Sash	POS	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Foundation	0.9	L N/A	Y				
B	Bulkhead	.	L N/A	Y				
	Fences	0.4	L N/A	Y				
	Shutters	.	L N/A	Y				
	Newel post	.	L N/A	Y				
	Railing Cap	.	A/M L N/A	Y				
	Handrail	.	A/M L N/A	Y				
B	Balusters	.	L N/A	Y				
	Lower Rail	.	L N/A	Y				
	Treads	.	F L N/A	Y				
	Risers	.	L N/A	Y				
	Tread edge	.	L N/A	Y				
	Landing floor	.	L N/A	Y				
	Stringer	.	L N/A	Y				
	Lattice	.	L N/A	Y				
	Drain Pipes	.	L N/A	Y				
B	Elec Conduit	.	L N/A	Y				
	Oil Fill Pipe	.	L N/A	Y				
	Overhang Trim	.	L N/A	Y				
B	Lamp Post	.	L N/A	Y				
B		.	F M/I A/M L N/A	Y				
B		.	F M/I A/M L N/A	Y				

Soil Test Results (Must be less than 400 ppm for play area / 1200 ppm for bare soil)

LOCATION	AREA MEASUREMENT (Square Feet)	RESULT (PPM)	REMED DATE	REMED METH
Play Area				
Bare Soil				

Comments:

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic#	Signature	Date

Address of Property **49 Florentine Gdns** Apt# City **Springfield**

EXTERIOR C Side

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
C	Siding	38	L N/A	Y				
	Corner Boards	/	L N/A	Y				
	Lower Trim	/	L N/A	Y				
	Upper Trim	N/A	L N/A	Y				
	Win Above 5'	NA	L N/A	Y				
	Porch Above 5'	/	L N/A	Y				
	Storm Door	/	L N/A	Y				
	Strm Door Edge	.	F L N/A	Y				
C	Door	.	L N/A	Y				
1 2	Door Edge	.	F L N/A	Y				
3 4	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Storm Door	.	L N/A	Y				
	Strm Door Edge	.	F L N/A	Y				
C	Door	.	L N/A	Y				
1 2	Door Edge	.	F L N/A	Y				
3 4	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Door	.	L N/A	Y				
C	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Window Sill	POS	A/M L N/A	Y				
C	Win Casing	POS	L N/A	Y				
x4	Window Sash	POS	L N/A	Y				
	Window Sill	/	A/M L N/A	Y				
C	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 2880 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD
C				
C				
C				
C				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Window Sill	/	A/M L N/A	Y				
C	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Cellar Win Sill	POS	A/M L N/A	Y				
C	Cel Win Frame	POS	L N/A	Y				
#1	Cel Win Sash	POS	L N/A	Y				
	Screen Frame	/	L N/A	Y				
	Cellar Win Sill	POS	A/M L N/A	Y				
C	Cel Win Frame	POS	L N/A	Y				
#2	Cel Win Sash	POS	L N/A	Y				
	Screen Frame	/	L N/A	Y				
	Cellar Win Sill	/	A/M L N/A	Y				
C	Cel Win Frame	.	L N/A	Y				
#	Cel Win Sash	.	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Foundation	09	L N/A	Y				
C	Bulkhead	02	L N/A	Y				
	Fences	04	L N/A	Y				
	Shutters	/	L N/A	Y				
	Newel post	/	L N/A	Y				
	Railing Cap	.	A/M L N/A	Y				
	Handrail	.	A/M L N/A	Y				
C	Balusters	.	L N/A	Y				
	Lower Rail	.	L N/A	Y				
	Treads	.	F L N/A	Y				
	Risers	.	L N/A	Y				
	Tread edge	.	L N/A	Y				
	Landing floor	.	L N/A	Y				
	Stringer	.	L N/A	Y				
	Lattice	.	L N/A	Y				
	Drain Pipes	.	L N/A	Y				
C	Elec Conduit	.	L N/A	Y				
	Oil Fill Pipe	.	L N/A	Y				
	Overhang Trim	.	L N/A	Y				
C	Lamp Post	.	L N/A	Y				
C		.	F M/I A/M L N/A	Y				
C		.	F M/I A/M L N/A	Y				

Soil Test Results (Must be less than 400 ppm for play area / 1200 ppm for bare soil)

LOCATION	AREA MEASUREMENT (Square Feet)	RESULT (PPM)	REMED DATE	REMED METH
Play Area				
Bare Soil				

Comments:

Michelle Geer | I4253 | Michelle Geer | 10/6/2025
Inspector (print) | Lic # | Signature | Date

Risk Assessor (print) | Lic# | Signature | Date

Address of Property 49 Florentine Gdns | Apt# | City Springfield

EXTERIOR D Side

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
D	Siding	01	L N/A	Y				
	Corner Boards	/	L N/A	Y				
	Lower Trim	/	L N/A	Y				
	Upper Trim	NA	L N/A	Y				
	Win Above 5'	NA	L N/A	Y				
	Porch Above 5'	/	L N/A	Y				
D	Storm Door	.	L N/A	Y				
	Strm Door Edge	.	F L N/A	Y				
1 2	Door	.	L N/A	Y				
3 4	Door Edge	.	F L N/A	Y				
	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
D	Storm Door	.	L N/A	Y				
	Strm Door Edge	.	F L N/A	Y				
1 2	Door	.	L N/A	Y				
3 4	Door Edge	.	F L N/A	Y				
	Door Casing	.	L N/A	Y				
	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
D	Door	.	L N/A	Y				
	Door Edge	.	F L N/A	Y				
1 2	Door Casing	.	L N/A	Y				
3 4	Door Jamb	.	F L N/A	Y				
	Threshold	.	L N/A	Y				
	Kickplate	.	L N/A	Y				
	Window Sill	/	A/M L N/A	Y				
D	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Window Sill	/	A/M L N/A	Y				
D	Win Casing	/	L N/A	Y				
#	Window Sash	.	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can only be made intact by a Deleader (MORE THAN 2880 SQ. IN.)

SIDE	LOCATION	MEASURE: LOOSE PAINT	IC DATE	IC METHOD
D				
D				
D				
D				

SIDE	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
	Window Sill	.	A/M L N/A	Y				
D	Win Casing	.	L N/A	Y				
#	Window Sash	.	L N/A	Y				
	Cellar Win Sill	NA	A/M L N/A	Y				
D	Cel Win Frame	NA	L N/A	Y				
# 1	Cel Win Sash	NA	L N/A	Y				
	Screen Frame	NA	L N/A	Y				
	Cellar Win Sill	.	A/M L N/A	Y				
D	Cel Win Frame	.	L N/A	Y				
#	Cel Win Sash	.	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Cellar Win Sill	.	A/M L N/A	Y				
D	Cel Win Frame	.	L N/A	Y				
#	Cel Win Sash	.	L N/A	Y				
	Screen Frame	.	L N/A	Y				
	Foundation	08	L N/A	Y				
D	Bulkhead	/	L N/A	Y				
	Fences	02	L N/A	Y				
	Shutters	/	L N/A	Y				
	Newel post	.	L N/A	Y				
	Railing Cap	.	A/M L N/A	Y				
	Handrail	.	A/M L N/A	Y				
D	Balusters	.	L N/A	Y				
	Lower Rail	.	L N/A	Y				
	Treads	.	F L N/A	Y				
	Risers	.	L N/A	Y				
	Tread edge	.	L N/A	Y				
	Landing floor	.	L N/A	Y				
	Stringer	.	L N/A	Y				
	Lattice	.	L N/A	Y				
	Drain Pipes	.	L N/A	Y				
D	Elec Conduit	.	L N/A	Y				
	Oil Fill Pipe	.	L N/A	Y				
	Overhang Trim	.	L N/A	Y				
D	Lamp Post	.	L N/A	Y				
D		.	F M/I A/M L N/A	Y				
D		.	F M/I A/M L N/A	Y				

Soil Test Results (Must be less than 400 ppm for play area / 1200 ppm for bare soil)

LOCATION	AREA MEASUREMENT (Square Feet)	RESULT (PPM)	REMED DATE	REMED METH
Play Area				
Bare Soil				

Comments:

Michelle Geer	I4253	Michelle Geer	10/6/2025
Inspector (print)	Lic #	Signature	Date

Risk Assessor (print)	Lic#	Signature	Date

Address of Property **49 Florentine** Gdns Apt# City **Springfield**

GARAGE

SIDE A	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
A	Siding	CO	L N/A	Y				
A	Corner Boards	/	L N/A	Y				
A	Lower Trim	/	L N/A	Y				
A	Upper Trim	NA	L N/A	Y				
A	Door	/	L N/A	Y				
A	Door Edge	/	F L N/A	Y				
A	Door Casing	38	L N/A	Y				
A	Door Jamb	141	F L N/A	Y				
A	Threshold	/	L N/A	Y				
A	Window Sill	/	A/M L N/A	Y				
A	Win Casing	/	L N/A	Y				
A	Win Sash	/	L N/A	Y				
A	Foundation	CO	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

SIDE C	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
C	Siding	NA	L N/A	Y				
C	Corner Boards	NA	L N/A	Y				
C	Lower Trim	NA	L N/A	Y				
C	Upper Trim	NA	L N/A	Y				
C	Door	NA	L N/A	Y				
C	Door Edge	NA	F L N/A	Y				
C	Door Casing	NA	L N/A	Y				
C	Door Jamb	NA	F L N/A	Y				
C	Threshold	NA	L N/A	Y				
C	Window Sill	NA	A/M L N/A	Y				
C	Win Casing	NA	L N/A	Y				
C	Win Sash	NA	L N/A	Y				
C	Foundation	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can be made intact only by a licensed deleader.

SIDE A	LOCATION ASURE: LOOSE PAINT (MORE THAN 2880 SQ. IN.)		IC DATE	IC METHOD
A				
A				

SIDE C	LOCATION ASURE: LOOSE PAINT (MORE THAN 2880 SQ. IN.)		IC DATE	IC METHOD
C				
C				

SIDE B	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
B	Siding	NA	L N/A	Y				
B	Corner Boards	NA	L N/A	Y				
B	Lower Trim	NA	L N/A	Y				
B	Upper Trim	NA	L N/A	Y				
B	Door	NA	L N/A	Y				
B	Door Edge	NA	F L N/A	Y				
B	Door Casing	NA	L N/A	Y				
B	Door Jamb	NA	F L N/A	Y				
B	Threshold	NA	L N/A	Y				
B	Window Sill	NA	A/M L N/A	Y				
B	Win Casing	NA	L N/A	Y				
B	Win Sash	NA	L N/A	Y				
B	Foundation	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

SIDE D	LOCATION/ SURFACE	LEAD	TYPE OF HAZARD	URG HAZ?	IC DATE	IC METH	DELEAD DATE	DELEAD METH
D	Siding	NA	L N/A	Y				
D	Corner Boards	NA	L N/A	Y				
D	Lower Trim	NA	L N/A	Y				
D	Upper Trim	NA	L N/A	Y				
D	Door	NA	L N/A	Y				
D	Door Edge	NA	F L N/A	Y				
D	Door Casing	NA	L N/A	Y				
D	Door Jamb	NA	F L N/A	Y				
D	Threshold	NA	L N/A	Y				
D	Window Sill	NA	A/M L N/A	Y				
D	Win Casing	NA	L N/A	Y				
D	Win Sash	NA	L N/A	Y				
D	Foundation	NA	L N/A	Y				

COMMENTS / STRUCTURAL DEFECTS:

EXCLUDED SURFACES: Surfaces listed in these boxes can be made intact only by a licensed deleader.

SIDE B	LOCATION ASURE: LOOSE PAINT (MORE THAN 2880 SQ. IN.)		IC DATE	IC METHOD
B				
B				

SIDE D	LOCATION ASURE: LOOSE PAINT (MORE THAN 2880 SQ. IN.)		IC DATE	IC METHOD
D				
D				

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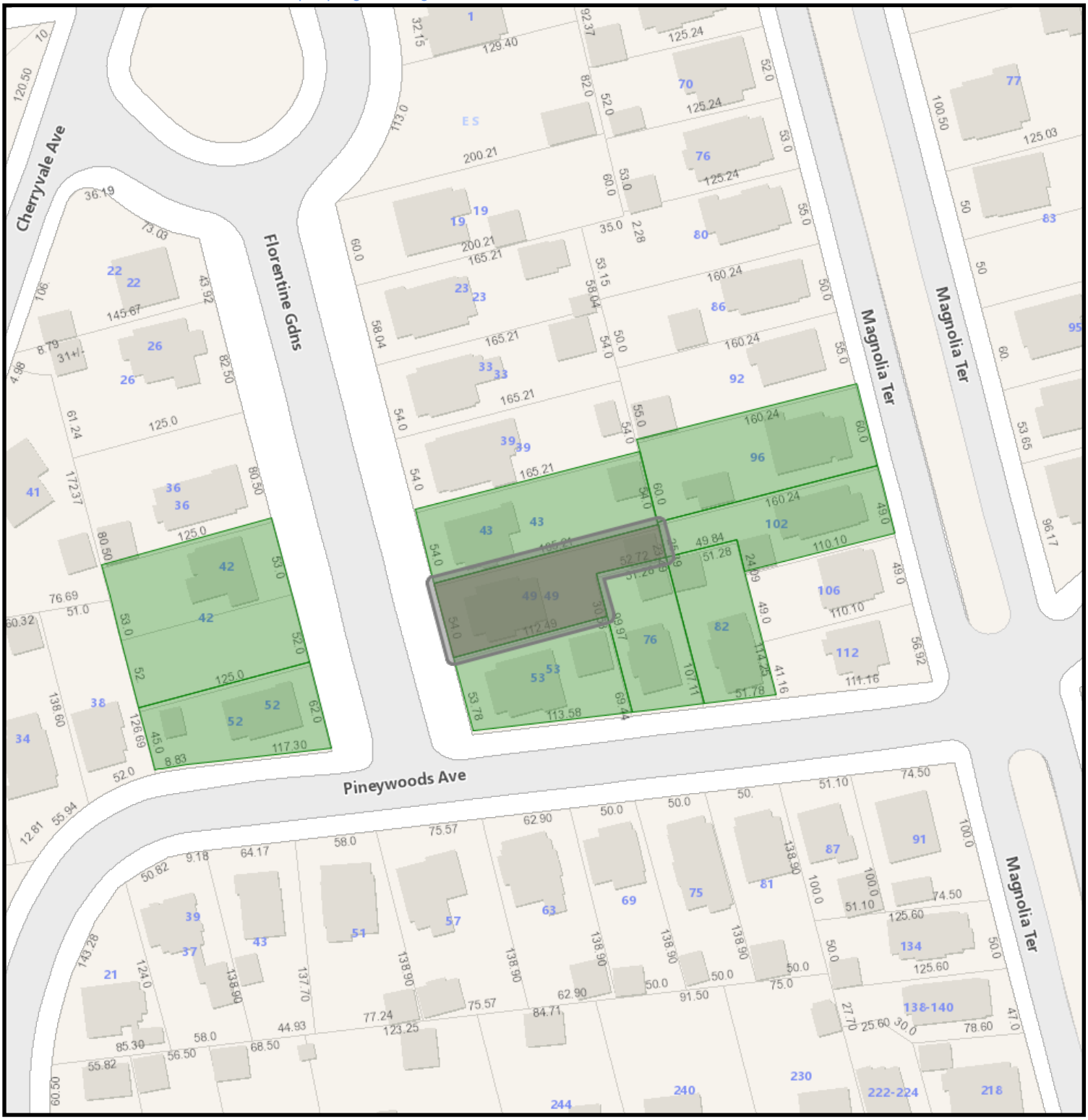

49 Florentine Gardens GIS

12/3/2025 1:00:12 PM

Scale: 1"=100'

Scale is approximate

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081200028
CLOUTIER DEBORAH L
102 MAGNOLIA TERRACE
SPRINGFIELD, MA 01108

052100014
GRAUL MEAGHAN F & DAVID
43 FLORENTINE GARDENS
SPRINGFIELD, MA 01108

097650017
MIRHEJ MELISSA LYNN
82 PINEYWOODS AVE
SPRINGFIELD, MA 01108

097650016
PATRON CRYSTAL L &
76 PINEYWOODS AVE
SPRINGFIELD, MA 01108

052100010
ROBERT JEANNE M
53 FLORENTINE GARDENS
SPRINGFIELD, MA 01108

052100007
SEARS KEVIN M & MOLLY M
42 FLORENTINE GARDENS
SPRINGFIELD, MA 01108

081200026
SPRAGUE EMILY & JAMI
96 MAGNOLIA TER
SPRINGFIELD, MA 01108

052100012
STONEFIELD ALISON L &
336 REEDS LANDING
SPRINGFIELD, MA 01109

052100009
SULLIVAN J JEFFREY &
52 FLORENTINE GARDENS
SPRINGFIELD, MA 01108

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 21 Mountainview Street

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☑ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☑ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☑ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.

☑ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	***DECISION:***
DATE RECEIVED: December 1, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 21 Mountainview Street

APPLICATION TYPE (Select Application Type)

☐ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☒ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

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☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 21 MOUNTAIN VIEW ST

CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐

PROPERTY OWNER: AAD, LLC

OWNER ADDRESS:
☐ Check box if same as property address 605 SOUTHWICK ST, FEEDING HILLS, MA 01030

OWNER PHONE NUMBER: 413-246-9477

REPRESENTATIVE/CONTRACTOR NAME: NIKOLAY DIPON

OWNER EMAIL ADDRESS: aadrealtyllc@gmail.com ~~Adipon@gmail.com~~

REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-246-9477

PROPERTY CODE: 08875-0021

REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: ndipon@gmail.com

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):

PLEASE SEE ATTACHED PAPER

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PLEASE SEE ATTACHED PAPER

PROPOSED MODIFICATIONS

(Please check all that apply)

- ☒ **Windows (see Page 3)**
- ☒ **Doors (see Page 4)**
- ☐ **Siding (see Page 5)**
- ☐ **Roofing (see Page 6)**
- ☐ **Solar (see Page 6)**
- ☐ **Signs (see Page 7)**
- ☐ **Heat Pumps (see page 7)**
- ☐ **Paint (see Page 8)**
- ☐ **Renovations (e.g. Porches) (see Page 8)**
- ☐ **New Construction (all of the above)**
- ☒ **Other Projects (see Page 9):**

☒ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

PROPERTY OWNER'S SIGNATURE

DATE 11/24/25

WINDOWS

☐ *Check box indicating that you are submitting an order sheet with renderings/brochure of the proposed windows.*

☒ *Check box indicating that you are submitting photographs of the existing windows.*

☐ *Check box indicating that you are aware of the City's Window Guidelines (click here).*

Will the Dimensions of the Windows Change: ☐ *Yes (Please Provide Details Below Under Additional Information)* ☒ *No*

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE CURRENT WINDOWS:

CURRENT ONES ARE NEW REPLACEMENTS. OLD ONES WERE FIRE DAMAGED

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

FIRE DAMAGE

NUMBER OF WINDOWS TO BE REPLACED/ADDED:	40
NEW WINDOW MANUFACTURER:	ANDERSON
MODEL NUMBER(S):	

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):	VINYL	VINYL
EXTERNAL COLOR(S) (e.g. black, white, etc):	WHITE	WHITE
GRID PLACEMENT (Interior or Exterior):	EXTERIOR	EXTERIOR
GRID PATTERN (e.g. two-over-two; six-over-one, etc):	DIAMOND PANE PATTERN	DIAMOND PANE PATTERN
WINDOW STYLE(S) (e.g. double-hung, etc):	DOUBLE-HUNG	DOUBLE-HUNG
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):	DOUBLE PANE	DOUBLE PANE

ADDITIONAL INFOMRATION:

DOORS

☐ *Check box indicating that you are submitting an order sheet with renderings/brochure of the proposed door(s).*

☒ *Check box indicating that you are submitting photographs of the existing door(s).*

Will the Dimensions of the Door(s) Change: ☐ *Yes (Please Provide Details Below Under Additional Information)* ☒ *No*

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE CURRENT DOOR(S):

DOOR WAS FIRE DAMAGED AND HAS BEEN REPLACED

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE DOOR(S):

FIRE DAMAGE

NUMBER OF DOOR(S) TO BE REPLACED/ADDED:	1
NEW DOOR MANUFACTURER:	
MODEL NUMBER(S):	

	EXISTING	PROPOSED
MATERIAL *(e.g. steel, fiberglass, etc)*:	WOOD	WOOD
EXTERNAL COLOR(S) *(e.g. black, white, etc)*:	BROWN	BROWN
DOOR STYLE(S) *(e.g. colonial, etc)*:	COLONIAL	COLONIAL
PANEL PATTERN *(e.g. single; two panel, etc)*:	FIVE PANELS	FIVE PANELS
GLASS PLACEMENT:	TOP OF DOOR	TOP OF DOOR
GLASS TYPE(S) *(e.g. single-pane, double-pane, etc)*:	SINGE-PANE	SINGLE-PANE

ADDITIONAL INFOMRATION:

PAINT

☐ *Check box indicating that you are submitting samples of the proposed paint color(s).*	
☐ *Check box indicating that you are submitting photographs of the existing conditions (existing color(s)).*	
BUILDING SIDE(S) WITH NEW PAINT COLOR:	
PAINTING OF OTHER STRUCTURES *(e.g. porch, deck, sunroom, etc)*:	

	EXISTING	PROPOSED
COLORS:		

RENOVATIONS

FOR ANY RENOVATIONS INVOLVING MODIFICATIONS TO WINDOWS, DOORS, SIDING, ROOFING OR PAINT, PLEASE FILL OUT THOSE SECTIONS OF THIS APPLICATION (PAGES 2 AND 3).

☐ *Check box indicating that you are submitting brochures and/or renderings of the proposed renovation(s).*	
☒ *Check box indicating that you are submitting photographs of the existing conditions (existing colors).*	
STRUCTURE BEING RENOVATION *(e.g. front porch, side porch, etc.)*:	FOUNDATION
WILL THERE BE RENOVATIONS TO RAILINGS, FLOORING, CEILING:, BALLASTERS, PILLARS, STEPS?	☐ **YES (PLEASE PROVIDE MORE INFO BELOW)** ☐ **NO**

EXISTING CONDITIONS/DESCRIPTION	PROPOSED RENOVATIONS
CRACKED FOUNDATION	COVER W/ CONCRETE STONE PATTERN

Project Description:

The front windows that were fire damaged have been replaced and have had the wood grid pattern installed to match previous windows.
The front door was fire damaged and therefore replaced with a door that matched as closely to the original as I could find.
The foundation had cracks in it so I had it repaired.

Justification for Certificate of Hardship:

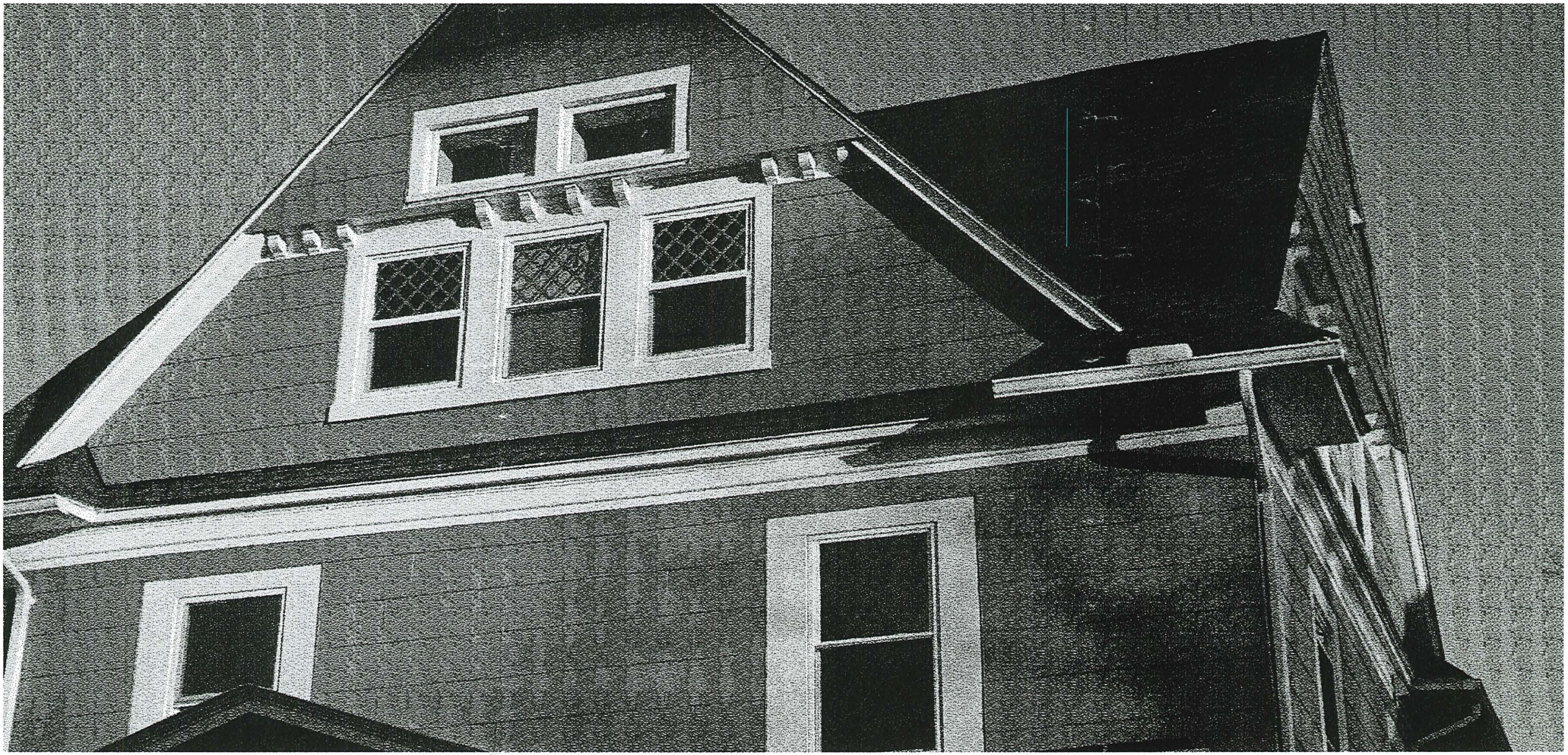
I had assigned a representative to attend the hearing on September 21, 2023 regarding the replacement of the fire damaged windows and the representative was not able to make it due to a last-minute emergency and did not let me know in time. I was not aware that the approval was denied for replacing the front windows that is why I proceeded to replace them. Regarding the front door, it was damaged and needed to be replaced immediately. I could not find a door that matched the original one exactly so I got one that was as close a match as possible and replaced it. As far as the foundation, it had cracks all over it so I had it repaired in the pattern that you see in the photos. I did not know I needed approval for that and did not know it would be an issue. All three of these were issues that needed immediate attention, they were not simply done to enhance the cosmetic appeal of the property.

FOR SALE
11/18/2025 12:56

PRIVATE
PROPERTY
NO TRESPASSING
11/18/2025 12:56

1904
21
11/18/2025 12:57

DIAMOND PATTERN INSTALLED



SPRINGFIELD·HISTORICAL·COMMISSION
70 Tapley Street
Springfield, MA 01104

Violation

10/21/2025

AAD, LLC
605 Southwick Street
Feeding Hills, MA 01030

Dear AAD, LLC:

Please be advised that Office of Planning & Economic Development, via the Staff liaison to the Springfield Historical Commission, confirmed that the building at 21 Mountainview Street is in violation of a 2006 Certificate of Hardship, specifically relating to the third-floor windows. As approved in 2006, the *third-floor windows were to be covered with an exterior wood grid pattern to match the diamond pane pattern of the previous windows that were to be permanently affixed to the window*. At a recent site visit, Staff observed that there were no wooden diamond-pane pattern grids affixed to the windows.

Furthermore, in reviewing your 2023 application relating to replacing all fire-damaged windows, please be advised that that part of the application was never resolved, and therefore, is not in effect, as the Commission only approved repairs to the building's siding during the August 3, 2023 hearing. The portion of the application pertaining to the fire-damaged windows was originally continued to the September 21, 2023 meeting agenda; however, due to the lack of someone appearing before the Commission on that date, the part of the application relating to the fire-damaged windows was denied. Consequently, approval relating to the windows is still required.

In consideration of these observations, the Historical Commission is respectfully requesting that you resubmit an application relating to the windows. The next available Springfield Historical Commission meeting is **Thursday, November 20, 2025 at 5:30pm** and the application needs to be submitted two weeks in advance of the meeting **(by Wednesday, November 5, 2025 at 12:00pm).** If you cannot make this meeting, please contact me for future meeting dates.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of this violation to determine if permitting is required on their end.

If you have any questions, please feel free to contact me at (413) 787-6525.

Sincerely,

Andrew Strniste
Director of Community Planning

Return Address:
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department, Class Realty, Inc

SPRINGFIELD · HISTORICAL · COMMISSION

CITY HALL
SPRINGFIELD,
MASSACHUSETTS
01103

NOTICE OF DECISION

THE SPRINGFIELD HISTORICAL COMMISSION has approved a Certificate of Hardship for the following property:

21 Mountainview Street
Property

Paul & Doris Murphy
Owner
21 Mountianview Street
Springfield, MA 01108

District: **Forest Park Heights**

To keep the one-over-one vinyl replacement windows on the third floor provided they are covered with an exterior wood grid pattern which matches diamond pane pattern of previous windows. Wood grids to be affixed permanently.

Date Issued August 4, 2006

Robert McCarroll, Chairman
Authorized Signature

This Certificate is issued with the understanding that all changes approved by the Springfield Historical Commission are in compliance with any related municipal agency's rules, regulations and/or codes. The Historical Commission will not assume responsibility for any violation of these regulations that might occur as a result of the above approval.

PLEASE POST THIS CERTIFICATE DURING CONSTRUCTION

SPRINGFIELD HISTORICAL COMMISSION

70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020 (office)
413.787.6524 (fax)

For a valid application, it must contain the following information:
--Type of Certificate petitioner is seeking must be indicated
--Owner's signature must appear on the Application
-- PHOTOS, MATERIALS, and PLANS specified on the Application instruction sheets

Incomplete applications will NOT be accepted.

APPLICATION FOR CERTIFICATE OF: (check one only)
APPROPRIATENESS ✓
HARDSHIP
NON-APPLICABILITY

☐ The petitioner will require an interpreter

21 Mountainview St
Address of Property

AAD, LLC
Owner

P.O. Box 276 Chicopee MA 01014
Address of Owner

For Historical Commission Use	
Date Received	Waived by Abutters
Date Notice Posted	Waived by Commission
Date Notice Mailed	Date Discussed/No Hearing
Hearing Date	Decision/Date

Proposed Change (describe in detail below):

1) Replace all fire damaged windows on the house, Existing white vinyl windows to white vinyl windows
2) Repairs to siding with existing cement siding

Justification for Certificate of Hardship:

.....
Property Owner's Signature

413.214.2511
Daytime Telephone Number

aadrealty11c@gmail.com
Email Address

(Please attach additional information to this sheet)

FOR SALE
09/29/2025 14:58

6CBN 89
09/29/2025 14:58

SPRINGFIELD·HISTORICAL·COMMISSION
70 Tapley Street
Springfield, MA 01104

Violation
Second-Attempt

11/18/2025

AAD, LLC
605 Southwick Street
Feeding Hills, MA 01030

Dear AAD, LLC:

Please be advised that this is the second attempt by the Office of Planning & Economic Development, via the Staff liaison to the Springfield Historical Commission, to inform you that there is an existing violation relating to the building at 21 Mountainview Street pertaining to a 2006 Certificate of Hardship, specifically relating to the third-floor windows. As approved in 2006, the *third-floor windows were to be covered with an exterior wood grid pattern to match the diamond pane pattern of the previous windows that were to be permanently affixed to the window*. At a recent site visit, Staff observed that there were no wooden diamond-pane pattern grids affixed to the windows.

Furthermore, in reviewing your 2023 application relating to replacing all fire-damaged windows, please be advised that that part of the application was never resolved, and therefore, is not in effect, as the Commission only approved repairs to the building's siding during the August 3, 2023 hearing. The portion of the application pertaining to the fire-damaged windows was originally continued to the September 21, 2023 meeting agenda; however, due to the lack of someone appearing before the Commission on that date, the part of the application relating to the fire-damaged windows was denied. Consequently, approval relating to the windows is still required.

In addition to the unauthorized installation of the windows, Staff recently observed two more notable issues that did not receive approval from the Commission: 1) the unauthorized replacement of the first-floor front door, and 2) the unauthorized modification to the foundation. All of the aforementioned unauthorized renovations require approval from the Historical Commission.

In consideration of these observations, the Historical Commission is respectfully requesting that you submit an application to obtain approval for the aforementioned renovations. The next available Springfield Historical Commission meeting is **Thursday, December 18, 2025 at 5:30pm** and the application needs to be submitted two weeks in advance of the meeting **(by Wednesday, December 3, 2025 at 12:00pm).** If you cannot make this meeting, please contact me for future meeting dates.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of this violation to determine if permitting is required on their end.

If you have any questions, please feel free to contact me at (413) 787-6525.

cc: file, Springfield Law Department, Springfield Building Department, Class Realty, Inc

Sincerely,

Andrew Strniste
Director of Community Planning

Return Address:
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department, Class Realty, Inc

11/18/2025 12:56

11/18/2025 12:56

FOR SALE
11/18/2025 12:56

PRIVATE
PROPERTY
NO TRESPASSING
11/18/2025 12:56

1904
21
11/18/2025 12:57

Generated from maps.springfield-ma.gov
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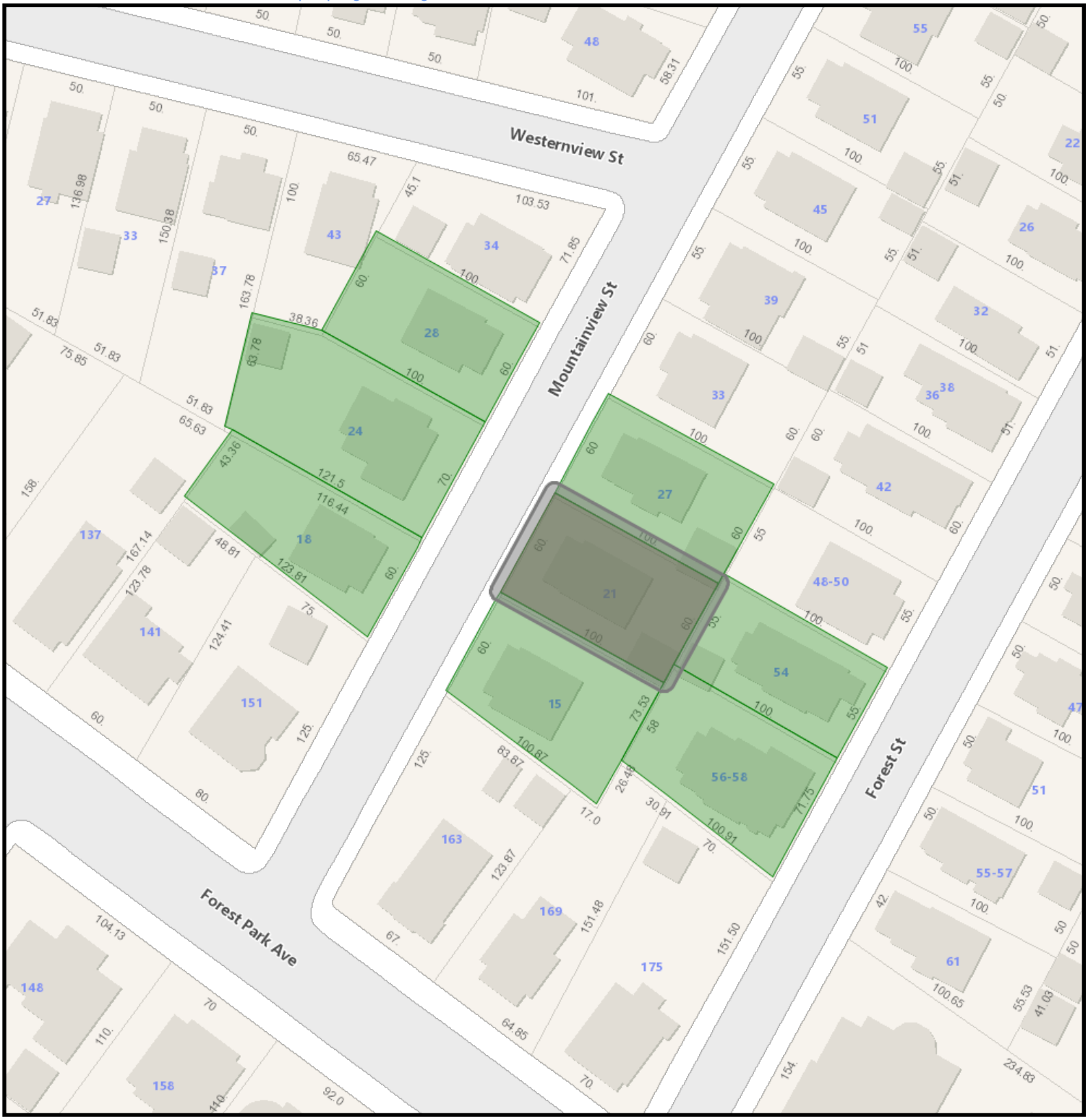

21 Mountainview Street GIS

12/3/2025 11:32:31 AM

Scale: 1"=75'

Scale is approximate

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088750021
AAD LLC
605 SOUTHWICK ST
FEEDING HILLS, MA 01030

088750022
BONILLA FELICIANO
836 WILBRAHAM RD
SPRINGFIELD, MA 01109

088750005
CROCCO NATHAN &
24 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

052600011
FOSTER BILSON M
56 FOREST ST
SPRINGFIELD, MA 01108

088750007
MALDONADO MARIA A.
28 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

088750003
MCINTOSH MOSES & LEIDIS
18 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

052600010
MCKENZIE KATHLEEN ANN &
54 FOREST ST
SPRINGFIELD, MA 01108

088750020
WILLIAMS NATALIE A
27 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 22 Salem St, Springfield MA 01105

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ **APPLICATION**

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED**.

☑ **PICTURES OF EXISTING CONDITIONS**

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☑ **LETTER OF AUTHORIZATION**

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Byers-Spring/Quadrangle-Mattoon National Register District	**DECISION:**
DATE RECEIVED: December 3, 2025	**DECISION DATE:**
HEARING DATE: December 18, 2025	**DATE DISCUSSED (NO HEARING):**
DATE NOTICE POSTED: December 4, 2025	**WAIVED BY COMMISSION:**
DATE NOTICE MAILED: December 4, 2025	**WAIVED BY ABUTTERS:**

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 22 Salem St, Springfield MA 01105

APPLICATION TYPE Certificate of Appropriateness

☑ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ ***CERTIFICATE OF HARDSHIP***

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Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

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Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☐ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

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☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 22 Salem St, Springfield MA 01105	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: Rafael Osorio & Lemuel Gonzalez	
OWNER ADDRESS: ☐ Check box if same as property address 1602 Allen St, Springfield MA 01118	
OWNER PHONE NUMBER: 413-366-1536	**REPRESENTATIVE/CONTRACTOR NAME:**
OWNER EMAIL ADDRESS: RL@crossover.email	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:**
PROPERTY CODE: 10530-0008	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:**

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):
The attic space at this property does not currently have sufficient ventilation to meet building code requirements. This is also a requirement to install insulation via the Mass Save program. To address this, we are proposing to install a ridge vent and match the roofing shingles to the existing roof.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS
(Please check all that apply)

- ☐ ***Windows (see Page 3)***
- ☐ ***Doors (see Page 4)***
- ☐ ***Siding (see Page 5)***
- ☑ ***Roofing (see Page 6)***
- ☐ ***Solar (see Page 6)***
- ☐ ***Signs (see Page 7)***
- ☐ ***Heat Pumps (see page 7)***
- ☐ ***Paint (see Page 8)***
- ☐ ***Renovations (e.g. Porches) (see Page 8)***
- ☐ ***New Construction (all of the above)***
- ☐ ***Other Projects (see Page 9):***

☐ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Rafael Osorio
PROPERTY OWNER'S SIGNATURE

12/3/2025
DATE

ROOFING

☐ *Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.*

☑ *Check box indicating that you are submitting photographs of the existing roofing.*

	EXISTING	PROPOSED
ROOF STYLE *(e.g. gable, hip, mansard, etc)*:	gable	
MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:	asphalt shingle	

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

ADDITIONAL INFOMRATION:

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?	☐ **YES (PLEASE PROVIDE MORE INFO ABOVE)** ☐ **NO**

☐ *Check box indicating that you are submitting plans of the proposed solar project.*

☐ *Check box indicating that you are submitting photographs of the existing roofing.*

ROOF MATERIAL *(e.g. asphalt shingle, slate, clay tile, etc)*:	
NUMBER OF SOLAR POWERED PANELS:	
SOLAR MANUFACTURER:	
LOCATION OF SOLAR POWERED PANELS *(e.g. north side of roof)*:	
LOCATION OF MAIN SERVICE PANEL & METER *(e.g. rear of building)*:	
LOCATION OF OTHER ELECTRICAL COMPONENTS *(e.g. rear of building)*:	
LOCATION OF CONDUIT *(e.g. side of building, inside the house)*:	
PROPOSED COLOR OF CONDUIT *(e.g. silver, same as house)*:	

Dear Mr. Strniste and Esteemed Members of the Historical Commission,

Please accept this letter as formal authorization for **Mr. Daniel Diaz** of the **RISE program** to act as our representative at the public hearing concerning the proposed work at **22 Salem Street (Installation of a Roof Vent)**, scheduled for **Thursday, December 18, 2025**.

Due to a pre-existing scheduling conflict, we are unfortunately unable to attend the meeting at 5:30 PM.

We have designated Mr. Diaz as our representative because of his deep involvement with this project. He has been with us from the very beginning of this process and is fully conversant with all the specific details of the proposed work, better positioning him to represent our interests and answer any questions the Commission may have.

Thank you for your consideration.

Sincerely,
Rafael Osorio

Crossover Church
1602 Allen St, Springfield, MA 01118
www.CROSSOVERSPRINGFIELD.church

Love God, Love each Other, Love our city.

47
1403

48
403

Generated from maps.springfield-ma.gov

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22 Salem Street GIS Map

12/3/2025 12:28:50 PM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

105300017
AUGUSTUS RHONDA C TR
9 OVERBROOK TER
NATICK, MA 01760

105300008
IGLESIA BAUTISTA
22 SALEM ST
SPRINGFIELD, MA 01105

105300010
IGLESIA BAUTISTA
22 SALEM ST
SPRINGFIELD, MA 01105

095850112
PAPYRUS EQUITIES LLC
38 WELCH RD
BROOKLINE, MA 02445

095850118
PAPYRUS EQUITIES LLC
38 WELCH RD
BROOKLINE, MA 02445

105300020
PAPYRUS EQUITIES LLC
38 WELCH RD
BROOKLINE, MA 02445

105300006
THE CHRISTIAN BIBLICAL
18 SALEM ST
SPRINGFIELD, MA 01105

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 56-52 Bay Street

Incomplete application will ***NOT*** be accepted and scheduled. A complete and valid application ***MUST*** contain the following information:

1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
2) The property owner's signature must appear on the application;
3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☑ ***APPLICATION***

Please complete the attached application and ***PROVIDE ADDITIONAL PAGES IF NEEDED***.

☑ ***PICTURES OF EXISTING CONDITIONS***

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐ ***RENDERING OF PROPOSED PROJECT UPON COMPLETION***

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐ ***PRODUCT SPECIFICATIONS***

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date*.

☑ ***LETTER OF AUTHORIZATION***

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: McKnight National Register District	***DECISION:***
DATE RECEIVED: December 2, 2025	***DECISION DATE:***
HEARING DATE: December 18, 2025	***DATE DISCUSSED (NO HEARING):***
DATE NOTICE POSTED: December 4, 2025	***WAIVED BY COMMISSION:***
DATE NOTICE MAILED: December 4, 2025	***WAIVED BY ABUTTERS:***

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 56-52 Bay Street

APPLICATION TYPE Demolition Delay Exemption

☐ ***CERTIFICATE OF APPROPRIATENESS***

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐ ***CERTIFICATE OF HARDSHIP***

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐ ***CERTIFICATE OF NON-APPLICABILITY***

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐ ***ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)***

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐ ***PRESERVATION AGREEMENT***

Selection this type of application if the structure contains a Preservation Restriction.

☑ ***PRESERVATION OF HISTORICALLY SIGNIFCANT BUILDINGS (DEMO DELAY)***

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐ ***MUNICIPAL PROTOCOL***

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐ ***SECTION 106 REVIEW***

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars ($10.00) or no more than five hundred dollars ($500.00)

Springfield Historical Commission

70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 56-52 Bay Street	**CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER** ☐
PROPERTY OWNER: Special Attorney Receiver Patti Glenn	
OWNER ADDRESS: ☐ *Check box if same as property address* 52 Mulberry St, Springfield, MA 01105	
OWNER PHONE NUMBER: 413-734-9955	**REPRESENTATIVE/CONTRACTOR NAME:** Sam Scoppettone / Way Finders, Inc.
OWNER EMAIL ADDRESS: attypatti@yahoo.com	**REPRESENTATIVE/CONTRACTOR PHONE NUMBER:** 413-233-1784
PROPERTY CODE: 010850013	**REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:** sscoppettone@wayfinders.org

PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):
Property contains two vacant/abandoned structures on one lot currently subject to a court-ordered sale by Special Attorney Receiver. 56 Bay Street is a two-family that will be rehabilitated. 52 Bay Street cannot be feasibly restored and must be demolished. Way Finders requests a waiver of the demolition delay for 52 Bay Street only. (Renovation of 56 Bay will be subject to a separate application if necessary.)

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):

PROPOSED MODIFICATIONS
(Please check all that apply)

- ☐ ***Windows (see Page 3)***
- ☐ ***Doors (see Page 4)***
- ☐ ***Siding (see Page 5)***
- ☐ ***Roofing (see Page 6)***
- ☐ ***Solar (see Page 6)***
- ☐ ***Signs (see Page 7)***
- ☐ ***Heat Pumps (see page 7)***
- ☐ ***Paint (see Page 8)***
- ☐ ***Renovations (e.g. Porches) (see Page 8)***
- ☐ ***New Construction (all of the above)***
- ☐ ***Other Projects (see Page 9):***

☐ *Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.*

Patti G. Glenn
PROPERTY OWNER'S SIGNATURE

12/1/2025
DATE

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

According to a Springfield code enforcement violation notice dated November 7, 2022 (attached), the building inspector noted multiple safety violations at the vacant property requiring the structure to be demolished or repaired:

-The roof had large holes allowing weather and animals to enter.
-Siding had multiple holes allowing weather and animals to enter.
-Brick foundation was crumbling and cracking in multiple locations

The City asked the court to appoint a special attorney receiver (SAR) in 2023. The SAR secured the property and ordered an appraisal (attached).

The appraisal report dated 8/22/24 identifies 52 Bay Street as "Improvement #2", noting the poor condition of the roof, siding in poor condition, kitchen in poor condition with collapsed roof, poor condition of bathroom, water damage, poor condition of carpeting, and mechanicals assumed to be inoperable.

A hazardous building materials survey was dated 2/25/25 identified asbestos and lead materials that would need remediation (attached).

As of November 14, 2025, the court approved the purchase of the property by Way Finders through its wholly owned subsidiary Springfield City of Homes Development, LLC (attached).

PROPOSED CONDITIONS/DESCRIPTION

Way Finders has negotiated a Purchase & Sale agreement to purchase the property from the SAR. Due to the poor condition of the structure, high costs to rehabilitate/remediate, and expected difficulty marketing the property in its present configuration, it is not financially feasible to rehabilitate 52 Bay Street. Way Finders plans to rehabilitate the two-family structure (56 Bay Street) using grant funds, and sell it to an income-eligible homebuyer with household income limited to 100% of area median income. The rehab and marketing of 56 Bay Street will be more feasible by demolishing the rear structure.

Law Offices of
PERMAN GLENN, III

Patti G. Glenn
Direct Email: attypatti@yahoo.com

A Professional Corporation

Of Counsel
Marcel L. Emond, Jr., Esq.
Direct Email: memond@fpepc.com

December 1, 2025

RE: 52-56 Bay Street, Springfield, MA
Docket #: 23H79CV000429

Dear Sir/Madam:

Please be advised that I am the duly appointed Special Attorney Receiver for the above-referenced property.

I have been appointed by the Western Division Housing Court, in the above-captioned matter to act as the person in full control of the property.

I hereby authorize Springfield City of Homes Development, LLC to apply for and obtain any and all required permits and demolition approvals.

Please contact me further, should you have any questions.

Sincerely,

Patti G. Glenn

Patti G. Glenn

52 Mulberry Street, Springfield, MA 01105
Tel.: (413) 734-9955 Fax: (413) 739-0801

Jim Boone

97 Florida St McKnight

December 10, 2025

Re Demo Request 52 Bay St Meeting 12/18/25

Historic Commission

52 Bay Street is the rear property of 56 Bay St. This property is listed on the National Register of Historic Places since 9/26/86. First owner was named McCarthy The correct building date is c1870. This is the time the McKnights were starting to build in the area and this Italianate House is of the style they were building on Thompson St and the area.

The Building that is being proposed for demolition was built as a barn or carriage house. The Hobbs family owned the property in 1899 and between then and 1910 they converted the out building into a single family residence in the Queen Anne Style and still owned it in 1910. At the time, 56 Bay was a single family home.

City Tax records show the property legally has two residences on it, Tax Code 109 which says Multiple Homes on one Parcel.

I am pleased to see that Way Finders is planning on restoring the main house at 56. It is still very original, all of it architectural details are still there and we hope they will be restored, not remuddled, sided and degraded.

As Way Finders is dedicated to providing housing, it does not make sense to demolish a two bedroom single family house that can be restored. This added home would add great value to any buyer as they would have income to help support them and maintain both homes. This is how generational wealth can be built. Eliminating this is counter productive.

The Real Estate Property Valuation report you received assumes the existance of the stand alone building. Its 959 square foot, two bedroom residence, though in need of significant restoration, is seen as an asset.

As this property is listed on the National Register of Hisotric Places, and Way Finders receives significant funding from the Federal Government, no demolition should be allowed now or in the future. Massachusetts Historic Commission must be involved in such proposals.

Jim Boone

Jim Boone

97 Florida St

McKnight

December 14, 2025

Historic Commission

RE Demo Delay 52 Bay St.

I want to add this information to my earlier Opposition to the lifting of the Demolition Delay on 52 Bay St.

This property is a contributing property in the McKnight National Register Historic District.

In the Commissions previous permissions to Way Finders to lift the Delay on Tyler St, the reason was as shown below.

Reason:

Due to the property not having any significant historic history and the property not contributing significantly to the area or within a collection of buildings, the Commission voted to exempt the property from the nine-month delay of demolition ordinance.

Clearly 52 Bay Street does not meet these conditions as it does contribute significantly to the history of the area both by construction date, its unique Adaptive Reuse from original building and it uniqueness in the City.

There are only about 12 other houses in Springfield that were originally barns or carriage houses that were converted for reuse as Single Family homes on same property as the main house . I list them. This makes 52 Bay especially worthy of restoration and saving.

97 Florida St

36 Dartmouth St

93 Bowdoin St

91 Mulberry St

82 Noel St

152 Mulberry St

91 Mulberry St

190 Longhill St

325 Longhill St

210 Maple St

62 Wellington

95 Dartmouth

316 Union

27 Ingersol. Separated off from original property, converted to Single Family

Thank you for your consideration and hopefully wise decision to continue the Demolition Delay. This time will allow owner to be better understand that the demolition of this Single Family home is a loss of housing. The cost of demolition rather that restoration, is less than demolition and construction of a new comparable single family house as I am sure they know from their other projects.

Jim Boone

SPRINGFIELD PRESERVATION TRUST

incorporated 1972

December 17, 2025

Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

Re: Demo Delay, 52 Bay St.

Dear Commissioners:

The Springfield Preservation Trust is opposed to the demolition of the building known as 52 Bay, in the rear of the Italianate house at 56 Bay St.

This building was built in c1870, as a barn and made into a single family home around 1900. It was rebuilt in the Queen Anne Style.

The home is located in the McKnight National Register District, established in 1986. It contributes to the style of the neighborhood and the historic nature of adaptive reuse. It is also an asset to the property as it can add value as a rental, and provide much needed housing.

The Demolition Delay Ordinance exists to prevent the wanton demolition of historic and older buildings. The nine-month delay should not be lifted by the Historical Commission, whose purpose and responsibility is the preservation, protection, and promotion of Springfield's historic assets.

Sincerely,

Erica Swallow

Erica Swallow
President

52 Bay St, Springfield, MA 01109
Demo Delay Waiver Application – Existing Conditions

Figure 01 – View from Street

Figure 02 – Exterior View

Figure 03 – Interior Conditions

Figure 04 – Interior Conditions

Figure 05 – Interior Conditions

Figure 06 – Interior Conditions

COMMONWEALTH OF MASSACHUSETTS

WESTERN DIVISION, SS.

HOUSING COURT
DEPARTMENT OF
THE TRIAL COURT
CIVIL ACTION
No. 23-CV-429

CITY OF SPRINGFIELD
CODE ENFORCEMENT DEPARTMENT
HOUSING DIVISION,

Plaintiff

v.

HEIRS AND ASSIGNS OF ZELTA B. MORGAN (owner),
JOHN MORGAN JR. (person apparently in control)
COREY R. BULLOCK (potential heir),
JOHNETA BAYMON (potential heir),
JEAN BROWN (potential heir),
QUINCY CARROLL (potential heir),
KIMBERLY Y. HARDY (potential heir) and
JAMES D. BULLOCK (tenant),

Defendants

Re: Premises: 52 and 56 Bay Street, Springfield, Massachusetts

ORDER
(Hampden County Registry of Deeds Book/Page: #3992/207)

After a hearing on Friday, November 7, 2025, for which a representative of the Plaintiff appeared, Special Attorney Receiver Patti Glenn appeared, Defendants JOHN MORGAN JR. and HEIRS AND ASSIGNS OF ZELTA B. MORGAN appeared through Attorney John E. Pearson/did not appear, and Defendants COREY R. BULLOCK, JOHNETA BAYMON, JEAN BROWN, QUINCY CARROLL, KIMBERLY Y. HARDY and JAMES D. BULLOCK did not appear the following order is to enter:

1. All parties present state that they are unaware of any bankruptcy action or any other proceedings that would affect the subject property at issue herein. In the alternative if any party present has knowledge of any bankruptcy action or any proceeding that would affect the subject property at issue, they will FORTHWITH notify the Plaintiff of said action.

2. Attorney Patti Glenn was appointed Special Attorney Receiver by this Court after hearing on July 22, 2024.

3. The subject property is a parcel consisting of two dwelling units, a single-family dwelling and a two-family dwelling.

4. On May 26, 2023, the Plaintiff served the Petition on the Defendant HEIRS AND ASSIGNS OF ZELTA B. MORGAN via Hampshire County Sherriff.

5. **On May 30, 2023, the Plaintiff served the Petition on the Defendant KIMBERLY Y. HARDY via certified mail in conformity with the long-arm statute in Massachusetts.**

6. **On May 31, 2023, the Plaintiff served the Petition on the Defendant KIMBERLY Y. HARDY via Hampden County Sheriff.**

7. **On June 1, 2023, the Plaintiff served the Petition on Defendant JAMES D. BULLOCK via Hampden County Sheriff.**

8. **On June 2, 2023, the Plaintiff served the Petition on Defendant COREY R. BULLOCK via certified mail in conformity with the long-arm statute in Massachusetts.**

9. **On July 20, 2023, the Plaintiff served the Amended Petition on Defendant JAMES D. BULLOCK via Hampden County Sheriff.**

10. **On July 20, 2023, the Plaintiff served the Amended Petition on Defendant KIMBERLY Y. HARDY via certified mail in conformity with the long-arm statute in Massachusetts.**

11. **On July 21, 2023, the Plaintiff served the Amended Petition on Defendant COREY R. BULLOCK via certified mail in conformity with the long-arm statute in Massachusetts.**

12. **On July 22, 2023, the Plaintiff served the Amended Petition on Defendants JOHN MORGAN JR., JEAN BROWN and KIMBERLY Y. HARDY via Hampden County Sheriff.**

13. **On July 22, 2023, the Plaintiff served the Amended Petition on Defendant QUINCY CARROLL via certified mail in conformity with the long-arm statute in Massachusetts.**

14. **Defendants HEIRS AND ASSIGNS OF ZELTA B. MORGAN, COREY R. BULLOCK, JOHNETA BAYMON, JEAN BROWN, QUINCY CARROLL, KIMBERLY Y. HARDY and JAMES D. BULLOCK were given notice of the Plaintiff's Motion to Appoint a Special Attorney Receiver on June 27, 2024 by USPS First Class mail.**

15. **Defendant JOHN MORGAN JR. was given notice of the Plaintiff's Motion to Appoint a Special Attorney Receiver on June 27, 2024 through Attorney John Pearson via email.**

16. **Pilgrim Colonial Appraisal Services provided an appraisal of the property to Attorney Patti Glenn. The property was appraised at $80,000.00.**

17. **The receiver has permission to maintain the property as secure and clear of all trash, debris, litter, and overgrowth; and address any emergencies that may arise at the property. All work shall be done in a work-person like manner with permits obtained, supervised, inspected, and closed as required by law.**

18. **The receiver represents that the following work will be completed by the next**

inspection date: the property will be maintained as vacant, secure, clean of all trash, debris, litter, and overgrowth, and posted with emergency contact information, and the receiver shall grant the Plaintiff access to inspect on November 20, 2025, December 18, 2025, January 22, 2026 and February 11, 2026 between 9:00 a.m. and 4:00 p.m.

19. **The City of Springfield Code Enforcement Department will conduct a re-inspection of the subject property on November 20, 2025, December 18, 2025, January 22, 2026 and February 11, 2026 between 9:00 a.m. and 4:00 p.m.**

20. **The receiver's reports are up to date, and the most recent receiver's report was filed with the court and served upon all parties and lienholders on October 10, 2025. As of that date, the asserted lien amount was $18,535.03. The City has reviewed the receiver's report and is satisfied with the documentation and reporting.**

21. **The receiver shall file with the Court and serve upon all parties a copy the receiver's report with a detailed account of funds received and funds expended no later than January 30, 2026. Copies shall also be sent to any mortgagees or lienholders as well as all parties to this action and shall be accompanied by a certificate of service documenting that the reports have been forwarded as called for in the order appoint the receiver to this property.**

22. **The receiver shall file a copy of the Determination of Heirs with this court upon issuance by the Probate Court.**

23. **The receiver's Motion to Enter Into a New Purchase and Sales Agreement with City of Homes Development was scheduled to be heard today and** Allowed without objection

24. **A review of the receivership shall be heard on February 13, 2026 at 9:00 a.m.**

So entered this 10th **day of November, 2025**

Jonathan J. Kane, First Justice
Western Division Housing Court

Robert G. Fields, Associate Justice
Western Division Housing Court

Fairlie A. Dalton, Associate Justice
(Recall)
Western Division Housing Court

ASSENTED TO BY:

Amber M. Gould, Esq.
Plaintiff, City of Springfield
BBO #: 693062

Patti Glenn, Esq.
Special Attorney Receiver
BBO #: 561427

John E. Pearson, Esq.
Defendants John Morgan Jr. and Heirs and Assigns of Zelta B. Morgan
BBO #:

CITY OF SPRINGFIELD
CODE ENFORCEMENT - LEGAL
1600 East Columbus Ave., 2nd flr.
Springfield, MA 01103
Tel. (413) 886-5206
Fax (413) 750-2363

CITY OF SPRINGFIELD

July 27, 2023

Western Division Housing Court
37 Elm Street
Springfield, MA 01102
Re: Emergency Filing

Dear Clerk:

Please accept the attached amended petition for filing to be heard on Friday, August 18, 2023 at 9am.

Defendant Owner:	Heirs and Assigns of Zelta B. Morgan
Property Address:	52 and 56 Bay Street, Springfield, MA
Docket #:	23-CV- 429

Sincerely,

/s/ Coreen Goodwin

Associate City Solicitor
City of Springfield, MA

COMMONWEALTH OF MASSACHUSETTS

WESTERN DIVISION, SS.

HOUSING COURT
DEPARTMENT OF
THE TRIAL COURT
CIVIL ACTION
No. 23-CV-429

CITY OF SPRINGFIELD
CODE ENFORCEMENT DEPARTMENT
HOUSING DIVISION,

Plaintiff

v.

HEIRS AND ASSIGNS OF ZELTA B. MORGAN (owner),
COREY R. BULLOCK (potential heir),
KIMBERLY Y. HARDY (potential heir),
JAMES D. BULLOCK (potential heir),
JOHN P. MORGAN (potential heir),
JOHNETTA BAYMAN (potential heir),
JEAN BROWN (potential heir) and
QUINCY CARROLL (potential heir),

Defendants

AMENDED PETITION TO ENFORCE THE STATE SANITARY CODE, STATE BUILDING CODE, REVISED ORDINANCES OF THE CITY OF SPRINGFIELD

(Massachusetts General Laws Chapter 111, § 127 A-H and/or Chapter II of the State Sanitary Code 105 CMR 410, the State Building Code, 9th Edition, 780 CMR and/or the Revised Ordinances of the City of Springfield, 1986, as Amended)

1. The Address of the subject property is 52 and 56 Bay Street, Springfield, Massachusetts.

2. The Plaintiff is the authorized agent of a municipal corporation which has a principal place of business at 36 Court Street, Hampden County, Springfield, Massachusetts.

3. The Defendant **HEIRS AND ASSIGNS OF ZELTA B. MORGAN** is the owner of the property (Hampden County Registry of Deeds Book/Page: #3992/207) which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 27 Kimberly Drive, South Hadley, MA 01075.

4. The Defendant **COREY R. BULLOCK** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 6291 Hanover Road, Hanover, MD 21076-1032.

5. The Defendant **KIMBERLY Y. HARDY** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place

of service is 37 N. Hood Street, Springfield, MA 01109-2114 and alternatively 1251 Washington Street, Unit 4, Middletown, CT 06457-2924.

6. The Defendant **JAMES D. BULLOCK** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 194 Gifford Street, Springfield, MA 01118-2104.

7. The Defendant **JOHN P. MORGAN JR.** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 164 St. James Avenue, Springfield, MA 01109.

8. The Defendant **QUINCY CARROLL** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 29 Dartmouth Drive, Little Rock, AR 72204

9. The Defendant **JOHNETTA BROWN** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 194 Winterset Drive, Springfield, MA 01129.

10. The Defendant **JEAN BROWN** is a potential heir of the above property which is within the geographic area served by the Court. The Defendant's last address and usual place of service is 56 Bay Street, Springfield, MA 01109.

COUNT I
(State Sanitary Code Violations)

11. On August 30, 2022, the Plaintiff observed conditions at the subject property, which are in violation of Massachusetts State Sanitary Code, Chapter II: Minimum Standards of Fitness for Human Habitation, 105 CMR 410.000, authorized under Chapter 111 Section 127A of the Massachusetts General Laws. Reference is made to Exhibit A.

12. These conditions are described in Exhibit A, which is attached to this petition. Specifically, Plaintiff found violations including but not necessarily limited to: attic window glass is broken, windows are not weathertight, no posting of owner emergency contact information, gutter parts are missing, gutter part hanging off dwelling, side porches are rotted, risers are missing, treads are rotted, floor is cracked, columns are rotted, floor boards are loose, floor is weak and floor covering broken and torn. The conditions described may endanger or materially impair the health or well-being of residents of the area surrounding the subject property.

13. On August 31, 2022, the Plaintiff served a Notice to the Defendants. This document orders the restoration and maintenance of the subject property pursuant to the standards required by the State Sanitary Code, FORTHWITH.

COUNT II
(State Building Code Violations at 56 Bay Street)

14. On August 30, 2022, the Plaintiff observed conditions at the subject property, which are in violation of IBC Chapter I of the State Building Code, 9th Edition, 780 CMR. Reference is made to Exhibit B.

15. These conditions are described in Exhibit B, which is attached to this petition. Specifically, Plaintiff found violations including but not necessarily limited to: vacant dwelling has multiple opening allowing homeless to inhabit. The conditions described may endanger or materially impair the health or well-being of residents of the area surrounding the subject property.

16. On September 21, 2022, the Plaintiff served a Notice to the Defendants. This document consists of a notice of violations and ordered the Defendants to hire a licensed professional to pull permits and correct all State Building Code violations, FORTHWITH.

17. On May 15, 2023, the Plaintiff inspected and the violations remain. Reference is made to Exhibit C.

COUNT III
(State Building Code Violations at 52 Bay Street)

18. On November 7, 2022, the Plaintiff observed additional conditions at the subject property, which are in violation of IBC Chapter I of the State Building Code, 9th Edition, 780 CMR. Reference is made to Exhibit D.

19. These conditions are described in Exhibit D, which is attached to this petition. Specifically, Plaintiff found violations including but not necessarily limited to: unsafe structure, backside of roof has deteriorated and has large holes allowing weather and animals to directly enter structure, siding has multiple holes and brick foundation is crumbing and cracking in multiple locations affecting the structural integrity. The conditions described may endanger or materially impair the health or well-being of residents of the area surrounding the subject property.

20. On November 12, 2022, the Plaintiff served a Notice to the Defendants. This document consists of a notice of violations and ordered the Defendants to hire a licensed professional to pull permits and correct all State Building Code violations, FORTHWITH.

21. On May 15, 2023, the Plaintiff inspected and the violations remain. Reference is made to Exhibit E.

COUNT IV
(City Ordinance Violations)

22. On August 30, 2022, the Plaintiff observed conditions at the subject property, which are in violation of Chapter 327 Article 1 §327-13L(1)(A) of the Revised Ordinances of the City of Springfield. Reference is made to Exhibit A.

23. These conditions are described in Exhibit A, which is attached to this petition. Specifically, Plaintiff found violations including, but not necessarily limited to: litter and overgrowth. The conditions described may endanger or materially impair the health or well-being of residents of the area surrounding the subject property.

24. On August 31, 2022, the Plaintiff served a Notice to the Defendant. This document orders the restoration and maintenance of the subject property pursuant to the standards required by the City Ordinances, FORTHWITH.

WHEREFORE, the Plaintiff asks the Court to Enter a Temporary Restraining Order or Preliminary Injunction requiring Defendant **HEIRS AND ASSIGNS OF ZELTA B. MORGAN:**

25. To immediately board and secure the property located at 56 Bay Street, Springfield, Massachusetts, in accordance with the U.S. Fire Administration National Arson Prevention Initiative Specifications, attached as Exhibit F, and maintain the property as secured in compliance with said Specifications until the condemnation has been lifted or with leave of court.

26. To open a probate action in order to probate the Estate of Zelta B. Morgan.

27. To clean the property located at 56 Bay Street, Springfield, Massachusetts of litter and overgrowth and maintain the property as clear of all litter and overgrowth.

28. To be enjoined from allowing anyone to inhabit the property located at 56 Bay Street, Springfield, Massachusetts until the condemnation has been lifted or with leave of court.

29. To provide a written plan for rehabilitation or demolition of the property located at 56 Bay Street, Springfield, Massachusetts; said plan shall include information from licensed professionals signed to perform the work, and shall contain firm start and completion dates for said work.

30. To correct all State Sanitary Code violations at the dwelling located at 56 Bay Street, Springfield, Massachusetts, and further to allow the Plaintiff access to said premises to verify correction of the violation. All work is to be done in a workmanlike manner, by licensed professionals with permits pulled as required.

31. To correct all State Building Code violations at the dwelling located at 56 Bay Street, Springfield, Massachusetts, and further to allow the Plaintiff access to said premises to verify correction of the violation. All work is to be done in a workmanlike manner, by licensed professionals with permits pulled as required.

32. To correct all City Ordinance Violations at the dwelling located at 56 Bay Street, Springfield, Massachusetts, and further to allow the Plaintiff access to said premises to verify correction of the violation.

33. To be enjoined from doing any work at the property without first obtaining the proper permits.

34. To appoint a receiver to take control of the property located at 56 Bay Street, Springfield, Massachusetts.

35. To assess fines, penalties, costs, and /or attorney's fees in the amount to be determined by the Court.

36. To be enjoined from transferring the property located at 56 Bay Street, Springfield, Massachusetts without leave of court.

37. Grant such other relief as justice and equity require and the Court deems proper.

Respectfully submitted,
THE PLAINTIFF
CITY OF SPRINGFIELD, THROUGH
ITS CODE ENFORCEMENT DEPARTMENT
BY ITS ATTORNEY/INSPECTOR,

Coreen Goodwin

Associate City Solicitor
City of Springfield
1600 East Columbus Ave., 2nd flr.
Springfield, Massachusetts 01103
Email: cgoodwin@springfieldcityhall.com
Phone: (413) 886-5206
BBO# 693188

VERIFICATION OF COMPLAINT

I do affirm and state that I have read the foregoing Complaint and that the facts contained therein are true and accurate to the best of my knowledge and belief.

Signed under the pains and penalties of perjury this 3 day of July 2023.

Steven Desilets
Building Commissioner

EXHIBIT A

ESTE ES UN IMPORTANTE DOCUMENTO LEGAL EL CUAL LE PUEDE AFECTAR SUS DERECHOS. DEBE TENERLO TRADUCIDO.

THE COMMONWEALTH OF MASSACHUSETTS

To the Sheriff's of our several Counties, or their Deputies, or any Constable of any City or Town within our said Commonwealth:

DEPARTMENT OF CODE ENFORCEMENT, HOUSING DIVISION, GREETING.

We Command you to serve the below described person or legal entity:

HEIRS AND ASSIGNS OF ZELTA B. MORGAN
27 KIMBERLY DR
SOUTH HADLEY, MA01075

Parcel: 010850013

Owner, occupant, tenant, or agent of property located in the City of Springfield at:

* - 56 BAY ST, SPRINGFIELD, MA 01109

That the Deputy Director, Department of Code Enforcement - Housing Division, City of Springfield, has adjudged certain private property which you own, manage or occupy is in violation of the State Sanitary Code Chapter II: Minimum Standards of Fitness for Human Habitation - 105 CMR 410.000 authorized under Chapter 111 Section 127A of the Massachusetts General Laws to wit:

VIOLATION(S): DATE: August 30, 2022 TIME: 11:17 AM

Dwelling - Housing

Entire Dwelling

Comments: Attic-window

Glass is Broken/Missing (105.CMR.410.500)
Windows not Weathertight (105.CMR.410.501(a))
Owner's Responsibility to Maintain Structural Elements (105 CMR 410.500)
Safe Condition 105 CMR 410.452)

Posting of Name of Owner (see attached)(105.CMR.410.481)-No posting of owner emergency contact information on dwelling.

Failed items for Concentrated,Exterior - Housing

Gutters

Comments: Gutters:

Gutters, Parts are Missing (105.CMR.410.500)
Owner's Responsibility to Maintain Structural Elements (105 CMR 410.500)- gutter part hanging off dwelling.

Porches

Comments: Side Porches:
Steps are Rotted/Loose/Missing (105.CMR.410.500)
Risers are Missing/Broken/Loose (105.CMR.410.500)
Treads are Rotted/Missing/Loose (105.CMR.410.500)
Owner's Responsibility to Maintain Structural Elements (105 CMR 410.500)
Floor is Cracked/Rotted (105.CMR.410.500)
Columns are Rotted (105.CMR.410.500)
Floor Boards are Loose (105.CMR.410.500)
Floor - Weak/Holes (105.CMR.410.500)
Floor Covering Broken/Torn (105.CMR.410.500)

Yard

Comments: Yard:

Maintenance of Land (105.CMR.410.602(a))
LITTER OCCUPIED CHAPTER 327 Article I § 327-13 L. (1) (A)
Placement of Containers for Ashes & Rubbish - Treebelt & Sidewalk CHAPTER 327 Article I § 327-7 (A)
Litter - Public Street CHAPTER 327 Article I § 327-13 (C/D)
OVERGROWTH OCCUPIED CHAPTER 327 Article I § 327-13 L. (1) (A)

HEREOF FAIL NOT, under penalty of law to comply with said Sanitary Code, within FORTHWITH. Please see other side regarding your Right to a Hearing.

Cc	Certified Number	Date sent	Recipient
ADDITONAL ADDRESS	70192280000009914662	08/31/2022	OWNER

Maurice Rowtham
Code Enforcement Inspector
(413) 886-5204

Keith D. O'Connor

Keith O'ConnorDeputy Director of Code Enforcement Housing Division

Compensation Will Not Be Allowed Unless Officer's
Return Contains A Bill of Item, Together with Affidavit

Springfield 8/31/2022 12:00:00 AM

Officer's Return, Hampden, ss.

By virtue of this Writ, I this day served the before described person or entity by:
(CROSS OUT THOSE THAT DO NOT APPLY)

1. Personally.

2. By leaving a copy of the order at this last and usual place of adobe.

3. The premises are unoccupied and the residence of the owner or agent is unknown or is without the Commonwealth, therefore, I posted the order in a conspicuous place on the premises.

A true copy. Attest: _____
(Constable)

Fees, _____
Service, _____
Travel, _____

(If served other than personally please state reason)

_____

_____

_____

_____

NOTICE IN COMPLIANCE WITH SANITARY CODE

This is a legal notice. No further notice will be issued prior to prosecution. Any person who shall fail to comply with any order issued pursuant to the provisions of 105 CMR 410.000 shall upon conviction be fined not less than $10.00 nor more than $500.00. Each day's failure to comply with an order shall constitute a separate offense.

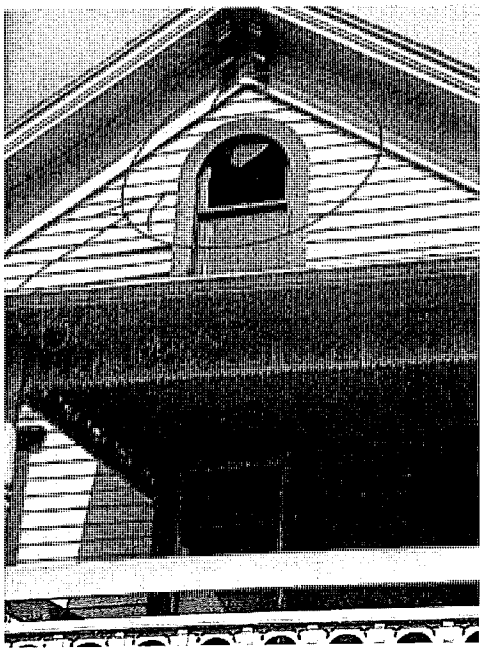
Right To A Hearing - You may request a hearing pursuant to105 CMR 410.000, in conjunction with the emergency procedures outlined in 105 CMR 400.200(B), the regulation which provides for a hearing whenever an emergency exists. The violations listed on this notice constitute an emergency. You may request a hearing only upon compliance with this order and within seven days after the order has been served. This petition must be in writing to the attention of the Deputy Director. You will be granted a hearing as soon as possible but not later than ten days after the filing of the petition.

Cc	Certified Number	Date sent	Recipient
ADDITONAL ADDRESS	70192280000009914662	08/31/2022	OWNER

56 Bay Street- Dwelling/ broken attic window, side entry door open and hatchway open

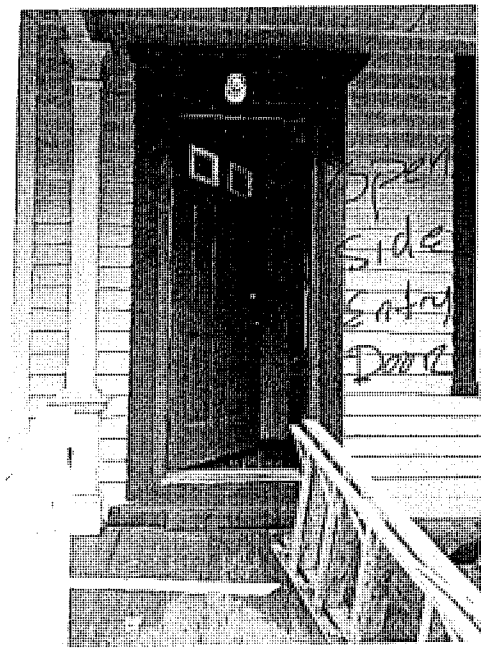
Tuesday, August 30, 2022

56 Bay Street- Dwelling/ broken attic window, side entry door open and hatchway open



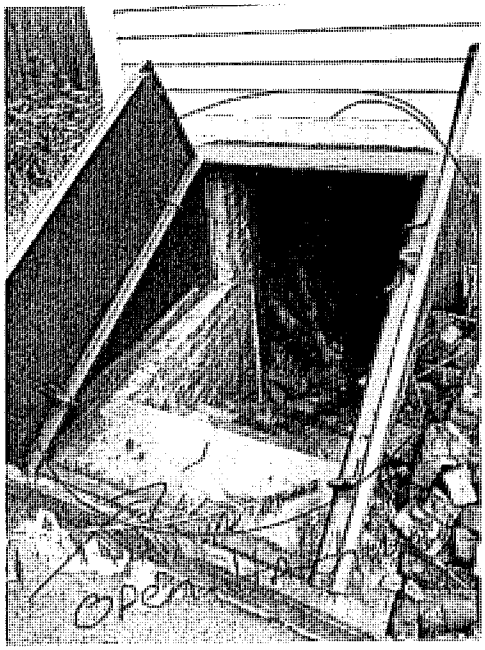
Tuesday, August 30, 2022

56 Bay Street- Dwelling/ broken attic window, side entry door open and hatchway open



Tuesday, August 30, 2022

56 Bay Street- Dwelling/ broken attic window, side entry door open and hatchway open

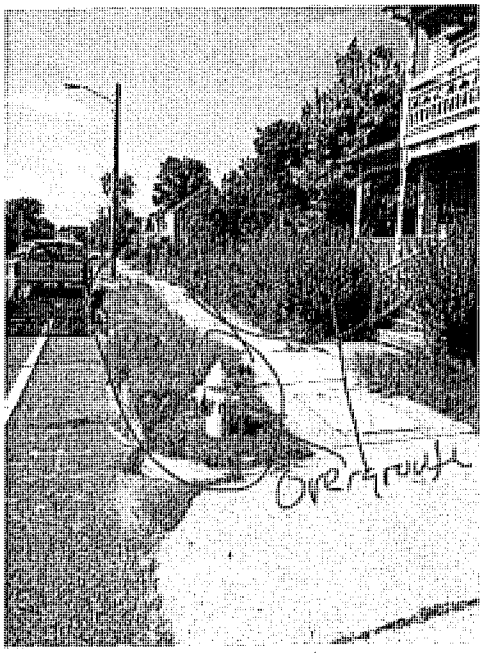


Tuesday, August 30, 2022

56 Bay Street- Dwelling/ broken attic window, side entry door open and hatchway open

Tuesday, August 30, 2022

56 Bay Street- overgrowth, litter and debris

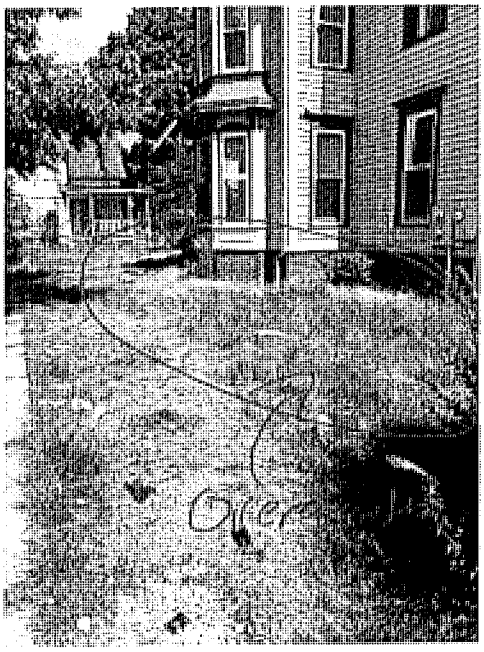


Tuesday, August 30, 2022

56 Bay Street- overgrowth, litter and debris

Tuesday, August 30, 2022

56 Bay Street- overgrowth, litter and debris



Tuesday, August 30, 2022

56 Bay Street- overgrowth, litter and debris

Tuesday, August 30, 2022

EXHIBIT B

City of Springfield
Building Department Inspectional Services
70 Tapley Street, Springfield, MA 01104
(413)787-6031/TTY (413)787-6641

September 21, 2022

MORGAN ZELTA B
27 KIMBERLY DR
SOUTH HADLEY, MA01075

NOTICE OF VIOLATIONS

Re: 56 BAY ST Springfield MA 01109

As the result of an inspection that was performed on the above property on August 30, 2022 at 3:04 PM, conditions were found that amount to a violation of the Massachusetts State Building Codes.

BUILDING VIOLATIONS - BOARD & SECURE

*****See Enclosed Photos*****

You are hereby notified in accordance with Massachusetts State Building Code 780 CMR, Ninth edition Chapter 1, Section R.113 (Violations) to immediately discontinue the illegal action and or cause the abatement of the Violations listed on the attached page.

Per the Massachusetts State Building Code you are also required to apply for any and all necessary building permits and or if any electrical, plumbing or gas fitting repairs need to be made, you are required to have a Massachusetts State Licensed Electrician or Plumber apply for the necessary permits to correct violations.

Should you have any questions, Please contact Thomas Kennedy at (413) 886-5202, between the hours of 7:00am to 8:00am and 3:00pm to 3:45pm.

CERTIFIED MAIL
CC: Thomas Kennedy, Building Inspector,
(413) 886-5202

Sincerely,

Steven Desilets
Code Enforcement Commissioner

Official Use Only

Date of Notification: 9/21/2022	Will Be Re-Inspected:	File-
Compliance: No	Ticket Issue Date:	Docket #:

22ENFCP00325BLD

FROM: **INSPECTIONAL SERVICES DEPARTMENT / BUILDING DIVISION**
70 TAPLEY STREET, SPRINGFIELD, MA01104

VIOLATIONS

Re: 56 BAY ST Springfield MA 01109(Parcel: 010850013)

The following violations were found:

Emergency board and secure FORTHWITH
Send Nov

IRC Chapter 1

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall:
1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire.
2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing:
a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: http://www.interfire.org/pdf/USFA%20Board%20Up.pdf continuously until such time as the building is reoccupied;
b. Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or
c. Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.
Said owner, as the case may be, shall notify the building official that the approved method chosen to secure the building has been incorporated. Said owner shall allow the building official to enter the building for an inspection to ascertain that the building is secured and made safe. Said owner shall allow the head of the fire department to enter the building. The building official shall be supplied with records of maintenance and operation if the provisions of section 116.2 items 2b. or 2c. are used.

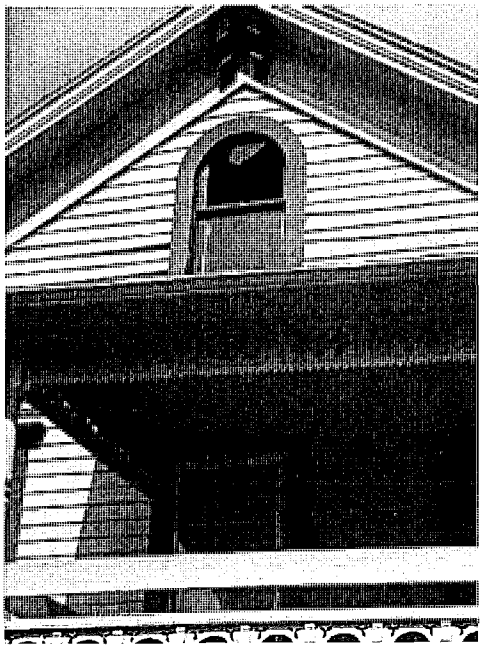
Comments: Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH

Should you have any questions, I may be reached at (413) 886-5202, between the hours of 7:00a.m. to 4:30p.m.

Sincerely,
Thomas Kennedy,
Building Inspector

56 BAY ST
Springfield, MA 01109

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH

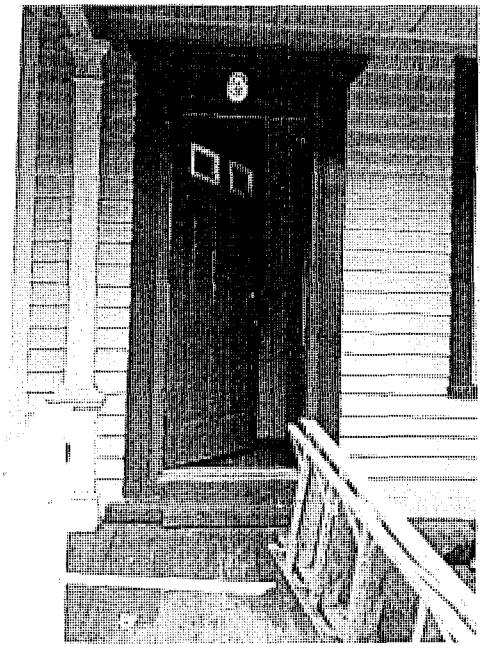


Tuesday, August 30, 2022

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH

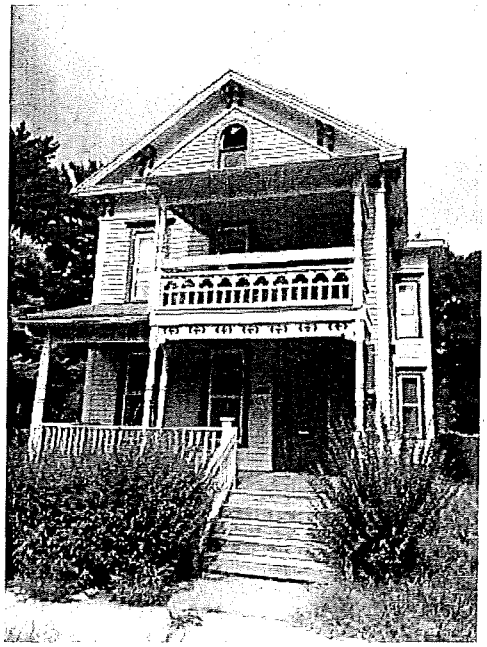
Tuesday, August 30, 2022

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH



Tuesday, August 30, 2022

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH



Tuesday, August 30, 2022

COURT REPORT

EXHIBIT C

Complaint Location:	56 BAY ST	Zone:	Residence B
Date of Re-Inspection:	Monday, May 15, 2023	Time:	9am - 4pm
Next Court Appearance:	TBD		
Inspector(s):	Thomas Kennedy		

Purpose:

CG 22ENFCP00325BLD
Inspection 9a-4p of 56 Bay (front house)
1) Is the property vacant and secure?

Additional Information:

- [x] Photographs
- [x] Narrative
- [ ] Formal Report
- [ ] Court Attendance Necessary

Inspector Findings:

Property in NOT secure.
Back window boarding has been broken off.
Side basement window is partially pulled off.
Windows under porch need to be board and secure.

Board and secure FORTHWITH per IRC code R116.2

Send NoV

I Thomas Kennedy have found the above report and attachments to be accurate and true, signed under pains and penalties of perjury this 15 day of May.

Law Case ID: 20LAW-0000116
Enf Case ID: 22ENFCP00325BLD Insp ID: 673192

Old Items

New Items

IRC Chapter 1

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall:
1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire.
2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing:
a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: http://www.interfire.org/pdf/USFA%20Board%20Up.pdf continuously until such time as the building is reoccupied;
b. Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or
c. Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.
Said owner, as the case may be, shall notify the building official that the

Vacant Dwelling has multiple openings allowing homeless to inhabit. Needs to be board and secure according to IRC 116.2 FORTWITH

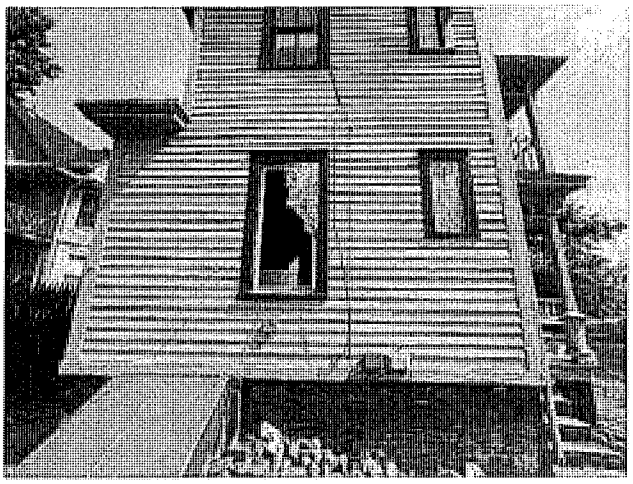
Window boarding has been removed from back window and attempted on side basement window.
Basement windows under porch need to be secured.

approved method chosen to secure the building has been incorporated. Said owner shall allow the building official to enter the building for an inspection to ascertain that the building is secured and made safe. Said owner shall allow the head of the fire department to enter the building. The building official shall be

supplied with records of maintenance and operation if the provisions of section 116.2 items 2b. or 2c. are used.

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH

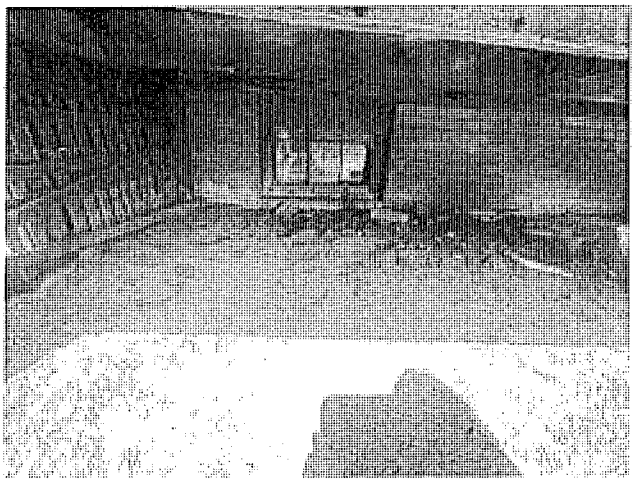
Window boarding has been removed from back window and attempted on side basement window.
Basement windows under porch need to be secured.



20230515152900000.jpg

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH

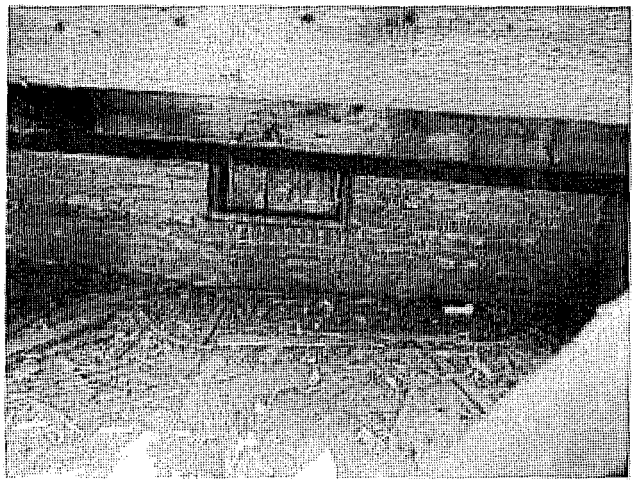
Window boarding has been removed from back window and attempted on side basement window.
Basement windows under porch need to be secured.



20230515152905000.jpg

Vacant Dwelling has multiple openings allowing homeless to inhabit.
Needs to be board and secure according to IRC 116.2 FORTWITH

Window boarding has been removed from back window and attempted on side basement window.
Basement windows under porch need to be secured.



20230515152912000.jpg

EXHIBIT D

City of Springfield
Building Department Inspectional Services
70 Tapley Street, Springfield, MA 01104
(413)787-6031/TTY (413)787-6641

November 12, 2022

MORGAN ZELTA B
27 KIMBERLY DR
SOUTH HADLEY, MA01075

NOTICE OF VIOLATIONS

Re: 56 BAY ST Springfield MA 01109

As the result of an inspection that was performed on the above property on November 7, 2022 at 7:30 AM, conditions were found that amount to a violation of the Massachusetts State Building Codes.

BUILDING VIOLATION

*****See Enclosed Photos*****

You are hereby notified in accordance with Massachusetts State Building Code 780 CMR, Ninth edition Chapter 1, Section R.113 (Violations) to immediately discontinue the illegal action and or cause the abatement of the Violations listed on the attached page.

Per the Massachusetts State Building Code you are also required to apply for any and all necessary building permits and or if any electrical, plumbing or gas fitting repairs need to be made, you are required to have a Massachusetts State Licensed Electrician or Plumber apply for the necessary permits to correct violations.

Should you have any questions, Please contact Thomas Kennedy at (413) 886-5202, between the hours of 7:00am to 8:00am and 3:00pm to 3:45pm.

CERTIFIED MAIL
CC: Thomas Kennedy, Building Inspector,
(413) 886-5202

Sincerely,

Steven Desilets
Code Enforcement Commissioner

Official Use Only

Date of Notification: 11/12/2022	Will Be Re-Inspected:	File-
Compliance: No	Ticket Issue Date:	Docket #:

22ENFCP00412BLD

FROM: **INSPECTIONAL SERVICES DEPARTMENT / BUILDING DIVISION**
70 TAPLEY STREET, SPRINGFIELD, MA01104

VIOLATIONS

Re: 56 BAY ST Springfield MA 01109(Parcel: 010850013)

The following violations were found:

Dwelling has multiple violations making it unsafe.
Structure needs to be demolished or repaired.
-Back side of roof has deteriorated and has large holes allowing weather and animals to directly enter structure. Roof needs to be repaired or demolished.
-Siding has multiple holes allowing weather and animals to enter. Holes need to be repaired.
-Brick foundation is crumbling and cracking in multiple locations affecting the structural integrity. Needs to be repaired or demolished.
See checklist for violations.
Building permits required for repairs or demo.

IRC Chapter 1

R105.1 Required. It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first filing a written application with the building official and obtaining the required permit.

Comments: Building permits will be required for repairs or demo of structure.

IRC Chapter 1

101.4.4 Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Comments: -Roof has deteriorated creating holes into structure and needs to be repaired.
-Holes in siding need to be repaired.

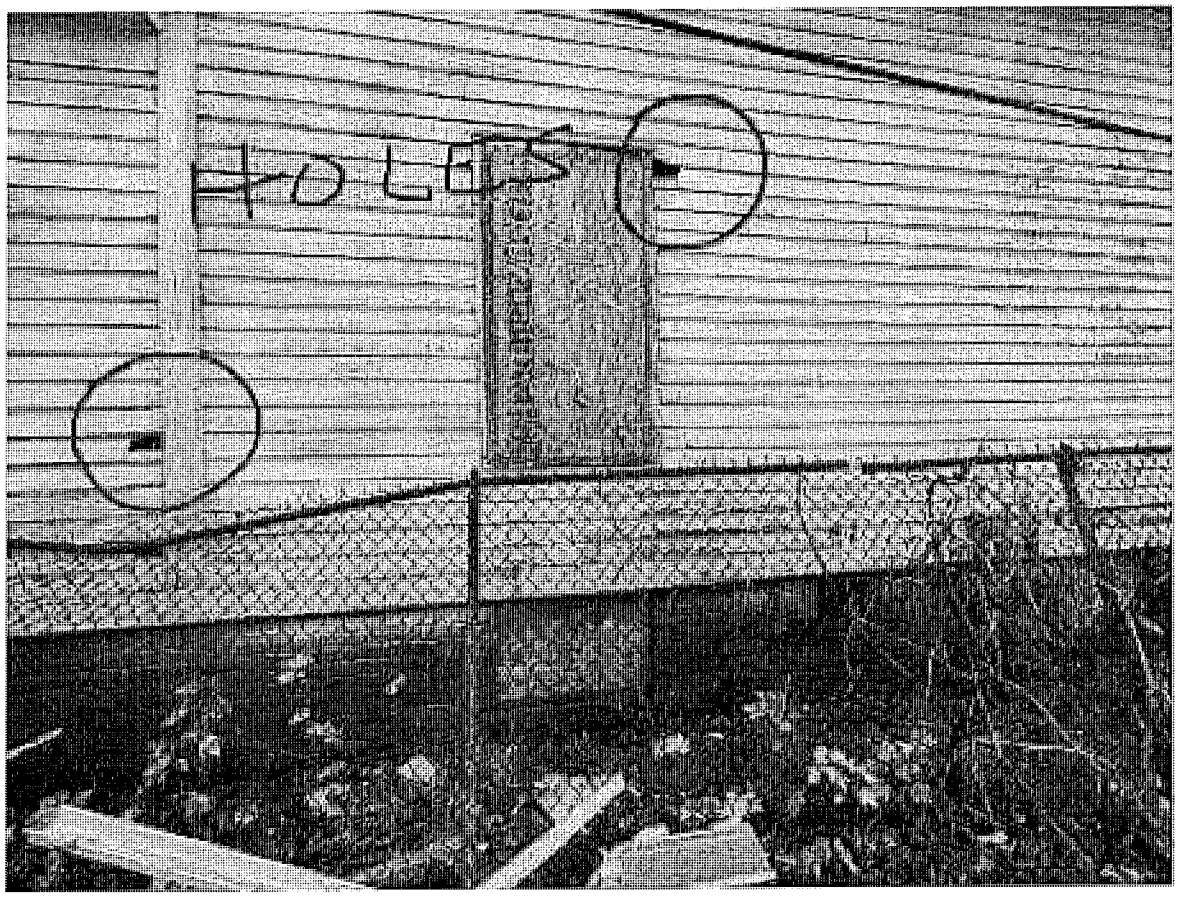
Should you have any questions, I may be reached at (413) 886-5202, between the hours of 7:00a.m. to 4:30p.m.

Sincerely,
Thomas Kennedy,
Building Inspector

-Roof has deteriorated creating holes into structure and needs to be repaired.
-Holes in siding need to be repaired.

20221103162433000.jpg

-Roof has deteriorated creating holes into structure and needs to be repaired.
-Holes in siding need to be repaired.



20221103162658000.jpg

Foundation is crumbling in multiple locations creating life safety hazard.

20221103163015000.jpg

Foundation is crumbling in multiple locations creating life safety hazard.

20221103163058000.jpg

Right to Appeal Decisions or Orders

Right to Appeal per 780 CMR shall be addressed by the Building Code Appeals Board in accordance with MGL.c.143, Sec 100. The application for appeal shall be filed on a form obtained from the Building Official within 20 days after notice was served.

EXHIBIT E

COURT REPORT

Complaint Location:	56 BAY ST	Zone:	Residence B
Date of Re-Inspection:	Monday, May 15, 2023	Time:	9am - 4pm
Next Court Appearance:	TBD		
Inspector(s):	Thomas Kennedy		

Purpose:

CG 22ENFCP00412BLD
Inspection 9a-4p of 52 Bay (rear house)
1) Is the property vacant and secure?

Additional Information:

- ☐ Photographs
- ☐ Narrative
- ☐ Formal Report
- ☐ Court Attendance Necessary

Inspector Findings:

Dwelling appears to be board and secured.
Continued monitoring recommended.

I Thomas Kennedy have found the above report and attachments to be accurate and true, signed under pains and penalties of perjury this 15 day of May.

Law Case ID: 20LAW-0000116
Enf Case ID: 22ENFCP00412BLD Insp ID: 673193

Old Items

New Items

IRC Chapter 1

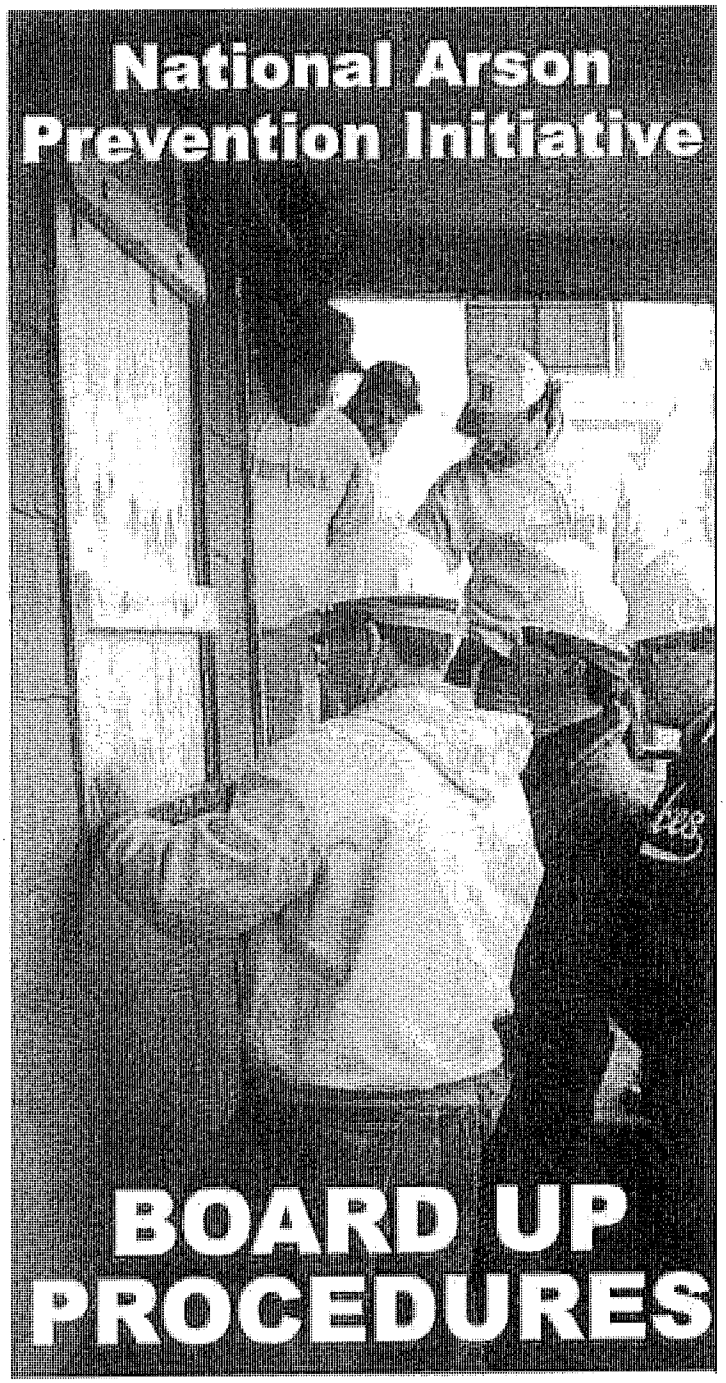
101.4.4 Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.	-Roof has deteriorated creating holes into structure and needs to be repaired. -Holes in siding need to be repaired.

IRC Chapter 1

R105.1 Required. It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first filing a written application with the building official and obtaining the required permit.	Building permits will be required for repairs or demo of structure.

EXHIBIT F

U.S. Fire Administration



STOP the use of empty buildings as targets for arsonists, as crack houses, as hang outs for gangs, as garbage dumps, and as temporary shelters for the homeless.

These procedures are intended to protect buildings that are temporarily vacant pending rehabilitation and use.

"HARDENING THE TARGET" BOARD UP PROCEDURES

Protecting valuable buildings from the weather and from illegal entry can be accomplished by improving security, organizing block watches, improving lighting, periodic patrols, and by following these directions.

1. DISCONNECT ALL UTILITIES AT THE STREET
   A. Turn off water at the street and drain the system to its lowest point. Leave faucets open and put anti-freeze in all traps containing water.
   B. Have the utility company disconnect electricity at the street and remove and cap meters.
   C. Shut off LNG supply at the street. Disconnect and remove LPG and heating oil tanks.
2. REMOVE ALL FLAMMABLES AND COMBUSTIBLES FROM INSIDE AND OUTSIDE THE BUILDING
   A. Remove all upholstered furniture, combustible materials and trash from the building, including the basement and attic.
   B. Remove trash and trash containers and combustible furniture from exterior stairwells, porches, fire escapes and outbuildings.
   C. Remove shrubbery and vegetation that could support or spread a fire.
3. SECURE THE BUILDING TO PREVENT ENTRY
   A. Search the entire building to ensure that it is unoccupied.
   B. Remove doors and storm windows and place in storage.

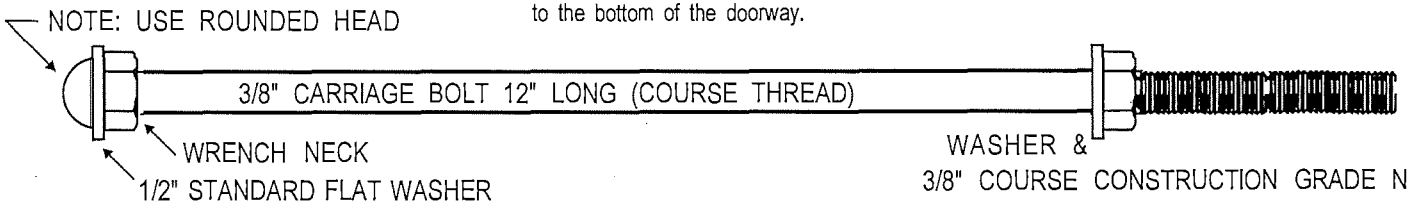
DETERMINING HOW MUCH PROTECTION IS NEEDED

1. Openings in the basement, first floor doors and windows and any point of entry accessible from a porch, fire escape or other potential climbing point require additional security measures. These openings should be barricaded with plywood, 2x4s, bolts and nails.
2. Openings that are at least 10' from ground level which are not accessible from a porch, fire escape, roof, or other climbing point can be secured with nails in each brace, and every 12" around the perimeter. For these openings the plywood should be fitted so that it rests snugly against the exterior frame, butting up to the siding on wood frame buildings and up to the brickwork on brick buildings. It may be necessary to remove the staff bead so this fit can be flush and tight.

BOARDING UP

1. Cut plywood to fit over the window and door openings, flush with outside of the molding.
   Note: For buildings with metal door and window frames the alternative is to cut the plywood and 2x4s to fit the inside of the door frame buffed up against the band molding.
2. Cut the 2x4s to fit the horizontal dimension of the plywood. You will need two 2x4 exterior and two interior braces for each window and three sets for each door.
   For buildings with metal doors and window frames the 2x4s for the outside will be cut to the dimensions of the plywood, fitting inside the door frame, against the band molding. For the inside the 2x4s will be cut to the outside dimension of the door or window frame.
3. Pre drill 3/8th inch holes in the plywood and the braces.
4. The holes will be placed approximately 1/3 of the length of the brace from each outside edge of the door and window jam.
5. The two window braces will be placed 1/3 of the distance from the top and the bottom of the window.
6. The three door braces will be placed; one in the center of the doorway, and one half the distance from the center to the top and to the bottom of the doorway.
7. Place the plywood over the exterior opening and nail to the frame.
   For metal frames place the plywood and braces inside the frame against the band molding.
8. Place the 2x4 braces over the interior and exterior of the door or window.
9. Place the large washer over the carriage bolt and place the bolt through the holes.
10. Place washer and nut inside and tighten securely. Torque the nut so that it slightly compresses the interior 2x4.

After all entrances are secured, the interior worker should exit the building, using a ladder, through a window, if such exists, at least 10 feet above the ground. Nail or screw a plywood sheet over the worker's exit. Patrol the building periodically to check the security.



MATERIALS NEEDED

A . 1/2" plywood, grade CDX and 2" x 4" by 8' construction grade lumber.

B . 3/8" by 12" carriage bolts (rounded head on weather side).

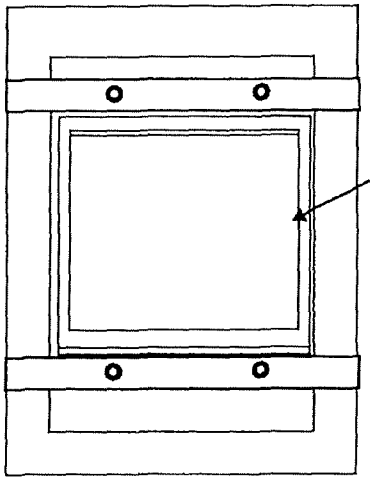
C. 3/8" construction grade nuts.

D. Flat washers with an inside diameter large enough to bypass the wrench neck inside the carriage bolt head so no lift edge is available beneath an installed carriage bolt head.

E. 1/2" diameter flat washers for installation beneath the nut inside the building.

F. 1-5/8" (6d) galvanized or stainless steel ring-shank nails or comparable deck nails.

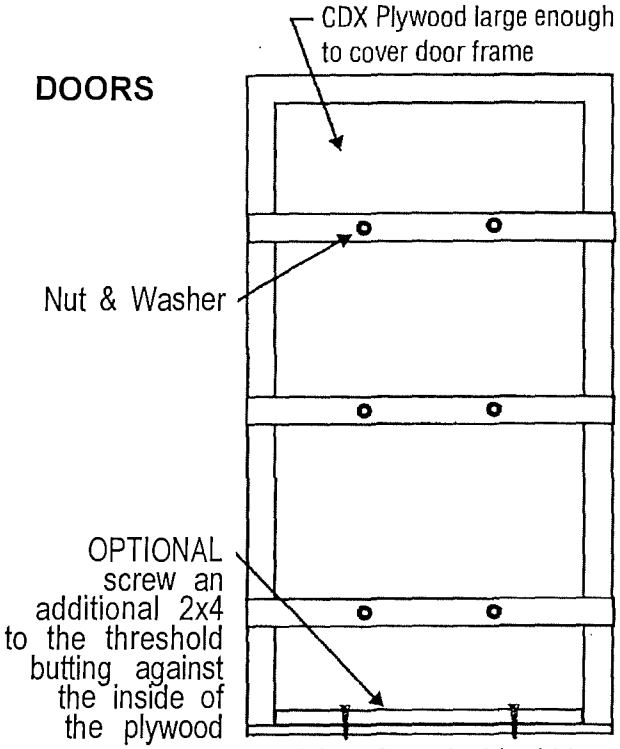
WINDOWS



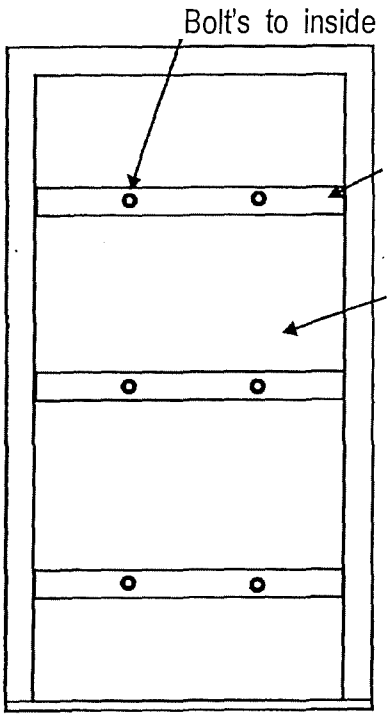
View from inside bldg.

Note: Outside view of window is same as view from outside door except with two 2x4 braces instead of three.

DOORS



View from inside bldg.



View from outside bldg

To request arson prevention materials:

National Arson Prevention Clearinghouse
16825 South Seton Avenue,
Emmitsburg, Maryland 21727
1-888-603-3100

Materials available include:

- General Arson Prevention Literature
- Video: Fighting Church Arson
- Church Arson Prevention Literature
- Arson Prevention Brochures
- Juvenile Firesetter Brochures
- Coalition Building Handbook
- Arson Threat Assessment Guides for: Communities, Churches, Buildings
- Information on Arson Classes and Courses delivered by the National Fire Academy

Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429 WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

Heirs and Assigns of Zelta B. Morgan
27 Kimberly Drive
South Hadley, MA 01075
_____, Defendant(s)

SUMMONS AND ORDER OF NOTICE

To the above-named Defendant:

You are hereby summoned and required to serve upon Amber M. Gould, Esq., plaintiff's attorney, whose address is 1600 E. Columbus Ave. 2nd floor Springfield MA 01103 an answer to the complaint which is herewith served upon you, within 20 days after service of this summons upon you, exclusive of the day of service. If you fail to do so, judgment by default will be taken against for the relief demanded in the complaint. You are also required to file your answer to the complaint in the office of the Clerk of this court at Springfield either before service upon plaintiff's attorney or within a reasonable time thereafter.

Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arises out of the transaction or occurrence that is the subject matter of the plaintiff's claim or you will thereafter be barred from making such claim in any other action.

WE ALSO NOTIFY YOU that application has been made in said action, as appears in the complaint, for a preliminary injunction and that a hearing upon such application will be held at the court house at **37 Elm Street, Springfield** in the AM session without jury of our said court on Friday, August 18, 2023, at 9 o'clock A. M., at which you may appear and show cause why such application should not be granted.

WITNESS, Jonathan J. Kane, First Justice, at the said Western Division Housing Court sitting in Springfield, Massachusetts.

_____
Clerk

NOTES.

1. This summons is issued pursuant to Rule 4 of the Massachusetts Rules of Civil Procedures.
2. When more than one defendant is involved, the names of all defendants should appear in the caption. If separate summons are used for each defendant, each should be addressed to the particular Defendant.

cls: 9-13-00

Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV-429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

Corey R. Bullock
6291 Hanover Road
Hanover, MD 21076-1032
_____, Defendant(s)

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

Kimberly V. Healy
37 N. Hood Street
Springfield, MA 01109-2114
_____, Defendant(s)

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

Kimberly V. Hardy
1251 Washington Street, Unit 4
Middletown, CT 06457-2924
_____, Defendant(s)

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

James D. Bullock
194 Gifford Street
Springfield, MA 01118-2104
_____, Defendant(s)

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

WESTERN DIVISION

CIVIL ACTION No: 23-CV- 429

City of Springfield
Code Enforcement Department
Housing Division
v.
, Plaintiff (s)

John P. Morgan, Jr
164 St. James Avenue
Springfield, MA 01109
, Defendant(s)

SUMMONS AND ORDER OF NOTICE

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division

v.

_____, Plaintiff (s)

Quincy Carroll v.
29 Dartmouth Drive
Little Rock, AR 72204

_____, Defendant(s)

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

Johnetta Brown
194 Winterset Drive
Springfield, MA 01129
v.
_____, Defendant(s)

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Commonwealth of Massachusetts

HOUSING COURT DEPARTMENT

23-CV- 429

WESTERN DIVISION

CIVIL ACTION No: _____

City of Springfield
Code Enforcement Department
Housing Division
v.
_____, Plaintiff (s)

Jean Brown v.
56 Bay Street
Springfield, MA 01109
_____, Defendant(s)

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cls: 9-13-00

PILGRIM COLONIAL
APPRAISAL SERVICES

Pilgrim Colonial Appraisal Services
119 Industrial Dr #1031
East Longmeadow, MA 01028

08/22/2024

56 Bay St
Springfield, MA 01109

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

As-is Opinion of Value = $80,000

Sincerely,

David Behnk
CRREA#70612

Borrower/Client	N/A					File No.	PC08221270
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

TABLE OF CONTENTS

Cover Letter 1
GP 2-4 Unit 2
GP 2-4 Unit 3
GP 2-4 Unit 4
Additional Comparables 4-6 5
GP 2-4 Unit 6
Building Sketch (Page - 1) 7
Building Sketch (Page - 2) 8
Building Sketch (Page - 3) 9
Scope of Work 10
Supplemental Addendum 11
GP 2-4 Unit Certifications Addendum 13
Subject Photos - Improvement #1 15
Subject Photos - Improvement #1 16
Subject Photos - Improvement #1 17
Subject Photos - Improvement #1 18
Subject Photos - Improvement #1 19
Subject Photos - Improvement #1 20
Subject Photos - Improvement #1 21
Subject Photos - Improvement #1 22
Subject Photos - Improvement #2 23
Subject Photos - Improvement #2 24
Subject Photos - Improvement #2 25
Plat Map 26
Aerial Map 27
Location Map 28
Comparable Photos 1-3 29
Comparable Photos 4-6 30
Quality and Condition Ratings - Page 1 31
Quality and Condition Ratings - Page 2 32
Quality and Condition Ratings - Page 3 33
USPAP Identification 34
Deed 35
City Assessor Data - Improvement #1 - Page 1 36
City Assessor Data - Improvement #1 - Page 2 37
City Assessor Data - Improvement #2 - Page 1 38
City Assessor Data - Improvement #2 - Page 2 39
License 40

2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: PC08221270

SUBJECT

Property Address: 56 Bay St | City: Springfield | State: MA | Zip Code: 01109
County: Hampden | Legal Description: Hampden County Registry of Deeds Book 3992, Page 207 - Dated 06/24/1974
Assessor's Parcel #: 01085-0013 | Tax Year: 2024 | R.E. Taxes: $ 1,892 | Special Assessments: $ 0
Current Owner of Record: Zelta B Morgan | Borrower (if applicable): N/A
Occupant: ☐ Owner ☐ Tenant ☒ Vacant | Project Type: ☐ PUD ☐ Other (describe) | HOA: $ 0 ☐ per yr. ☐ per mo.
Market Area Name: Hill McKnight | Map Reference: 44140 | Census Tract: 8013.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: This appraisal is intended to estimate the fair market value of the subject as of August 22th, 2024.
Intended User(s) (by name or type): Patti Glenn
Client: Patti Glenn | Address: 1163 Main St, Springfield MA 01103
Appraiser: David Behnk | Address: 119 Industrial Dr #1031, East Longmeadow, MA 01028

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural	Predominant Occupancy		2 – 4 Unit Housing			Present Land Use		Change in Land Use
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%			PRICE $(000)		AGE (yrs)			
Growth rate:	☐ Rapid	☒ Stable	☐ Slow	☒ Owner	15				One-Unit	50 %	☒ Not Likely
Property values:	☐ Increasing	☒ Stable	☐ Declining	☒ Tenant	80	80	Low	1	2-4 Unit	35 %	☐ Likely * ☐ In Process *
Demand/supply:	☒ Shortage	☐ In Balance	☐ Over Supply	☒ Vacant (0-5%)		460	High	140	Multi-Unit	5 %	* To:
Marketing time:	☒ Under 3 Mos.	☐ 3-6 Mos.	☐ Over 6 Mos.	☐ Vacant (>5%)		315	Pred	111	Comm'l	5 %	
									vacant/parks	5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):

Boundaries: Bordered by Boston & Albany Railroad to the north, Mill River to the south, Alden St / Roosevelt Ave to the east, Walnut St / Federal St / Armory St to the west. (Hill McKnight)

Neighborhood Description: Subject neighborhood is the McKnight section of the neighborhood however similar values throughout abutting areas of McKnight (collectively known as Hill McKnight). Other in land usage is parks (Blunt, Wesson, Adams, Hennessey, Rebecca Johnson, Acorn, Pendleton and Gunn Sq parks) and Oak Grove cemetery. This is a more aged section of Springfield. Largely Victorian era builds throughout. Some newer properties however most are of similar style. See Supplemental Addendum for additional details.

Market Conditions: Market values have increased for marketable 2-4 unit properties over the past year within the neighborhood yet for properties in similar condition, these value: have remained relatively stable. The appraiser conducted 2 analyses (neighborhood market - which reflects largely marketable property) and rehab properties throughout the city. For further market insights, please refer to the market data within the 'Supplemental Addend

SITE DESCRIPTION

Dimensions: 60.22' x 135.82' x 60.26' x 131.70' | Site Area: 8,041 Sq.Ft.
Zoning Classification: Residence B (NRD) | Description: 50 ft frontage / 8,000 sf minimum lot size - three unit use is grandfathered use. | Zoning Compliance: ☐ Legal ☒ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning
Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown | Have the documents been reviewed? ☐ Yes ☒ No | Ground Rent (if applicable) $ /
Comments: Subject is within the NRD historic district however per conservation dept. can be rebuilt without restrictions if no public funds utilized.
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: Residential (Three-unit) / Present Use | Use as appraised in this report: Three-Unit Residential
Summary of Highest & Best Use: The zoning is Residential B, which permits single-family and two-family detached dwellings [three-family use is a grandfathered]. A residential improvement on this property is legally permissible, physically possible, financially feasible, and maximally productive. Therefore, the highest and best use of the property, if vacant, would be to construct a residential dwelling. However, the existing three-unit property, even in its current condition, holds greater value than the land alone. Consequently, the highest and best use of the property as improved is 'as is.' See Supplemental Addendum for further details

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Public
Gas	☒	☐	Public
Water	☒	☐	Public
Sanitary Sewer	☒	☐	Public
Storm Sewer	☒	☐	Public
Telephone	☒	☐	Public
Multimedia	☒	☐	Public

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Width	Two-way / two lane		
Surface	Asphalt		
Curb/Gutter	Granite	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Overhead	☒	☐
Alley	None	☐	☐

Frontage	Typical - 60.22'
Topography	Generally Level / Street
Size	8,041 sf
Shape	Rectangular
Drainage	Adequate
View	Residential

Other site elements: ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area: ☐ Yes ☒ No | FEMA Flood Zone: X | FEMA Map #: 25013C0402E | FEMA Map Date: 7/16/2013
Site Comments: No adverse easements or encroachments known. No special assessments or slide areas. Current zoning requires 50' frontage; 8,000sf minimum lot site. While site is conforming, the use [three-unit] is grandfathered use. If destroyed, the subject could be rebuilt in its original footprint. Oil tank is located in the basement - no odors observed.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement ☐ None		Heating	
# of Units	3 ☐ Accessory Unit	Foundation	Brick/Avg	Slab	N/A	Area Sq. Ft.	1,776	Type	Forced Air
# Stories	2 # Bldgs. 2	Exterior Walls	Wood/Fair	Crawl Space	N/A	% Finished	0	Fuel	Gas & Oil
Type	☒ Det. ☐ Att. ☐	Roof Surface	Asphlt/Fair.Poor	Basement	Full	Ceiling	Exposed		
Design (Style)	Two-Family & SF	Gutters & Dwnspts.	None	Sump Pump	☐ N/A	Walls	Brick/Avg	Cooling	
☒ Existing	☐ Proposed ☐ Und.Cons.	Window Type	DblHng/Poor	Dampness	☒ Humid	Floor	Concrete	Central	N/A
Actual Age (Yrs.)	118	Storm/Screens	Aluminum/Poor	Settlement	Typical	Outside Entry	Bulkhead	Other	
Effective Age (Yrs.)	50			Infestation	None Visible				

Interior Description		Appliances	#	Attic ☐ None		Amenities		Car Storage ☐ None		
Floors	Lam.Crpt.Vin.Hw/Poor	Refrigerator	0	Stairs	☒	Fireplace(s) #	2	Garage	# of cars	(1 Tot.)
Walls	Wood/Fair-Poor	Range/Oven	0	Drop Stair	☐	Woodstove(s) #	0	Attach.	0	
Trim/Finish	Wood/Poor	Disposal	0	Scuttle	☐	Patio	None	Detach.	0	
Bath Floor	Ct.Vin/Poor	Dishwasher	0	Doorway	☐	Deck	None	Blt.-In	0	
Bath Wainscot	Fiberglass/Poor	Fan/Hood	0	Floor	☐	Porch	Covered	Carport	0	
Doors	Panel/Poor	Microwave	0	Heated	☐	Fence	None	Driveway	1	Hardpack
		Washer/Dryer		Finished	☐	Pool	None	Surface		

Unit # 1 contains:	5	Rooms;	2	Bedrooms;	1.0	Bath(s);	1,232 Sq.Ft. GLA Above Grade
Unit # 2 contains:	5	Rooms;	2	Bedrooms;	1.0	Bath(s);	1,181 Sq.Ft. GLA Above Grade
Unit # 3 contains:	5	Rooms;	2	Bedrooms;	1.0	Bath(s);	959 Sq.Ft. GLA Above Grade
Unit # 4 contains:		Rooms;		Bedrooms;		Bath(s);	Sq.Ft. GLA Above Grade

The Total Gross Building Area for the Subject Property is: 3,372 Sq.Ft.

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2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: PC08221270

IMPROVEMENTS (cont.)

Additional features: Property is three unit comprised of a two-family with a separate single improvement.

Describe the condition of the property (including physical, functional and external obsolescence): Overall the subject exhibits 'Poor' condition stemming from lack of maintenance and vandalism over several years. Quality of build is average. The roof was observed from ground level appears fair on the two-unit improvement and poor on the secondary building. Both improvements are filled with debris. Interior components are poor throughout. Kitchen, flooring, bath and interior conditions all exhibit poor conditions. The mechanicals were unable to be tested however are assumed to be in similar poor condition. Roof on secondary unit exposes the interior to the elements. Oil tanks are located within the two-unit whereas the secondary improvement is gas. Please see the 'Supplemental Addendum' for additional commentary.

COMPARABLE RENTAL ANALYSIS

The following properties are representative current, similar, and proximate rental properties comparable to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3
Address	56 Bay St Springfield, MA 01109			
Proximity to Subject				
Current Monthly Rent	$ 0	$	$	$
Less: Utilities	– $ 0	– $	– $	– $
Furnishings	– $ 0	– $	– $	– $
Plus: Rent Concess.	+ $ 0	+ $	+ $	+ $
Adj. Monthly Rent	$	$	$	$
Adj. Mo. Rent / GLA	$ /sq.ft.	$ /sq.ft.	$ /sq.ft.	$ /sq.ft.
Data Source(s)	Inspection/Assr			
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/– $ Adjust	DESCRIPTION +/– $ Adjust	DESCRIPTION +/– $ Adjust
Rent Control	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Lease Date	Vacant			
Location	Res / Busy Road			
Design (Style)	Two-Family & SF			
Age	118			
Condition	Poor			
Total GBA	3,372 sq.ft.	sq.ft.	sq.ft.	sq.ft.
Total # of Units	3			
Total GLA	3,372 sq.ft.	sq.ft.	sq.ft.	sq.ft.

Unit Breakdown	Tot.	Bed.	Baths	GLA
Unit # 1	5	2	1.0	1,232
Unit # 2	5	2	1.0	1,181
Unit # 3	5	2	1.0	959
Unit # 4				

Net Rental Adjustment (Total)	☐ + ☐ – $	☐ + ☐ – $	☐ + ☐ – $
Indicated Monthly Market Rent	$	$	$

Analysis of rental data: The income approach was not considered due to the current condition of the subject (incapable of rendering rental income).

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases			Actual Rents			Opinion of Market Rent		
	Lease Dates		Per Unit		Total	Per Unit		Total
Unit #	Begin Date	End Date	Unfurnished	Furnished	Rents	Unfurnished	Furnished	Rents
1	N/A	N/A	$ 0	$	$ 0	$ 0	$	$ 0
2	N/A	N/A	$ 0	$	$ 0	$ 0	$	$ 0
3	N/A	N/A	$ 0	$	$ 0	$ 0	$	$ 0
4			$	$	$	$	$	$

Comments on lease data: Property is currently vacant.

	Total Actual Monthly Rent	$	Total Gross Monthly Rent	$
	Other Monthly Income (itemize)	$	Other Monthly Income (itemize)	$
	Total Actual Monthly Income	$ 0	Total Estimated Monthly Income	$ 0

Utilities included in estimated rents ☐ Electric ☐ Water ☐ Sewer ☐ Gas ☐ Oil ☐ Trash collection ☐ Multimedia ☐ Telephone ☐ Other

Comments on actual or estimated rents and other monthly income (including personal property): Per interior inspection, the property is currently vacant and not habitable to rent.

INCOME APPROACH

INCOME APPROACH TO VALUE ☒ The Income Approach was not developed for this appraisal.

Gross Rent Multiplier Analysis:

Address	Date	Sale Price	Gross Rent	GRM	Comments

Opinion of Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM):

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2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: PC08221270

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLSPIN / Assessors / Registry of deeds

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property has not been sold
Date:	or had a deed transfer within the past 3 years. Prior sale of the comparables occurred more than 1 year
Price:	from the comparable sale date.
Source(s): MLSPIN/Assessor/Deed	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	56 Bay St Springfield, MA 01109	240-242 College St Springfield, MA 01109	38 Acushnet Ave Springfield, MA 01105	645-647 Hampden St Holyoke, MA 01040
Proximity to Subject		0.81 miles NE	1.32 miles S	7.41 miles NW
Sale Price	$ N/A	$ 80,000	$ 112,500	$ 70,000
Sale Price/GBA	$ 0 /sq.ft.	$ 22.15 /sq.ft.	$ 37.65 /sq.ft.	$ 39.89 /sq.ft.
Gross Monthly Rent	$ 0	$ 0	$ 0	$ 0
Gross Rent Multiplier	N/A	0	0	0
Price per Unit	$ N/A	$ 26,667	$ 37,500	$ 35,000
Price per Room	$ N/A	$ 5,333	$ 8,036	$ 8,750
Price per Bedroom	$ N/A	$ 8,889	$ 14,063	$ 17,500
Data Source(s)	Inspection/Assr	MLSPIN #73067312; DOM 64	MLSPIN #73099713; DOM 30	MLSPIN #73030522; DOM 21
Verification Source(s)	Assrs/Reg of Deeds	Assessors/Reg of Deeds	Assessors/Reg of Deeds	Assessors/Reg of Deeds
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/– $ Adjust	DESCRIPTION +/– $ Adjust	DESCRIPTION +/– $ Adjust
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Sales or Financing	N/A	Private	Cash	Cash
Concessions	N/A	None Noted	None Noted	None Noted
Date of Sale/Time	N/A	09/27/2023	06/15/2023	10/19/2022 +9,170
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Res / Busy Road	Residential 0	Residential 0	Res / Busy Road 0
Site	8,041 Sq.Ft.	4,251 sf 0	4,857 sf	6,125 sf
View	Residential	Residential	Residential	Residential
Design (Style)	Two-Family & SF	Three-Family 0	Three-Family 0	Two-Family 0
Quality of Construction	Average	Average	Average	Average
Age	118	111 0	139 0	62 0
Condition	Poor	Poor	Poor	Poor
Total GBA	3,372 sq.ft.	3,612 sq.ft.	2,988 sq.ft.	1,755 sq.ft. +16,000
Total # of Units	3	3	3	2
Total GLA	3,372 sq.ft.	3,612 sq.ft.	2,988 sq.ft.	1,755 sq.ft.
Unit Breakdown	Total / Bdrms / Baths	Total / Bdrms / Baths	Total / Bdrms / Baths	Total / Bdrms / Baths
Unit # 1	5 / 2 / 1.0	5 / 3 / 1.0 0	5 / 3 / 1.0 0	4 / 2 / 1.0 0
Unit # 2	5 / 2 / 1.0	5 / 3 / 1.0 0	5 / 3 / 1.0 0	4 / 2 / 1.0 0
Unit # 3	5 / 2 / 1.0	5 / 3 / 1.0 0	4 / 2 / 1.0 0	
Unit # 4				
Basement & Finished	Unfinished	Unfinished	Unfinished	Unfinished
Rooms Below Grade	None	None	None	None
Functional Utility	Two-Fam & Single	Average	Average	Average
Heating/Cooling	FWA/None	FWA/None	FWA/None	FWA/None
Energy Efficient Items	None	None	None	None
Parking	1 Car Driveway	2 Car Garage 0	2 Car Driveway	2 Car Driveway
Porch/Patio/Deck	Porches	Porches	Porches	Deck
Net Adjustment (Total)		☐ + ☐ – $	☐ + ☐ – $	☒ + ☐ – $ 25,170
Adjusted Sale Price of Comparables		Net 0 % Gross 0 % $ 80,000	Net 0 % Gross 0 % $ 112,500	Net 36.0 % Gross 36.0 % $ 95,170
Adjusted Price of Comparables per GBA		$ 22.15	$ 37.65	$ 54.23
Adjusted Price of Comparables per Unit		$ 26,667	$ 37,500	$ 47,585
Adjusted Price of Comparables per Room		$ 5,333	$ 8,036	$ 11,896
Adjusted Price of Comparables per Bedroom		$ 8,889	$ 14,063	$ 23,793

Ind. Val. per GBA	$ 21	X	3,372	SF GBA	= $ 70,812	Ind. Val. per Unit	$ 23,334	X	3	Units	= $ 70,002
Ind. Val. per Room	$ 4,667	X	15	Rooms	= $ 70,005	Ind. Val. per Bedroom	$ 11,667	X	6	Bedrooms	= $ 70,002

Summary of Sales Comparison Approach

GBA adjustment of $10/sf for differences greater than 500 sf (larger threshold due to appraiser measurements of the subject compared to public record). Comp #3 is a dated sale, adjusted 13.% (23 months at 0.57%) to normalize increased market conditions. Adjustments are based on the contributory market value of each relative to the subject using paired and grouped data analysis. If there is no market evidence in support of an adjustment for an element/ unit of comparison or they are considered to be of equal value and appeal, then no adjustment has been applied. All sales considered in the final value opinion with greatest emphasis placed on comparable #1. This is a fairly recent three-unit sale in similar condition and within the neighborhood offering a similar overall size. Comparable #1 had a severally damaged roof with water/mold concerns along with structural repair and debris throughout. This is considered similar to the subject's single family parcel. The adjusted value ranges from $80,000 to $112,000. Considering the renovation of this property is split between two improvements in which some likely will entail higher costs for renovation with relatively similar overall rental potential, opining on the lower end of the value range appears reasonable. See additional comments page. The subject property is compatible with the surrounding improvements in the neighborhood. See additional comparables.

Indicated Value by Sales Comparison Approach $ 80,000

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ADDITIONAL COMPARABLE SALES

File No.: PC08221270

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	56 Bay St Springfield, MA 01109	25-27 Calhoun St Springfield, MA 01107					
Proximity to Subject		1.72 miles W					
Sale Price	$ N/A		$ 120,000		$		$
Sale Price/GBA	$ 0 /sq.ft.	$ 33.38 /sq.ft.		$ /sq.ft.		$ /sq.ft.	
Gross Monthly Rent	$ 0	$ 0		$		$	
Gross Rent Multiplier	N/A	0					
Price per Unit	$ N/A	$ 60,000		$		$	
Price per Room	$ N/A	$ 7,500		$		$	
Price per Bedroom	$ N/A	$ 12,000		$		$	
Data Source(s)	Inspection/Assr	MLSPIN #73178826;DOM 60					
Verification Source(s)	Assrs/Reg of Deeds	Assessors/Reg of Deeds					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/– $ Adjust	DESCRIPTION	+/– $ Adjust	DESCRIPTION	+/– $ Adjust
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No		☐ Yes ☐ No		☐ Yes ☐ No	
Sales or Financing Concessions	N/A N/A	Private None Noted					
Date of Sale/Time	N/A	01/08/2024					
Rights Appraised	Fee Simple	Fee Simple					
Location	Res / Busy Road	Res / Superior	-8,000				
Site	8,041 Sq.Ft.	5,009 sf	0				
View	Residential	Residential					
Design (Style)	Two-Family & SF	Two-Family					
Quality of Construction	Average	Average					
Age	118	112	0				
Condition	Poor	Poor					
Total GBA	3,372 sq.ft.	3,595 sq.ft.		sq.ft.		sq.ft.	
Total # of Units	3	2					
Total GLA	3,372 sq.ft.	3,595 sq.ft.		sq.ft.		sq.ft.	

Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Unit # 1	5	2	1.0	8	5	2.1	0								
Unit # 2	5	2	1.0	8	5	2.1	0								
Unit # 3	5	2	1.0												
Unit # 4															

Basement & Finished Rooms Below Grade	Unfinished None	1574 Sq.Ft. Unfinished				
Functional Utility	Two-Fam & Single	Average				
Heating/Cooling	FWA/None	Steam/None	0			
Energy Efficient Items	None	None				
Parking	1 Car Driveway	On-Street	0			
Porch/Patio/Deck	Porches	Porches				
Net Adjustment (Total)		☐ + ☒ – $	-8,000	☐ + ☐ – $		☐ + ☐ – $
Adjusted Sale Price of Comparables		Net 6.7 % Gross 6.7 % $	112,000	Net % Gross % $		Net % Gross % $
Adjusted Price of Comparables per GBA		$ 31.15		$		$	
Adjusted Price of Comparables per Unit		$ 56,000		$		$	
Adjusted Price of Comparables per Room		$ 7,000		$		$	
Adjusted Price of Comparables per Bedroom		$ 11,200		$		$	

Summary of Sales Comparison Approach

Comparable #4 is added to provide an additional recent sale. This sale is a two unit property however both with 5 bedrooms. Based on marketable properties, this property would likely render a higher gross rental income. It was added to provide a high point value for the subject's market.

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2-4 UNIT RESIDENTIAL APPRAISAL REPORT

File No.: PC08221270

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The opinion of site value is derived from the analysis of data (listings and closed sales) in the Hill Mcknight area of Springfield. When limited data is available, land data from surrounding neighborhoods with similar market appeal, as well as assessment data obtained from the property record cards, are incorporated into the analysis. MLS # 73197549 - Sold Land - Residential 0 Cambridge St (Ws) L:Springfield, MA - $50,000 - 0.15 (6,403 Sq. Ft.) on 02/20/2024.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data: N/A

Quality rating from cost service: N/A Effective date of cost data: N/A

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Cost approach was considered but deemed inapplicable due to the age of the condition and age of improvements and the difficulty in determining depreciation.

Estimated Remaining Economic Life (if required): 0 Years

OPINION OF SITE VALUE			=$ 50,000
DWELLING	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
	Sq.Ft. @ $		=$
			=$
Garage/Carport	Sq.Ft. @ $		=$
Total Estimate of Cost-New			=$
Less Physical	Functional	External	
Depreciation			=$( )
Depreciated Cost of Improvements			=$
"As-is" Value of Site Improvements			=$
			=$
			=$
INDICATED VALUE BY COST APPROACH			**=$**

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 80,000 **Income Approach $** **Cost Approach (if developed) $**

Final Reconciliation Due to the subject's age and condition, the cost approach was considered unreliable therefore not developed. Properties similar to the subject's condition are not typically purchased for rental income purposes. Primary weight is placed on the Sales Comparison Approach due to the adequate availability of data. Market value opinion of the subject property based on a exposure time of 30 to 90 days.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: No personal property included in the appraised value.

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 80,000 , as of: 08/22/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 40 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Sketch Addendum	☒ Scope of Work	☒ Limiting Cond./Certification	☒ Narrative Addendum	☒ Photograph Addenda
☒ Additional Rentals	☒ Map Addenda	☐ Cost Addendum	☐ Flood Addendum	☒ Additional Sales
☐	☐ Income/Expense Analysis	☐ Hypothetical Conditions	☒ Extraordinary Assumptions	☐
☐	☐	☐	☐	☐

SIGNATURES

Client Contact: Atty Patti Glenn Client Name: Patti Glenn

E-Mail: attypatti@yahoo.com Address: 1163 Main St, Springfield MA 01103

APPRAISER

Appraiser Name: David Behnk

Company: Pilgrim Colonial Appraisal Services

Phone: (413) 233-4597 Fax:

E-Mail: dave@pilgrimcolonial.com

Date of Report (Signature): 08/29/2024

License or Certification #: 76012 State: MA

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 02/14/2025

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 08/22/2024

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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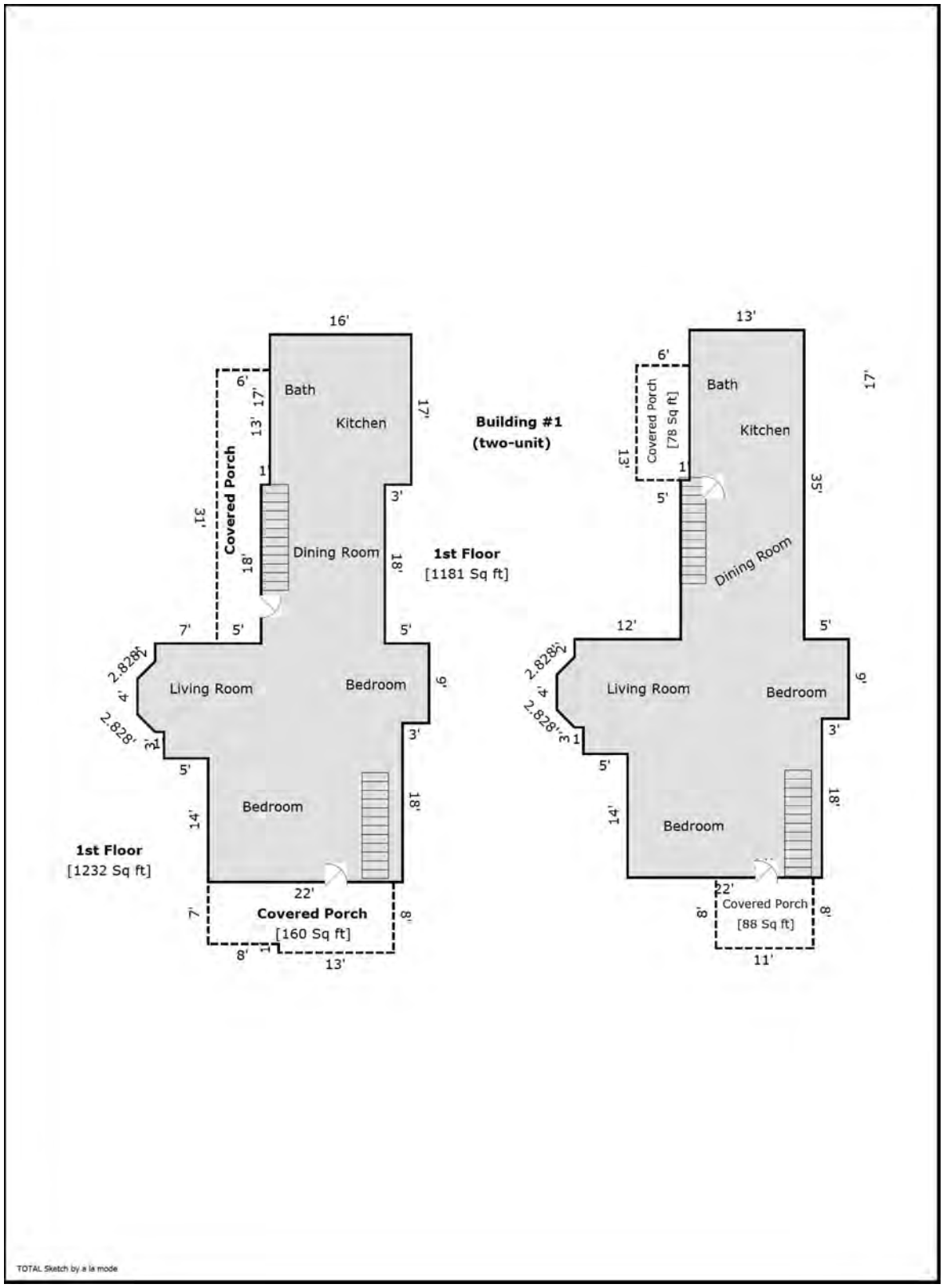
Building Sketch (Page - 1)

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						



Building Sketch (Page - 2)

Borrower/Client	N/A						
Property Address	56 Bay St						
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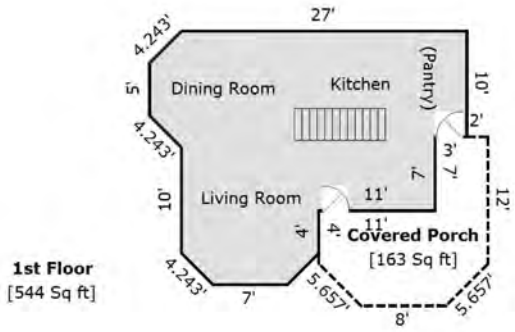
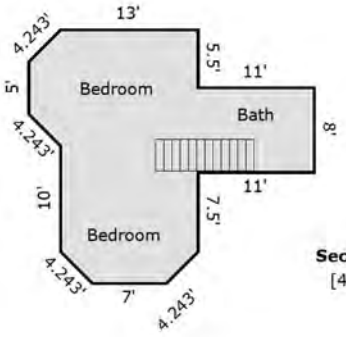
Building #2
Unit #3



1st Floor
[544 Sq ft]



Second Floor
[415 Sq ft]

TOTAL Sketch by a la mode

Building Sketch (Page - 3)

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Living Area		Calculation Details	
1st Floor	1232 Sq ft	0.5 × 2 × 2	= 2
		0.5 × 2 × 2	= 2
		4 × 2	= 8
		16 × 17	= 272
		14 × 18	= 252
		22 × 14	= 308
		9 × 3	= 27
		13 × 27	= 351
		1 × 10	= 10
1st Floor	1181 Sq ft	0.5 × 2 × 2	= 2
		0.5 × 2 × 2	= 2
		4 × 2	= 8
		13 × 17	= 221
		14 × 18	= 252
		22 × 14	= 308
		9 × 3	= 27
		13 × 27	= 351
		10 × 1	= 10
1st Floor	544 Sq ft	0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
		5 × 3	= 15
		27 × 10	= 270
		7 × 11	= 77
		13 × 11	= 143
		7 × 3	= 21
		0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
Second Floor	415 Sq ft	0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
		5 × 3	= 15
		8 × 11	= 88
		13 × 21	= 273
		7 × 3	= 21
		0.5 × 3 × 3	= 4.5
		0.5 × 3 × 3	= 4.5
Total Living Area (Rounded):	**3372 Sq ft**		
Non-living Area			
Covered Porch	168 Sq ft	6 × 13	= 78
		18 × 5	= 90
Covered Porch	78 Sq ft	13 × 6	= 78
Covered Porch	160 Sq ft	7 × 8	= 56
		13 × 8	= 104
Covered Porch	88 Sq ft	11 × 8	= 88
Covered Porch	163 Sq ft	5 × 7	= 35
		16 × 5	= 80
		8 × 4	= 32
		0.5 × 4 × 4	= 8
		0.5 × 4 × 4	= 8

Scope of Work

File No. PC08221270

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

SCOPE OF THE WORK: All of the work contained under the scope of the work was performed by the signing appraiser in the commission of this appraisal assignment. The scope of the work is as follows:

Inspections: The appraiser visually inspected the interior and the exterior of the subject improvements. I drove through the subject's neighborhood for the purposes of visually inspecting the neighborhood to identify possible value considerations. The subject's neighborhood is well known to the appraiser. Comparable properties were inspected from the street and relied on MLS information concerning the condition of the comparables at the time of their conveyance and the relied on the accuracy of the reporting of the physical and economic aspects of the sales of, and the improvements to those properties. Additionally, the subject's neighborhood was analyzed using Google Earth in order to ascertain any features that might not be visible from the public streets which may or may not impact marketability or values.

Research Conducted: The appraiser researched historic sales, and listings, in the MLS, lending requirements, mortgage availability and general economic conditions that were in effect as of the effective date of valuation from various internet sources. Data was gathered from the Springfield's Tax Assessor's Records, Hampden County Recorder of Deeds, Banker and Tradesman, Local Realtors and Multiple Listing Services Data.

Approaches to Value: All three approaches to value were considered. Their use, applicability and application are discussed in the reconciliation.

Opinions Developed: The appraiser developed an opinion of the highest and best use of the subject property as of the effective date of the valuation. Highest and Best Use is tied to market perception, marketability and market value all of which contain some element of opinion based upon my data and research.

Reconciliation: The appraiser reconciled the value estimates to the quality and quantities of data available for the different analyzes that were performed and to the market conditions current as of the effective date of the appraisal, and have prepared this report, without significant appraisal assistance from anyone and have presented it to the client.

Definition of Market Value (FNMA):
See 'GP Restricted Use Certifications Addendum'

USPAP:
The Uniform Standards of Professional Appraisal Practice (USPAP) is the generally recognized ethical and performance standards for the appraisal profession in the United States. USPAP was adopted by Congress in 1989, and contains standards for all types of appraisal services, including real estate, personal property, business and mass appraisal. Compliance is required for state-licensed and state-certified appraisers involved in federally-related real estate transactions. USPAP is updated every two years so that appraisers have the information they need to deliver unbiased and thoughtful opinions of value.

Market Value Per USPAP
A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in the appraisal.

Errors and Omission:
In the event that any error or omission be discovered the Appraiser reserves the right to verify the issue and determine the significance. To determine whether or not it rises to the level of impacting the overall reliability or credibility of the appraisal. To determine if the issue is significant enough to impact the calculation of the fair market value To determine if the issue has an impact on the marketability of the subject and amend the written report as necessary.

Intended Use:
The Intended Use of this appraisal is to determine the Market Value (as defined herein) of the subject property as of August 22th, 2024.

The appraisal report cannot be relied upon for any other purpose therefore no other Intended Uses are identified by the Appraiser whatsoever. Other typical misuses include, but are not limited to;
> A value on a date other than the effective date > Any other type of value > Obtaining financing
> Determining insurance levels > Use as a marketing tool

Highest and Best Use:
The property is zoned as Residential B, which permits the construction of three-family properties (grandfathered). Given this zoning, a residential improvement on the site is legally permissible, physically possible, financially feasible, and likely to yield maximum productivity. Consequently, the highest and best use of the land, if vacant, would be the construction of a residential dwelling. Considering the property's current Poor (C6) condition, which typically indicates a structure in need of significant repair, properties like this are often acquired with the intent of undertaking renovations. In this context, the highest and best use of the property as improved is to leverage its existing structure for renovation. This approach not only aligns with market trends for similar condition single-unit properties but also adds value by enhancing the property's utility and appeal. Therefore, the most advantageous use of the property in its current state is renovation, making it more valuable as improved than if it were vacant and awaiting development. The highest and best use, as improved, is thus to renovate 'as is' to fully realize its potential within the given zoning allowances.

Per Springfield Historic Commission, NRD zoned properties can be renovated as long as the project is not funded with public funds. Based on a review of similar (poor condition) NRD properties, there does not appear to be a value difference in these sales. Marketability remains average.

Extraordinary Assumption:
This appraisal is made with the extraordinary assumption that the utilities are non-functional based on the visual damage to the property. The mechanicals were not able to be tested at the time of inspection.

Supplemental Addendum

File No. PC08221270

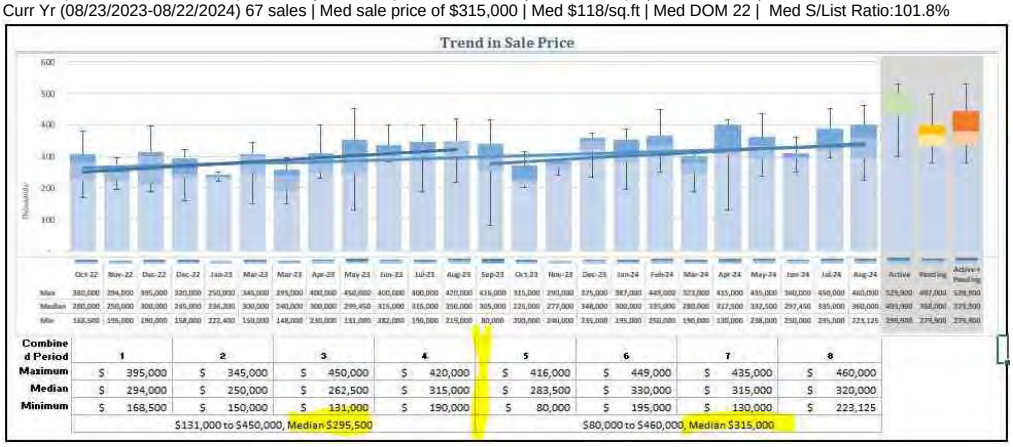
Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Neighborhood and Market Description:
The area (McKnight) is one of the 17 neighborhoods in Springfield. It is predominately composed of late-1800 to early-1900s era properties with multi-family influences throughout (Predominately 2-3 unit). The McKnight neighborhood is located approximately 1 mile east of Metro Center. It is one of the smaller of the city's neighborhoods (Note: Often this area is considered "Hill McKnight" as similar values may be found in the abutting neighborhoods). For the intents of this report to aggregate data for market conditions, neighborhood and analysis reflect the Hill McKnight area (Old Hill, Upper Hill, Bay and McKnight collectively).

Properties throughout the subject's area are of mixed condition typically ranging in condition, with some recently updated properties however the majority require some degree of maintenance. Site sizes are typically smaller lots (median size of the past 12 month sales is 0.12 acres - typical for the area [range within this dataset is 0.04 ac to 0.44 ac]). This area is within 0.25 mi distance to local colleges and commercial properties which are primarily dining, small business, retail and a public library. Bay St along with Wilbraham Rd which is located within 0.25 mile south provides access to major highways (via magazine St) and employment centers. Most commercial properties are along State St (Mason Square), Wilbraham and Alden Streets. AIC (American International College) and Springfield College also provide local employment for the area. Commercial land use supports the neighborhood - not adverse. The local economy has shown relative stability, adapting to recent economic changes stemming from the COVID 19 pandemic and economic recovery.

Market Conditions:
The appraiser gathered overall data on the subject's neighborhood market. The neighborhood market is defined as two-four unit sales within the defined boundaries on page 1. Please note this data largely represents marketable properties.

Neighborhood Market Analysis - Neighborhood Boundaries - Hill McKnight - [2-4 Unit Sales]
Prev Yr (08/23/2022-08/22/2023) 80 sales | Med sale price of $295,500 | Med $102/sq.ft | Med DOM 24 | Med S/List Ratio:100.0%
Curr Yr (08/23/2023-08/22/2024) 67 sales | Med sale price of $315,000 | Med $118/sq.ft | Med DOM 22 | Med S/List Ratio:101.8%



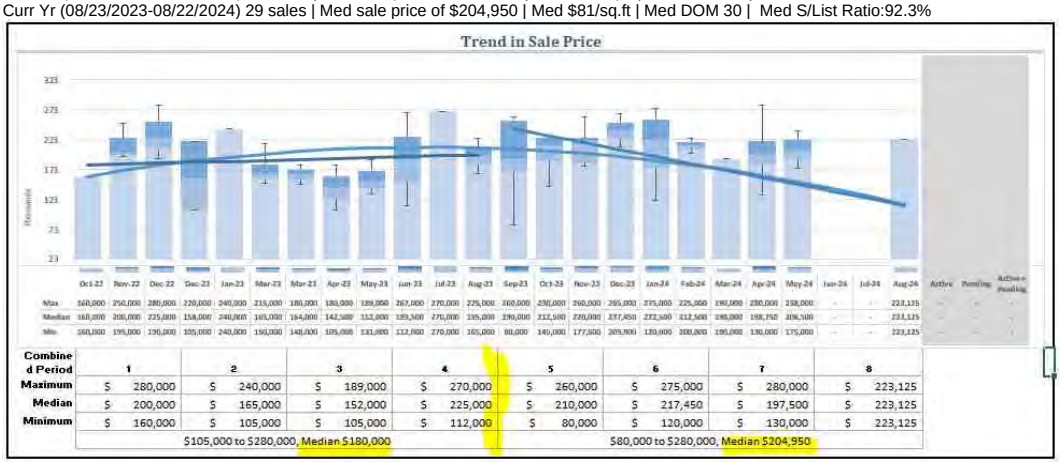
Combined Period	1	2	3	4	5	6	7	8
Maximum	$ 395,000	$ 345,000	$ 450,000	$ 420,000	$ 416,000	$ 449,000	$ 435,000	$ 460,000
Median	$ 294,000	$ 250,000	$ 262,500	$ 315,000	$ 283,500	$ 330,000	$ 315,000	$ 320,000
Minimum	$ 168,500	$ 150,000	$ 131,000	$ 190,000	$ 80,000	$ 195,000	$ 130,000	$ 223,125
	$131,000 to $450,000, Median $295,500				$80,000 to $460,000, Median $315,000			

The trends within the overall neighborhood exhibit increasing trends for two-four unit properties. Sales volume for the neighborhood has remained relatively stable over the past 2 years. Values have increased over this timeframe have also increased. The neighborhood is largely conforming however sizes, age and utility do vary. These trends however do refer to marketable properties. To provide sales relevant to the subject's market the appraiser has considered similar rehab properties.

** too few sales within the neighborhood to extrapolate meaningful trends. To acquire an ample dataset, the appraiser expanded to the city limits.

(75 + year old construction (built pre-1950), [2-4 unit properties], Poor to Fair condition properties (Properties typically purchased by cash or private funded investors for intents of rehabilitating the property)

Micro Market Analysis - Springfield - Rehab properties - Built pre-1950, 2-4 units (Fair to Poor condition)
Prev Yr (08/23/2022-08/22/2023) 30 sales | Med sale price of $180,000 | Med $62/sq.ft | Med DOM 25 | Med S/List Ratio:91.4%
Curr Yr (08/23/2023-08/22/2024) 29 sales | Med sale price of $204,950 | Med $81/sq.ft | Med DOM 30 | Med S/List Ratio:92.3%



Combined Period	1	2	3	4	5	6	7	8
Maximum	$ 280,000	$ 240,000	$ 189,000	$ 270,000	$ 260,000	$ 275,000	$ 280,000	$ 223,125
Median	$ 200,000	$ 165,000	$ 152,000	$ 225,000	$ 210,000	$ 217,450	$ 197,500	$ 223,125
Minimum	$ 160,000	$ 105,000	$ 105,000	$ 112,000	$ 80,000	$ 120,000	$ 130,000	$ 223,125
	$105,000 to $280,000, Median $180,000				$80,000 to $280,000, Median $204,950			

Within this dataset, values have increased over the past 2 years however when reviewing quarterly median values and quarterly

median price / sq.ft, trends remain relatively stable over the past 5 quarters. No adjustments warranted within this timeframe. Currently there does remain a shortage of inventory however this has been a prolonged shortage and does appears to be supporting stable trends.

Condition of the Property

****GBA Variance from city records and appraiser measurements. The main discrepancy is attributed to the 2nd floor of improvement #2 and minor variances within building #1 *** measured values utilized.**

The subject is a three unit improvement comprised of a two unit and single unit building built in 1906 in 'Poor' condition.

Improvement #1 - The roof was observed from ground level and a walkthrough of the attic - appears fair. Windows throughout are older and boarded along the exterior - poor condition. Wood siding is relatively fair. The porches however are structural concerns - poor condition. Debris is found on all levels and in all rooms of the property. Kitchens are both not updated and have damage to the cabinetry. Ceiling space within the main level kitchen is damaged - see photo appearing to be from vandalism within the 2nd unit. Both bathrooms are of average components and have been similarly vandalized (plumbing does not appear to be functional). Flooring throughout is a mix of carpeting and laminate flooring - poor condition. Within the basement, only one furnace was visible. Two water tanks appearing in average condition and older era 2x100 amp electrical panels. Mechanicals were unable to be tested - no utilities on site. There are two oil tanks on site. One appears to be disconnected. No odors observed however it is unknown if oil remains within the tank that is freestanding.

Improvement #2 - the roof on this improvement is poor. It exposes the 2nd floor to the elements.Windows are mostly boarded up - poor condition overall. Painted wood siding is fair to poor condition. The kitchen is in poor condition with a collapsed roof. Several rooms on the main level have water infiltration likely originating from the exposed roof. The bathroom has an original claw style tub with laminate flooring - poor condition. Flooring throughout this unit is largely carpeting - poor condition. Mechanicals do appear average however they are unable to be tested and assumed to be inoperable. 100 amp electrical circuit breaker service.

In totality, the subject is largely in poor condition due to the wear of the major components within both improvements (windows, kitchens, baths and flooring). The roof on the two-unit appears fair. Painted siding on both units is relatively fair yet in totality, the property is not habitable and requires substantial repairs (roofing, windows,paving, kitchens, baths, flooring, interior walls, mechanicals, etc) **The subject is considered to be in 'Poor' condition with 'Average' quality of build- see attached 'Quality and Conditions Ratings' for definitions.**

All necessary permits and licenses from the appropriate authorities (Westfield) are assumed to be obtained for any and all improvements of the subject property. The appraiser is not qualified to give an opinion as to whether or not the subject property is in compliance with all applicable building codes and regulations. The appraised value of the subject property is based upon assumption that all improvements are in compliance with said codes and regulations.

Comp Selection Commentary:

- Few three-family properties in Springfield, within a similar size and age range and poor condition rating, have sold in the past 12 months. Most sales included in the market analysis above involve properties in fair condition that are still habitable. Although these properties are generally purchased for renovation, their conditions are generally superior to the subject property. The comparable sales used in this report include transactions older than one year (Comp #2 and Comp #3) as the appraiser provides sales of similar poor condition. Based on the analysis, no market adjustments are warranted for sales within the past 15 months.
- Comp #3 is located in a varied market where location differs, yet the value area is relatively similar. This sale was included to provide a lower-end support for the opinion of value, as it is in similar condition but offers inferior rental potential. Although the adjusted value for this sale is higher than the appraised value, the opined value remains to be considered reasonable given the higher renovation costs anticipated for the subject property (two separate improvements). Due to the wide GBA variance (greater than 25%) and line, net and gross adjustment guidelines being exceeded, this sale was given no overall emphasis. It was solely added as guidance within the appraisal process.
- Comp #4, a two-unit property, was added to include a sale within the past 12 months. While it is a two-unit rather than a three-unit property, its rental potential is slightly superior due to its room and bath count. This factor further supports the decision to opine on the lower end of the value range.

Assumptions, Limiting Conditions & Scope of Work

File No.: PC08221270

Property Address:	56 Bay St	City:	Springfield	State:	MA	Zip Code:	01109
Client:	Patti Glenn	Address:					
Appraiser:	David Behnk	Address:	119 Industrial Dr Unit 1031, East Longmeadow, MA 01028-7743				

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership. The future operation of the property assumes skilled and adequate management but are not represented to be historically based.

– The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

– If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. All information furnished regarding rental rates, lease terms, or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

– An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non–invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

–This appraisal is made with the extraordinary assumption that the utilities are non–functional based on the visual damage. The mechanicals were not able to be tested at the time of inspection.

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Certifications

File No.: PC08221270

Property Address: 56 Bay St | City: Springfield | State: MA | Zip Code: 01109

Client: Patti Glenn | Address:

Appraiser: David Behnk | Address: 119 Industrial Dr Unit 1031, East Longmeadow, MA 01028-7743

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

– The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by
the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

– I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

– Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three–year period immediately preceding acceptance of this assignment.

– I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

– My engagement in this assignment was not contingent upon developing or reporting predetermined results.

– My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction
in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

– My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

– Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

– Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite

to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised and acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS)**

SIGNATURES

Client Contact: Atty Patti Glenn | Client Name: Patti Glenn

E-Mail: attypatti@yahoo.com | Address:

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: David Behnk	Supervisory or Co-Appraiser Name:
Company: Pilgrim Colonial Appraisal Services	Company:
Phone: (413) 233-4597 Fax:	Phone: Fax:
E-Mail: dave@pilgrimcolonial.com	E-Mail:
Date Report Signed: 08/29/2024	Date Report Signed:
License or Certification #: 76012 State: MA	License or Certification #: State:
Designation: Certified Residential Appraiser	Designation:
Expiration Date of License or Certification: 02/14/2025	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 08/22/2024	Date of Inspection:

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Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Subject Front View 2

56 Bay St

Sales Price	N/A
Gross Living Area	3,372
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	3
Location	Res / Busy Road
View	Residential
Site	8,041 Sq.Ft.
Quality	Average
Age	118

Subject Rear View 2

Subject Street View 2

Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Subject Front View 1

56 Bay St

Sales Price	N/A
Gross Living Area	3,372
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	3
Location	Res / Busy Road
View	Residential
Site	8,041 Sq.Ft.
Quality	Average
Age	118

Building #1

Subject Rear View 1

Subject Street View 1

Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Subject Front View 3

56 Bay St

Sales Price	N/A
Gross Living Area	3,372
Total Rooms	15
Total Bedrooms	6
Total Bathrooms	3
Location	Res / Busy Road
View	Residential
Site	8,041 Sq.Ft.
Quality	Average
Age	118

Subject Rear View 3

Subject Roof View

Subject Photos - Improvement #1

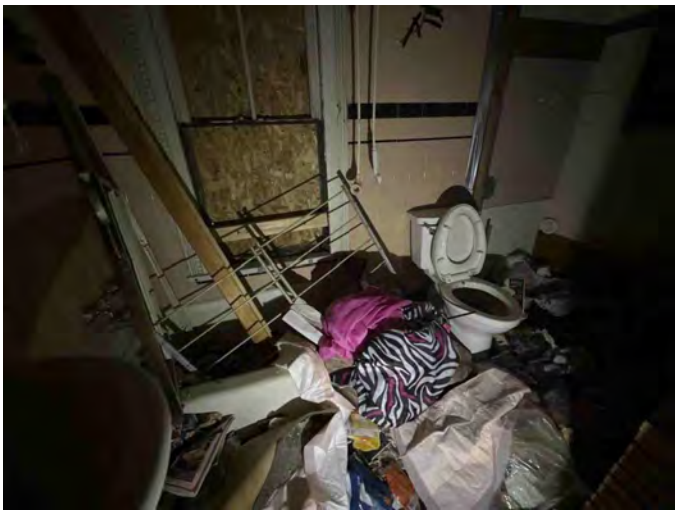
Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Improvement #1 - Porch View

Improvement #1 - Unit #1 - Kitchen View 1

Improvement #1 - Unit #1 - Kitchen View 2

Improvement #1 - Unit #1 - Dining Room View

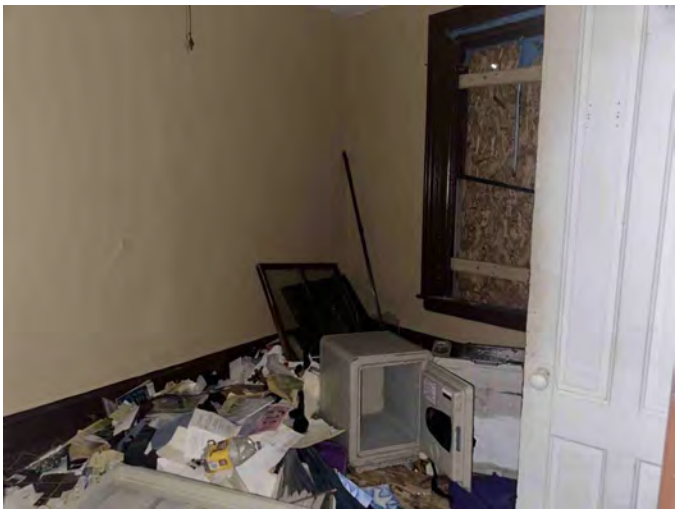


Improvement #1 - Unit #1 - Bath View

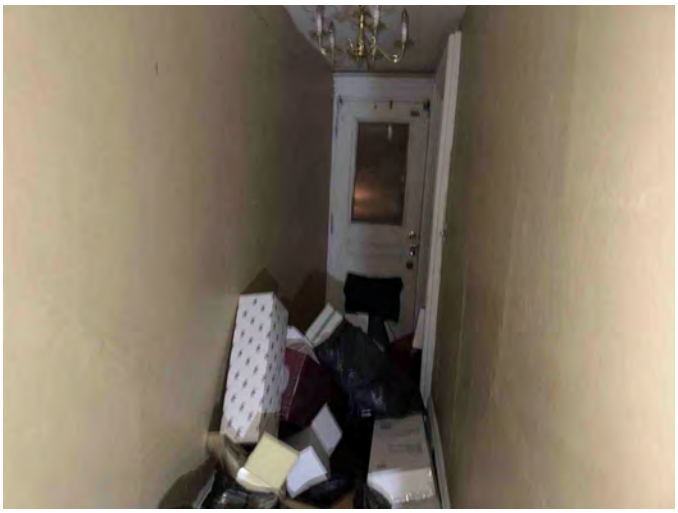
Improvement #1 - Unit #1 - Bedroom 1 View

Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						



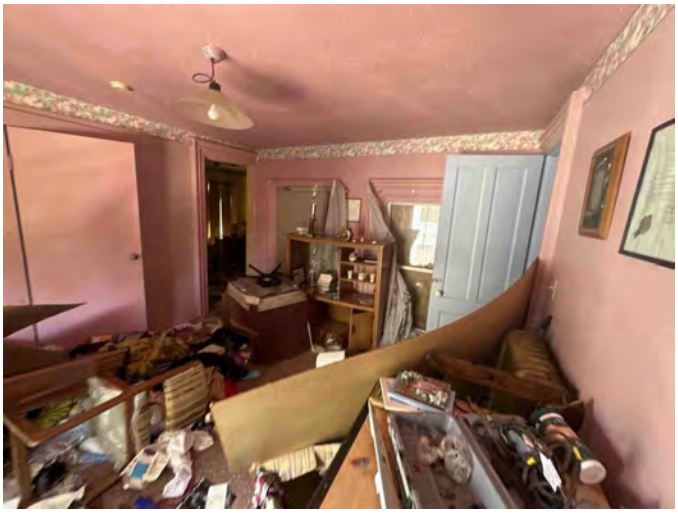
Improvement #1 - Unit #1 - Bedroom 2 View



Unit #1 - Front Egress (Boarded on Exterior)

Improvement #1 - Unit #2 - Stairway View

Improvement #1 - Unit #2 - Kitchen View



Improvement #1 - Unit #2 - Dining Room View

Improvement #1 - Unit #2 - Bathroom View

Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Improvement #1 - Unit #2 - Living Room View

Improvement #1 - Unit #2 - Bedroom #1 View

Improvement #1 - Unit #2 - Bedroom #2 View

Improvement #1 - Attic Stairway View

Improvement #1 - Attic View 1

Improvement #1 - Attic View 2

Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Improvement #1 - Basement Stairway View

Improvement #1 - Basement - Unfinished View 1

Improvement #1 - Basement - Unfinished View 2

Improvement #1 - Basement - Furnace View

Improvement #1 - Basement - Water Heater 1

Improvement #1 - Basement - Water Heater 2

Subject Photos - Improvement #1

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Improvement #1 - Basement - Oil Tank 1 View

Improvement #1 - Basement - Oil Tank 2 View

Improvement #1 - Basement - Oil Tank 2 View 2

Improvement #1 - Basement - Electrical Panels

Building #1 - Subject - Boarded / Secured

Subject Photos - Improvement #2

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

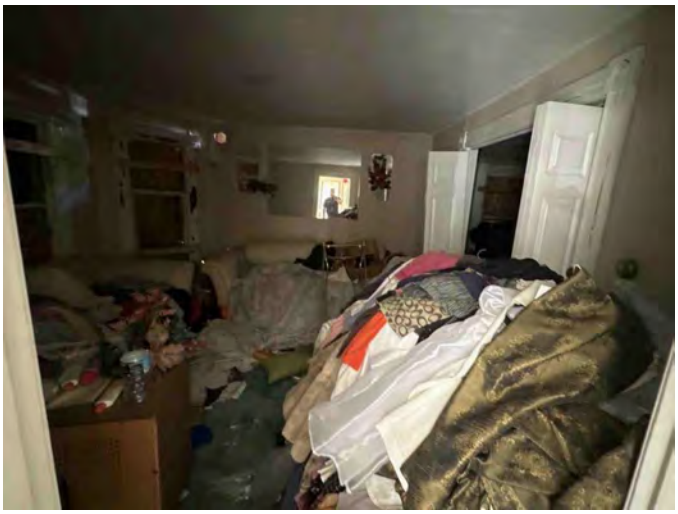
Improvement #2 - Front View 1

Improvement #2 - Front View 2

Improvement #2 - Rear View 1

Improvement #2 - Rear View 2

Improvement #2 - Kitchen View



Improvement #2 - Living Room View

Subject Photos - Improvement #2

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Improvement #2 - Dining Room View

Improvement #2 - Pantry Area

Improvement #2 - Stairway View

Improvement #2 - Bathroom View

Improvement #2 - Bedroom #1 View

Improvement #2 - Bedroom #2 View

Subject Photos - Improvement #2

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Improvement #2 - Basement Stairway

Improvement #2 - Basement View 1

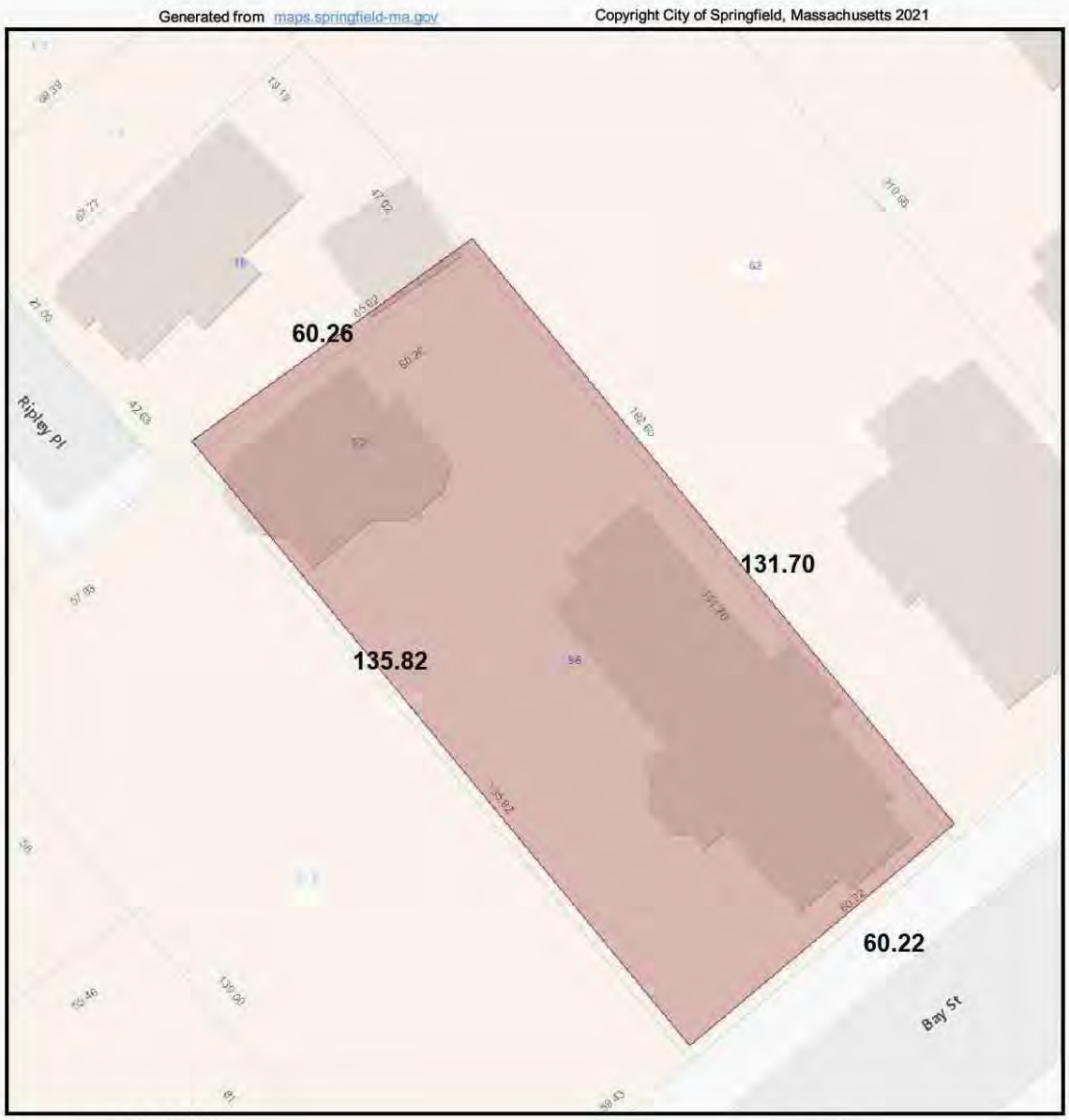
Improvement #2 - Basement View 2

Improvement #2 - Furnace View

Improvement #2 - Water Heater View

Improvement #2 - Electrical

Plat Map



Plat Map

8/27/2024 10:52:34 AM

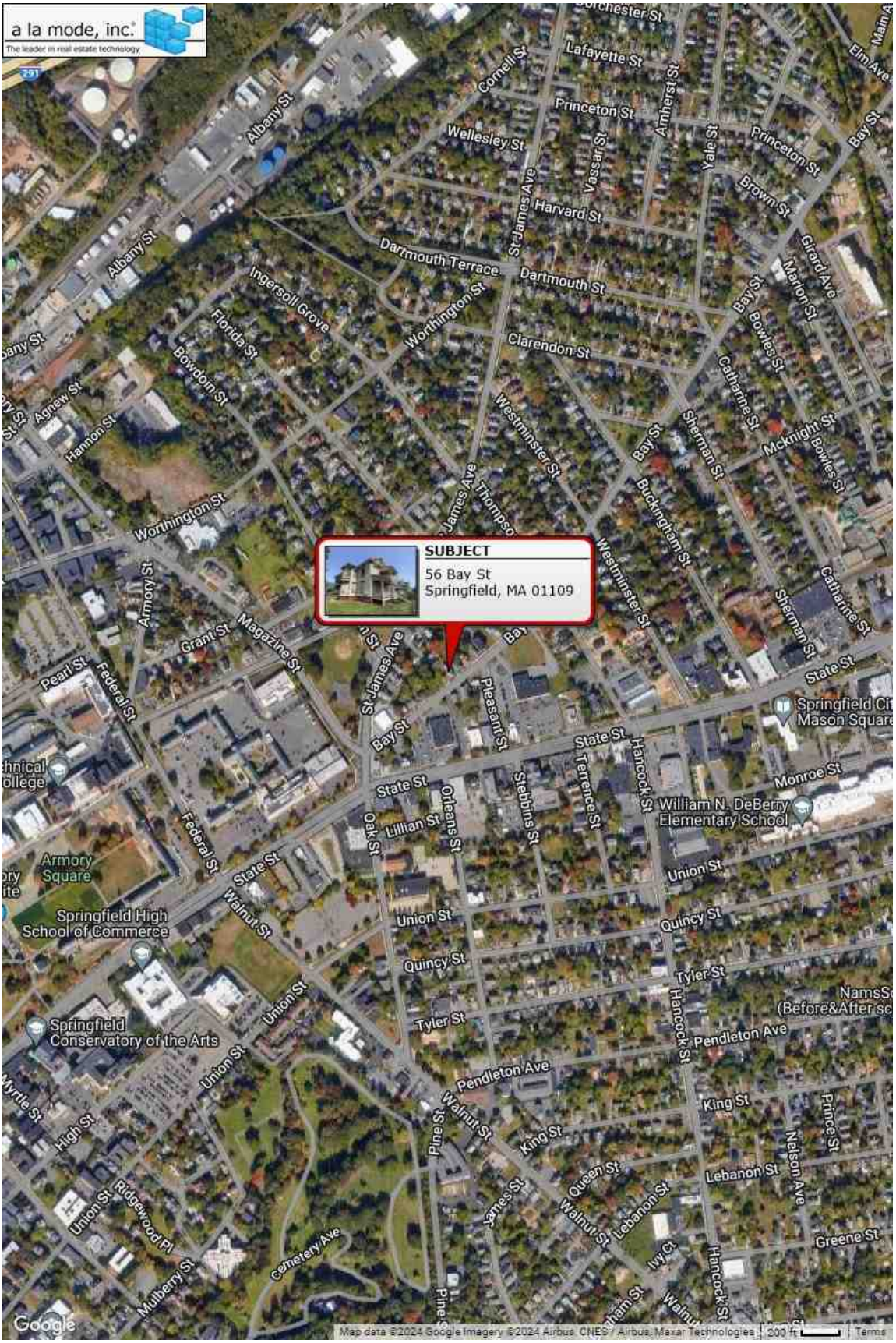
Scale: 1"=24'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

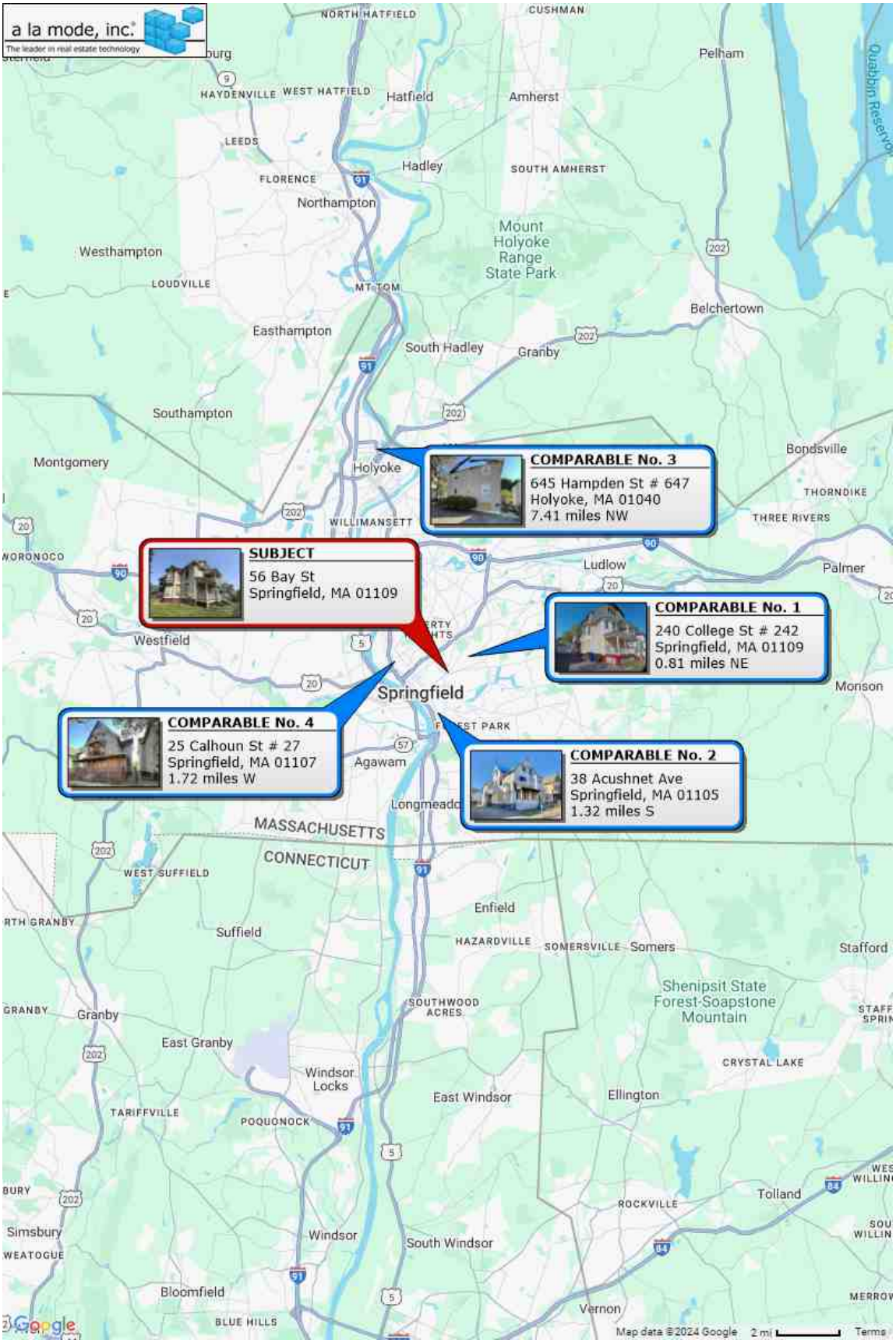
Aerial Map

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						



Location Map

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						



Comparable Photo Page

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Comparable 1

240-242 College St

Sales Price	80,000
G.B.A.	3,612
Age/Yr. Blt.	111

MLSPIN Photo Provided

Comparable 2

38 Acushnet Ave

Sales Price	112,500
G.B.A.	2,988
Age/Yr. Blt.	139

MLSPIN Photo Provided

Comparable 3

645-647 Hampden St

Sales Price	70,000
G.B.A.	1,755
Age/Yr. Blt.	62

MLSPIN Photo Provided

Comparable Photo Page

Borrower/Client	N/A						
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

Comparable 4

25-27 Calhoun St

Sales Price	120,000
G.B.A.	3,595
Age/Yr. Blt.	112

MLSPIN Photo Provided

Comparable 5

Sales Price
G.B.A.
Age/Yr. Blt.

Comparable 6

Sales Price
G.B.A.
Age/Yr. Blt.

QUALITY AND CONDITION RATINGS ADDENDUM

Condition Ratings and Definitions

NEW: The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

LIKE NEW: The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

GOOD: The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

AVERAGE: The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

FAIR: The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

POOR: The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Excellent Quality: Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

VERY GOOD Quality: Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

GOOD Quality: Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

AVERAGE Quality: Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

BELOW AVERAGE Quality: Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

MINIMAL Quality: Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period. Example: 3.2 indicates three full baths and two half baths.

Borrower/Client	N/A				File No.	PC08221270	
Property Address	56 Bay St						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	Patti Glenn						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30 to 90 Days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature:

Name: David Behnk

Certified Residential Appraiser

State Certification #: 76012

or State License #:

State: MA Expiration Date of Certification or License: 02/14/2025

Date of Signature and Report: 08/29/2024

Effective Date of Appraisal: 08/22/2024

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 08/22/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

Deed

16296 BOOK 3992 PAGE 207

KNOW ALL MEN BY THESE PRESENTS: that I

JOHN P. MORGAN, of 164 St. James Avenue

Springfield, Hampden County, Massachusetts,
in consideration of LOVE AND AFFECTION

grant to ZELTA B. MORGAN,

of 164 St. James Avenue, Springfield, Hampden County, Massachusetts
with warranty covenants

A lot of land with the buildings thereon situated in said Springfield, bounded and described as follows:

Bounded Southerly by Bay Street, sixty (60) feet; Westerly by land formerly of Charles Phelps and now or lately of one Bugbee about one hundred thirty-five (135) feet; Northerly by land formerly of Norman Trask, about sixty (60) feet; and Easterly by land now or formerly of one Hamilton, about one hundred thirty-one (131) feet.

Subject to a first mortgage to Springfield Institution for Savings.

Being the premises conveyed to me by deed of May A. Wilson dated December 31, 1970 recorded in the Hampden County Registry of Deeds in Book 3566, Page 370.

Executed as a sealed instrument this 24th day of June 19 74

Marilyn L. Champagne — John P. Morgan

The Commonwealth of Massachusetts

Hampden, ss. June 24, 1974

Then personally appeared the above named John P. Morgan

and acknowledged the foregoing instrument to be his free act and deed,

Before me, Marilyn L. Champagne
Marilyn L. Champagne Notary Public
Justice of the Peace

My commission expires December 1, 19 78

RECEIVED
JUN 24 1974
AT 3:12 P.M. AND
RECD FROM THE ORIGINAL

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 56 BAY ST **Map ID:** 010850013 **Class:** 109: Multiple Houses On One Parcel **Card:** 2 of 2

Assessed Owner

MORGAN ZELTA B
27 KIMBERLY DR
SOUTH HADLEY MA 01075

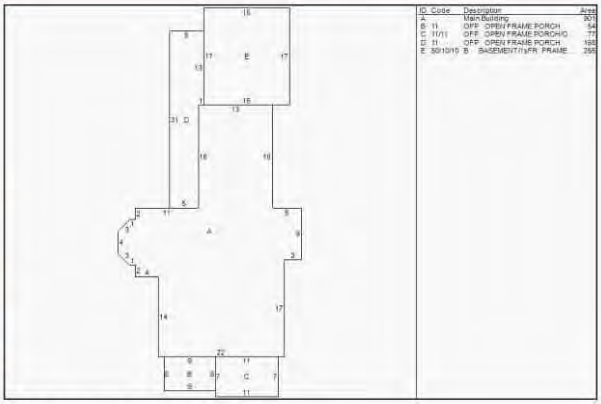
General Information

Living Units: 3
Neighborhood: 114
Alternate:
Zoning: R2
Class: RESIDENTIAL

Photo

Open enlarged photo

Diagram



Click to view enlarged version

Land Information

Type		Size	Influence Factors	Influence %	Value
PRIMARY	SF	8,042			24,170

Total Acres: 0.1846

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	24,200	24,200	24,200	24,200	0
Building	93,600	93,600	93,600	-24,200	0
Total	117,800	117,800	117,800	0	232,000

Value Flag: COST APPROACH **Manual Override Reason:**

Entrance Information

Date	ID	Entry Code	Source
2023-04-07	SV	UNOCCUPIED	OTHER
2013-09-16	3	NOT AT HOME	OTHER

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
1974-06-24	0			3992 / 207		MORGAN ZELTA B

CARD 2 of 2

Dwelling Information

Style:	TWO FAMILY	Year Built:	1906
Story Height:	2	Eff Year Built:	
Attic:	UNFIN	Ground Floor Area:	901
Exterior Walls:	FRAME	Amenities:	
Masonry Trim:	0	Total Living Area:	2,312
Color:	TAN		

Grade & Depreciation

Grade:	B	Market Adj:	
Condition:	POOR	Functional:	0
CDU:	VERY POOR	Economic:	0
Cost & Design:	0	% Good Ovr:	0
% Complete:	0		

Basement

Basement:	FULL	Bsmt Gar:	
FBLA Size:		FBLA Type:	
Rec Rm Size:		Rec Rm Type:	

Adjustments

Int vs Ext:	SAME	Unfinished Area:	
Cathedral Ceiling:		Unheated Area:	

Heating & Cooling

Heat Type:	BASIC	Stacks:	
Fuel Type:	OIL	Openings:	
System Type:	WARM AIR	Pre-Fab:	

Fireplaces

Room Detail

Bedrooms:	5	Full Baths:	2
Family Rooms:		Half Baths:	
Kitchens:		Extra Fixtures:	1
Total Rooms:	10	Bath Type:	
Kitchen Type:		Bath Remod:	NO
Kitchen Remod:	NO		

Dwelling Computations

Base Price:	289,958	% Good:	21
Plumbing:	10,420	% Good Overrride:	0
Basement:	0	Functional:	0
Heating:	0	Economic:	75
Attic:	17,590	% Complete:	0
Other Features:	0	C&D Factor:	0
		Adj Factor:	0.90
Subtotal:	317,970	Additions:	18,200
Ground Floor Area:	901		
Total Living Area:	2,312	Dwelling Value:	61,500

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 56 BAY ST **Map ID:** 010850013 **Class:** 109: Multiple Houses On One Parcel **Card:** 1 of 2

Assessed Owner

MORGAN ZELTA B
27 KIMBERLY DR
SOUTH HADLEY MA 01075

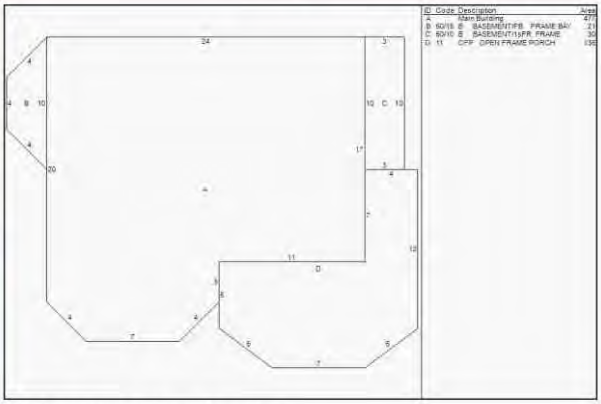
General Information

Living Units: 3
Neighborhood: 114
Alternate:
Zoning: R2
Class: RESIDENTIAL

Photo

Open enlarged photo

Diagram



Click to view enlarged version

Land Information

Type		Size	Influence Factors	Influence %	Value
PRIMARY	SF	8,042			24,170

Total Acres: 0.1846

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	Assessed	Appraised	Cost	Income	Market
Land	24,200	24,200	24,200	24,200	0
Building	93,600	93,600	93,600	-24,200	0
Total	117,800	117,800	117,800	0	232,000

Value Flag: COST APPROACH **Manual Override Reason:**

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2013-09-16	3	NOT AT HOME	OTHER

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
1974-06-24	0			3992 / 207		MORGAN ZELTA B

CARD 1 of 2

Dwelling Information

Style:	OLD STYLE	Year Built:	1906
Story Height:	1	Eff Year Built:	
Attic:	FULL FIN./WH	Ground Floor Area:	477
Exterior Walls:	FRAME	Amenities:	
Masonry Trim:	0	Total Living Area:	790
Color:	WHITE		

Grade & Depreciation

Grade:	C	Market Adj:	
Condition:	POOR	Functional:	0
CDU:	VERY POOR	Economic:	0
Cost & Design:	0	% Good Ovr:	0
% Complete:	0		

Basement

Basement:	FULL	Bsmt Gar:	
FBLA Size:		FBLA Type:	
Rec Rm Size:		Rec Rm Type:	

Adjustments

Int vs Ext:	SAME	Unfinished Area:	
Cathedral Ceiling:		Unheated Area:	

Heating & Cooling

Heat Type:	BASIC	Stacks:	
Fuel Type:	GAS	Openings:	
System Type:	WARM AIR	Pre-Fab:	

Fireplaces

Room Detail

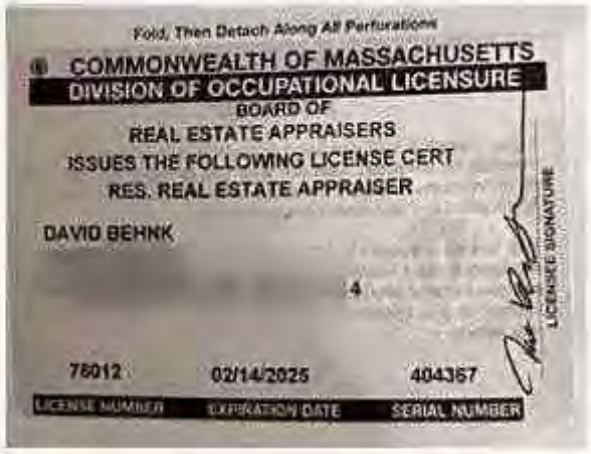
Bedrooms:	2	Full Baths:	1
Family Rooms:		Half Baths:	
Kitchens:		Extra Fixtures:	
Total Rooms:	5	Bath Type:	
Kitchen Type:		Bath Remod:	NO
Kitchen Remod:	NO		

Dwelling Computations

Base Price:	155,371	% Good:	21
Plumbing:	0	% Good Overrride:	0
Basement:	0	Functional:	0
Heating:	0	Economic:	75
Attic:	34,800	% Complete:	0
Other Features:	0	C&D Factor:	0
		Adj Factor:	0.90
Subtotal:	190,170	Additions:	5,700
Ground Floor Area:	477		
Total Living Area:	790	Dwelling Value:	32,100

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Condition


Fold, Then Detach Along All Perforations
COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE
BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE CERT
RES. REAL ESTATE APPRAISER
DAVID BEHNK
4
76012
02/14/2025
404357
LICENSE NUMBER
EXPIRATION DATE
SERIAL NUMBER
LICENSEE SIGNATURE

INVOICE

FROM:

http://pilgrimcolonial.com
Pilgrim Colonial Appraisal Services
119 Industrial Dr
#1031
East Longmeadow, MA 01028
Telephone Number: (413) 233-4597 **Fax Number:**

TO:

Atty Patti Glenn
1163 Main St
Springfield, MA 01103-2112

Telephone Number: **Fax Number:**
Alternate Number: **E-Mail:** Attypatti@yahoo.com

INVOICE NUMBER
PC08221270
DATE
08/22/2024

REFERENCE

Internal Order #:	PC08221270
Lender Case #:	
Client File #:	
Main File # on form:	PC08221270
Other File # on form:	
Federal Tax ID:	81-4607763
Employer ID:	

DESCRIPTION

Lender: N/A **Client:**
Purchaser/Borrower: N/A
Property Address: 56 Bay St
City: Springfield
County: Hampden **State:** MA **Zip:** 01109
Legal Description: Hampden County Registry of Deeds Book 3992, Page 207 - Dated 06/24/1974

FEES	AMOUNT
Market Value Appraisal - As-is of 08/22/2024	600.00
SUBTOTAL	600.00

PAYMENTS					AMOUNT
Check #:	Credit Card	**Date:** 08/26/2024	**Description:**	Paid in Full - Auth code: 07767Z	600.00
Check #:		**Date:**	**Description:**		
Check #:		**Date:**	**Description:**		
			SUBTOTAL		600.00

We Greatly Appreciate The Business **TOTAL DUE** $ 0.00

ASBESTOS INSPECTION AND LEAD DETERMINATION REPORT

WAYFINDERS

52 BAY STREET SPRINGFIELD, MA

PREPARED FOR:

Mr. John Gilbert
Wayfinders
1780 Main Street
Springfield, Massachusetts 01103
JGilbert@wayfinders.org

PREPARED BY:

Atlas Technical Consultants LLC
73 William Franks Drive
West Springfield, MA 01089

February 25, 2025

73 William Franks Drive
West Springfield, MA 01089
(413) 781-0070 | oneatlas.com

February 25, 2025

Atlas No. 183JS25005

Mr. John Gilbert
WAYFINDERS
1780 MAIN STREET
Springfield, Massachusetts

Subject: Asbestos Inspection and Lead Determination Report
52 Bay Street.
Springfield, MA

Dear Mr. Gilbert:

The enclosed Asbestos Inspection and Lead Determination Report was performed and prepared by Atlas Technical Consultants LLC (Atlas). The survey included a limited inspection of 52 Bay Street, Springfield, MA. Atlas's visual observations and laboratory reports forms the basis for the conclusions contained in this report.

The following licensed and accredited inspector performed the inspection on February 05, 2025

Respectfully submitted,

James Lowell
Massachusetts Asbestos Inspector #: AI074251
Phone: 413-374-4532
Email: James.Lowell@oneatlas.com

Brian Williams
Area Manager
Phone: 413-504-1653
Email: Brian.Williams@oneatlas.com

Distribution: JGilbert@wayfinders.org

CONTENTS

1. SITE DESCRIPTION 2
   1.1 SURVEY LIMITATIONS 2
2. ASBESTOS INSPECTION 2
   2.1 ASBESTOS PROTOCOL 2
   2.2 ASBESTOS ANALYSIS 3
3. LEAD-BASED PAINT (LBP) TESTING 3
   3.1 LEAD PROTOCOL 3
4. HAZARDOUS MATERIALS SURVEY 4
5. FINDINGS 4
6. CONCLUSIONS 4

APPENDICES

I SUMMARY OF ASBESTOS-CONTAINING MATERIALS
II LIST OF ASBESTOS-CONTAINING MATERIALS
III LIST OF NON-ASBESTOS MATERIALS
IV LIST OF LEAD RESULTS
V SUMMARY OF ASSUMED HAZARDOUS MATERIALS

ATTACHMENTS

LABORATORY REPORTS AND CHAIN OF CUSTODY
PHOTO LOG

LIST OF ACRONYMS AND ABBREVIATIONS

ACBM	Asbestos-Containing Building Material
ACM	Asbestos-Containing Material
AHERA	Asbestos-Hazard Emergency Response Act
CFR	Code of Federal Regulations
DPH	Department of Public Health
EPA	Environmental Protection Agency
LBP	Lead Based Paint
NESHAP	National Emission Standards for Hazardous Air Pollutants
NOB	Non-Friable Organically Bound
OSHA	Occupational Safety and Health Administration
PACM	Presumed Asbestos-Containing Material
PLM	Polarized Light Microscopy
RACM	Regulated Asbestos-Containing Building Material
TEM	Transmission Electron Microscopy

1. SITE DESCRIPTION

This report addresses sampling at 52 Bay Street, Springfield MA. The building's construction date was unknown at the time of the survey. Interior finishes of the building include plaster walls, wood flooring and a brick & concrete foundation.

1.1 SURVEY LIMITATIONS

The house was unoccupied at the time of the survey. Limited destructive investigation techniques were used in this survey. Suspect lead, PCB, asbestos, mercury, or other hazardous materials may exist at inaccessible areas of the building or grounds that could not be evaluated during this study. These areas include but are not limited too.

- Interior of floors, walls and ceiling cavities
- Foundation waterproofing systems
- Underground pipe tunnels and chases
- Gaskets on equipment, tanks, pipe, etc.
- House plumbing systems
- Electrical wiring
- Pipe and duct wall penetrations

A number of regulated materials may also be present in the facility that were not fully evaluated as part of this study including but not limited to containerized wastes, hydraulic equipment, extinguishing systems, life safety equipment, etc.

2. ASBESTOS INSPECTION

Atlas's Scope of Work included a limited Asbestos Inspection of the above referenced building. Outlined below is a description of Atlas's testing methodology.

2.1 ASBESTOS PROTOCOL

Atlas preformed a limited demolition survey to identify suspect asbestos-containing materials in the above referenced house. The Asbestos Inspection included a visual assessment of accessible suspect asbestos-containing materials and subsequent bulk sampling and analysis.

EPA and OSHA define ACBM as any material containing greater than one percent (>1%) asbestos. The ACBM inspection and bulk sampling was performed in accordance with the methods outlined in the U.S. EPA guidance document titled, Guidance for Controlling Asbestos-Containing Materials in Buildings (Document No. 560/5-85/024). In addition, bulk sampling of asbestos was performed in general accordance with 40 CFR Part 763 Asbestos Hazard Emergency Response Act (AHERA) requirements for number of samples and types of ACBM to be sampled. According to these requirements, materials are classified as either surfacing (e.g., ceiling plaster, wall plaster, spray-applied fireproofing), thermal system insulation (e.g., pipe

insulation, pipe fitting insulation, boiler insulation), or miscellaneous materials (e.g., floor tile, ceiling tile, wallboard). The number of samples collected from each material varies based on the classification of the material and increases as the potential for a non-uniform mixture of asbestos in the material increases.

Samples collected for asbestos analysis were obtained by qualified and certified (Certified State of Massachusetts Site Inspector) personnel utilizing proper safety measures such as wetting the material prior to sampling, cleaning up the area by wet wiping any resulting residual debris, and wearing proper protective equipment, as needed. In order to be certain of sampling the entire thickness of a material, coring tools and knives were utilized to penetrate all layers of a material. All collected samples were then placed in appropriately labeled airtight containers for shipment to the laboratory for analysis.

2.2 ASBESTOS ANALYSIS

All samples collected were transported under chain-of-custody protocol to EMSL lab in Long Island City New York, NY. Bulk samples were analyzed for asbestos content using Polarized Light Microscopy (PLM) with Dispersion Staining (EPA Method 600/R-93/116 and/or EPA Method 600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Building Materials). To qualify as asbestos-containing, the material must be determined to contain greater than or equal to one percent (≥1%) from a homogeneous material area set of samples.

Consequently, according to the EPA/AHERA and State of Massachusetts Department of Environmental Protection criteria, all bulk samples from a homogeneous area must be found to contain less than one percent (<1%) asbestos in order to be classified as non-asbestos-containing. MassDEP also requires materials that contain any asbestos (<1%) be handled and disposed of as asbestos containing material.

3. LEAD-BASED PAINT (LBP) TESTING

Atlas performed a limited lead characterization of painted, stained or varnished components located throughout the area listed above. Outlined below is a description of Atlas testing methodology.

3.1 LEAD PROTOCOL

Pre-screening was performed utilizing XRF in general accordance with Massachusetts Department of Public Health (DPH) 105 CMR 460 regulations for a lead determination. All personnel who operate the portable XRF analyzer are trained by the manufacturer in safety measures and testing protocols. The instrument was calibrated prior to testing according to manufacturers and Massachusetts Department of Public Health (DPH) procedures. In accordance with the Occupational Safety and Health Administration (OSHA) 29 CFR 1926.62 Regulations, an XRF can determine the presence of lead, however, not the absence of lead.

4. HAZARDOUS MATERIALS SURVEY

The objective of the hazardous materials survey was to visually evaluate building components and containers for potential hazardous materials. No sampling was completed as part of this visual survey. The following is a general description of hazardous materials we evaluate as part of our survey.

Polychlorinated biphenyls (PCBs) are toxic coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels, capacitors, or other similar equipment manufactured prior to 1979. PCBs may also be identified in miscellaneous building materials. In general, the PCBs were used in these building materials such as sealant (e.g. caulk, sealants, insulation, and window glazing compound) plasticizers and/or flame retardants.

Fluorescent light fixture ballasts manufactured prior to 1979 may contain small quantities of PCBs. Recently manufactured fluorescent light ballasts do not contain PCBs and those manufactured between 1978 and 1998 were required to have “No PCBs” labels.

Fluorescent and high intensity light bulbs may contain small amounts of heavy metals such as mercury, lead, cadmium, and nickel, and therefore must be handled/disposed of properly.

Thermostats, thermometers, and pressure gauges sometimes contain mercury. In addition, mercury-containing switches were sometimes used on heating boilers.

Rechargeable batteries are generally associated with emergency exit lights, emergency safety lights, and other emergency service items. Rechargeable batteries can contain heavy metals such as mercury, lead, cadmium, and nickel, that need to be recycled of properly disposed.

A variety of containerized chemicals that are consumed on a regular basis (e.g. refrigerants, cleaners, paints, fuels, etc.) are often considered hazardous materials when disposed of as waste product.

5. FINDINGS

Refer to the following Attachments for a summary of each tested material, location, analytical and results:

I SUMMARY OF ASBESTOS-CONTAINING MATERIALS
II LIST OF ASBESTOS-CONTAINING MATERIALS
III LIST OF NON-ASBESTOS MATERIALS
IV LIST OF LEAD RESULTS
V SUMMARY OF ASSUMED HAZARDOUS MATERIALS

6. CONCLUSIONS

Asbestos Containing Materials were identified in building materials. Lead Paint at or above 1.0 mg/cm2 was detected on a number of building materials. The following response actions are required to be implemented to properly manage asbestos and hazardous materials at the site:

A. In accordance with EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations, all materials found to be asbestos-containing in the building will be required to be abated prior to renovation/demolition activities. In addition, all asbestos abatement work is required to be performed by a Massachusetts state licensed Asbestos Abatement Contractor in accordance with local, state and federal regulations.

B. Any suspect asbestos-containing material discovered during the course of renovation/demolition which is not included in this report shall be assumed to be asbestos-containing until further bulk sampling and analysis is performed.

C. The Massachusetts Department of Environmental Protection (DEP), as well as the U.S. Environmental Protection Agency (EPA) currently recognize Polarized Light Microscopy (PLM) analysis as an acceptable analytical method for determining the Asbestos content in non-friable, organically bound (NOB) materials.

However, comparative studies between PLM analysis and Transmission Electron Microscopy (TEM) analysis have shown that PLM analysis may yield false negative analytical results for NOB's such as floor tiles.

Atlas recommends that, prior to Renovation/Demolition activities, one sample from each homogeneous area of floor tiles and other non-friable organically bound (NOB) materials that originally tested negative by PLM undergo confirmatory analysis by TEM, utilizing ELAP-198.4 TEM Method for Identifying and Quantifying Asbestos in NOB bulk samples.

D. For materials which contain less than 1 percent asbestos several OSHA requirements still apply if the asbestos permissible exposure limit (PEL) is exceeded or might be exceeded. These include requirements regarding:

- the use of wet methods
- prompt clean-up and disposal of waste and debris contaminated with asbestos in leak tight containers
- and record keeping requirements associated with negative exposure assessment

MassDEP also requires materials that contain any asbestos (<1%) be handled and disposed of as asbestos containing material.

E. All demolition work, which disturbs lead-containing materials, will be subject to OSHA 29 CFR 1926.62 "Lead in Construction Regulations". Under OSHA, the employer is responsible for protection of their employees when performing renovation and/or demolition work which disturbs lead materials. Compliance shall include written programs, medical monitoring, exposure assessment testing and engineering controls.

NOTE: Any lead waste streams generated during demolition must have a leachate characterization (TCLP) performed prior to disposal. Other regulated metals (e.g.

chromium, cadmium, etc.) may be present in paint that were not evaluated as part of this limited survey.

F. All demolition work, which disturbs silica-containing materials (e.g. concrete, masonry block, joint compound, etc.) will be subject to OSHA 29 CFR 1926.1153 “Respirable Crystalline Silica” regulations. Under OSHA, the employer is responsible for protection of their employees when performing renovation and/or demolition work which disturbs silica materials. Compliance shall include written programs, medical monitoring, exposure assessment testing and engineering controls.

G. Some XRF readings were at or above 1.0 mg/cm2 (defined at Lead Based Paint) therefore the MA Division of Occupational Safety regulation 454 CMR 22.00: Deleading and Lead-Safe Renovation Regulations need to be followed for the disturbance of these Lead Based Paint coated surfaces.

H. To comply with OSHA’s Hazard Communication Standard, (29 CFR 1910.1200) workers shall be notified of the presence of lead, asbestos, mercury or PCB in building materials and trained on proper handling methods. This shall include, but not be limited to:

- wearing work clothes and gloves
- washing hands prior to eating
- not smoking or eating within the work area
- employing methods that minimize the generation of dust when disturbing materials to the extent practicable.

I. Prior to the start of the work, hazardous material abatement specifications shall be developed to outline project requirements. Air monitoring shall be performed to determine the effectiveness of abatement. The Contractor shall be required to provide a written description detailing the means and methods to achieve compliance with the provisions outlined herein.

J. For hazardous materials left in place, establish an operation and maintenance program to ensure that workers:

- Are made aware of hazardous materials locations through training or hazard labeling
- Regularly inspect hazardous materials and maintain in good condition
- Utilize personal protective equipment if exposed to hazard materials

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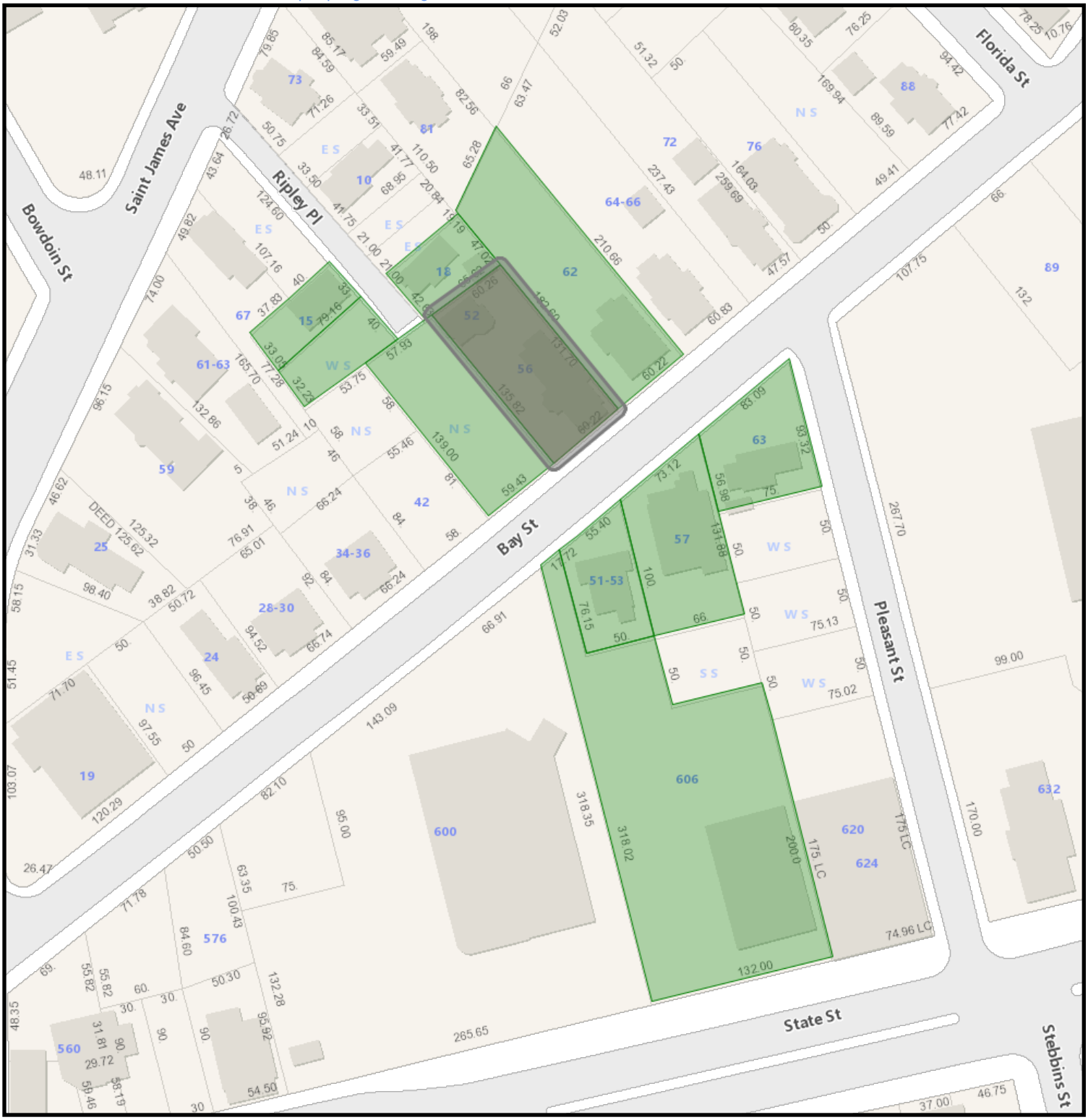

52 Bay Street GIS Map

12/3/2025 12:03:20 PM

Scale: 1"=100'

Scale is approximate

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

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SPRINGFIELD, MA 01109

111100119
COLVEST/STATE STREET LLC
1259 E COLUMBUS AVE STE
SPRINGFIELD, MA 01105

102400005
COOLEY KIESHA
28 W ALVORD ST
SPRINGFIELD, MA 01108

010850441
HOLY TRINITY CHURCH OF
57 BAY ST
SPRINGFIELD, MA 01109

010850440
MORGAN J P
164 ST JAMES AVE
SPRINGFIELD, MA 01109

010850013
MORGAN ZELTA B
27 KIMBERLY DR
SOUTH HADLEY, MA 01075

102400007
PALERMO MAIRA I & LUZ M
15 RIPLEY PLACE
SPRINGFIELD, MA 01109

102400008
PALERMO MAIRA I & LUZ M
15 RIPLEY PLACE
SPRINGFIELD, MA 01109

010850012
PLUMMER DEVERON E
36 MARGERIE ST
SPRINGFIELD, MA 01109

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THOMAS PORTIA J
62 BAY ST
SPRINGFIELD, MA 01109

U.S. Department
of Transportation

**Federal Railroad
Administration**

1200 New Jersey Avenue, SE
Washington, DC 20590

November 17, 2025

Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: Springfield Area Track Reconfiguration Project
Springfield, Hampden County, MA
Initiation of Section 106 Consultation and Request for Concurrence with Conditional Finding of No Adverse Effect

Dear Brona Simon:

The Federal Railroad Administration (FRA) is providing financial assistance to the Massachusetts Department of Transportation (MassDOT), Rail and Transit Division for the proposed Springfield Area Track Reconfiguration (Project). The Project is located in downtown Springfield along portions of the Amtrak-owned Hartford Line including the Springfield Union Station tracks, the CSX-owned Boston & Albany (B&A) Line and former Armory Branch, and the MassDOT-owned Knowledge Corridor line as shown in **Attachment 1**. The Project is an undertaking subject to Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations 36 CFR Part 800 (Section 106). As part of the United States Department of Transportation, the Volpe National Transportation Systems Center is working with FRA to conduct Section 106 consultation for this undertaking.

The purpose of this letter is to initiate Section 106 consultation for the components of the Project that do not qualify as an exempted activity under the Advisory Council on Historic Preservation's *Program Comment to Exempt Consideration of Effects to Rail Properties Within Rail Rights-of-Way* (83 FR 42920, August 24, 2018; amended 84 FR 31075, June 28, 2019) (Program Comment) and seek concurrence on the area of potential effects (APE), historic property identification, and finding of effect.

Project Background
The Project is focused on optimizing the railroad tracks and related infrastructure to accommodate existing and future rail operations. Each improvement planned for the area will benefit the operation of the existing services; however, project designs are also incorporating operational flexibility so that Springfield does not represent a bottleneck for future service growth.

The Project will primarily facilitate improved rail operations, increasing fluidity of both freight and passenger rail service while reducing operational conflicts. This Project will complete associated track and signal system changes that will improve the capacity and efficiency of train movements in the Springfield area and allow the terminal area to accept the anticipated service growth in the region. Project improvements will provide direct benefits by reducing travel times and preventing delays on Amtrak's Vermonter, Valley Flyer, and Lake Shore Limited services; averting freight and passenger rail conflicts;

facilitating freight operations into and out of the CSX West Springfield Intermodal Yard; and improving passenger rail accessibility.

Project Description
The following Project components are not exempt under the Program Comment and require Section 106 consultation:

- Construction of new retaining walls outside of the rail ROW. Retaining walls are anticipated to be T-WALL type concrete walls with exposed faces of 10-20 feet tall. Easements would be acquired for walls outside of rail ROW. Piles for the retaining walls are anticipated to be 50 feet deep.
- Acquisition and demolition of the building at 176 Armory Street needed to re-establish the Taylor Street Rail Yard which may include excavations of up to 20 feet.
- Replacement of the railroad bridge span over Chestnut Street with a new wider span that will have a minimum 11-foot, 8-inch vertical clearance from the existing roadway to the bridge girder. Bridge pilings would be needed for the proposed construction of the replacement Chestnut Street bridge and are anticipated to be 40-50 feet below grade.
- Demolition of Amtrak's Springfield Signal Switch Tower west of Columbus Avenue, under the I-91 viaduct (see Figure 30 in **Attachment 2**). The proposed depth of disturbance is not expected to exceed 5 feet.

The following work involves components that would meet the Program Comment and do not have the potential to adversely affect any above-ground non-rail resources but may extend into undisturbed portions of rail ROW. Per Appendix A.1.E. of the Program Comment, the exemptions do not apply to archaeological sites of any nature located within undisturbed portions of rail ROW. Therefore, the analysis in this letter is limited to the below-ground effects of the following activities:

- Installation of 27 home signals within the rail ROW at various locations throughout the project area. New signal foundations are expected to be 30-48 inches below finished grade.
- Construction of elevator shafts to provide better accessibility between the Springfield Union Station and Platforms A and B by connecting the extended platforms to the existing underground pedestrian tunnel. This work will be below ground and will involve excavation to accommodate the elevator pits and foundations up to 20 feet deep.
- Platform modifications and construction within the rail ROW at the Springfield Union Station. This work would require foundation piles anticipated to be 15-45 feet below grade, as well as new elevator shafts anticipated to be 20 feet deep:
    - Platform A (not character-defining, constructed c. 1980s-1990s) – the existing at-grade (low-level) platform would be reconstructed into a high-level platform.
    - Platform B (not character-defining, constructed c. 1980s-1990s) – the high-level platform would be extended from 470 to 760 feet.
    - Platform C (not character-defining, constructed c. 1980s-1990s; reconstructed into a high-level platform in 2020) – the existing high-level platform would be extended from 325 feet to 690 feet.
    - Platform D (not character-defining, constructed c. 1980s-1990s) – the existing at-grade (low-level) platform would be reconstructed to extend 265 feet to the east, to a total of 785 feet long. The existing portion of Platform D would be reconstructed as a low-level platform to not affect the existing canopy and other elements that are affixed to the station; however, the extended portion of the new platform is expected to be constructed as a high-level platform.
- Excavations of up to 20 feet are anticipated for grading to accommodate the associated approximately 0.25 miles of track extension work needed to re-establish the Taylor Street Yard.

The location of the track extension will be limited to the locations of railroad tracks that were historically present.

Area of Potential Effects
The APE, as defined in 36 CFR § 800.16(d), is "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist." FRA delineated the APE to reflect the nature, scale, and location of the Project (**Attachment 1**) and considered direct effects (those that occur at the same time and place with no intervening cause resulting from construction and/or operation of the undertaking, whether physical, auditory, visual, or atmospheric) and indirect effects (those reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance, or be cumulative). Physical effects are limited to the Limits of Disturbance (LOD), which includes all areas where construction activities are proposed to occur as well as areas used to support construction such as temporary access routes and equipment staging areas.

The APE is discontiguous and encompasses the horizontal and vertical extent of all ground disturbing activities subject to consultation, including those that extend below the railroad berm into potentially natural stratigraphy. There has been an active rail line on the current alignment since 1839; therefore, most of the railroad through the APE is on elevated embankment of 12-18 inches. The APE includes the areas of disturbance required for the signal foundations, the foundation piles for the proposed platforms and elevator shafts, the pilings for the Chestnut Street Bridge and retaining walls, and the area of the proposed re-established layover yard and track extensions. The APE extends vertically to the maximum expected depth of disturbance for each activity as described above.

The APE also encompasses a 150-foot buffer around all areas with above-ground work subject to consultation and/or that has the potential to affect non-rail historic resources, including: the acquisition and demolition of 176 Armory Street to re-establish the Taylor Street Yard, construction of new retaining walls in areas outside of rail ROW, replacement of the replacement bridge span over Chestnut Street, and demolition of the Springfield Singal Switch Tower as shown on **Attachment 1**. This buffer accounts for any potential limited visual or auditory effects as a result of the Project. The existing railroad corridor predates the construction of all extant buildings in the vicinity and is part of the historic character, use, setting, and urban landscape of downtown Springfield. The character of the rail corridor will remain unchanged – the Project area has been and will continue to be a rail corridor, subject to ongoing modification to maintain rail operations.

Identification of Historic Properties
To identify historic properties in the APE, MassDOT's cultural resources consultants at HDR, who meet the Secretary of the Interior's (SOI) Professional Qualifications Standards, conducted a file review of the Massachusetts Historical Commission's (MHC) Inventory of the Historic and Archaeological Assets of the Commonwealth (MHC Inventory) and the Massachusetts Cultural Resource Inventory System (MACRIS) in September 2024. The consultants also reviewed available information, including National Register of Historic Places (NRHP) listings; available historic maps and images, including Sanborn fire insurance maps, historic aerials, historic topographic quadrangles, and plat maps; Hampden County GIS and assessor records; and information derived from online research at various agencies, historical societies and other sources.

Archaeological Resources
No archaeological sites or previous investigations were identified in the Project APE. There has been an active rail line on the current alignment since 1839, and most of the railroad through the Project APE is on elevated embankment. Because of extensive previous urban development, including the active railroad corridor and associated aboveground, at-grade, and belowground infrastructure and underground utilities,

there is low potential for intact surface-level deposits in the Project APE. However, due to the depth of proposed excavation for some Project components, and the potential for buried archaeological deposits in the Connecticut River Valley, MassDOT plans to conduct a geoarchaeological coring analysis campaign in conjunction with the engineering geotechnical borings to be taken for the subsequent design phase of the Project, which is not anticipated until 2026 based on the current design and Project schedule. The proposed archaeological geotechnical testing locations are shown on the map in **Attachment 1**.

It is MassDOT's intention to conduct one coring campaign to support both the engineering design and the archaeological investigation. One campaign is preferred in this instance given the Project schedule, busy railroad corridor, limited physical space to conduct the geotechnical work, and the need to coordinate flagging and temporary closures with multiple separate railroads. Cores would be taken within the Project LOD to determine the depth of modern and disturbed deposits versus potentially intact buried A horizon and B horizons, especially where those depths extend below the earthen embankment, which is approximately 12-18 inches. This would include work proposed for signal foundations (anticipated to be 30-48 inches below finished grade); foundation piles for the proposed platforms (15-45 feet) and elevator shafts (20 feet); and excavations for the pilings for the Chestnut Street Bridge and retaining walls. Excavations within the proposed re-established layover yard and track extension, while deeper and beneath the existing embankment depth, would not be tested as it is located over 1-mile (1.6 kilometers) from the bank of the Connecticut River; far enough away to not be considered as archaeologically sensitive as those closer to the river and where the mapped historical landforms were comprised of slopes which are less conducive for archaeological deposits. Furthermore, excavations in this area are likely to be contained within disturbed deposits associated with past railway activities and layover yard and would not penetrate into potentially undisturbed stratigraphic deposits below. Results of the coring analysis would determine whether additional archaeological investigations and/or construction monitoring are required.

Architectural Resources
HDR staff completed local research in Springfield and a field survey of the APE in November 2024. The results of the survey are enclosed in the Historic Resources Survey Report in **Attachment 2**. Multiple previously identified historic-age resources were identified in the Project APE, including 15 individual resources and 3 historic districts (see Table 1 in **Attachment 2**). Four of the previously identified individual resources were noted in MACRIS as demolished or no longer extant, which was confirmed in the field. HDR conducted an architectural survey of built resources 45 years or age or older in the Project APE. HDR surveyed 35 resources in the APE. Of these, 14 resources were previously identified, and 21 resources were newly recorded. Of the newly recorded resources, one resource, the CSX Bridge over the Connecticut River, is eligible for listing in the NRHP. In total, 13 historic properties are located within the Project APE. Research did not uncover evidence of any of the remaining properties' associations with a significant event or person, nor do they embody the character-defining features of any particular architectural styles; therefore, FRA has determined that they are not eligible for the NRHP. Survey results and NRHP evaluations are shown in Table 2 in **Attachment 2**.

Assessment of Effects
In accordance with 36 CFR Part 800.5, FRA assessed the Project's effects to the 13 identified above-ground historic properties in the APE (see Chapter 5 and Table 4 in **Attachment 2**). Project activities near these properties are limited to the construction of retaining walls adjacent to rail ROW and the replacement of the existing railroad bridge span over Chestnut Street. Neither of these activities will result in significant visual or audible effects to these historic properties. The Project activities will not alter any of the qualifying characteristics of these 13 historic properties in a manner that would diminish their integrity. The rail corridor in Springfield has changed dramatically over the last nearly 200 years with expansion and contraction. Review of historic maps, aerial imagery, and photographs indicates the rail right-of-way was historically much wider through downtown Springfield, incorporating multiple tracks,

interlockings, sidings, freight houses, and yards that are no longer extant. The proposed work is in keeping with the historic setting that dates from the late nineteenth century through the first half of the twentieth century.

Therefore, in accordance with 36 CFR Part 800.5, FRA has determined that the proposed Project would not adversely affect any of the above-ground historic properties in the APE.

Furthermore, there are no previously identified archaeological resources for the Project; however, geotechnical testing and analysis is recommended to ensure there would be no adverse effects to archaeological historic properties. Geotechnical cores would be taken in areas defined above to test the LOD for potential archaeological resources.

Consulting Party Outreach
FRA identified parties that may be interested in the Project and determination of effects. FRA invites the individuals/organizations copied on this letter to participate as Section 106 consulting parties. Invited parties should indicate their willingness to participate as a consulting party and provide comments, as indicated below, within 30 calendar days from the date on this letter. If any invited party expresses concern about the Project's potential effects to historic properties, FRA will consult with you and other consulting parties to resolve those concerns prior to project implementation. For more information on the role of a consulting party see: https://www.achp.gov/citizens-guide-section-106-review.

FRA sent early coordination emails to the following federally recognized Indian tribes on June 30, 2025, to request any information they may have regarding any historic properties of cultural or religious significance within the Project area:

- Mashpee Wampanoag
- Wampanoag Tribe of Gay Head (Aquinnah)
- Narragansett Indian Tribe

No comments have been received to date. FRA will continue consultation with these tribes by separate letter to request any comments they may have regarding FRA's findings.

Finding of Effect
FRA finds that the Project will result in **No Adverse Effects to Historic Properties** on the condition of negative results from the proposed geoarchaeological testing and coring analysis in conjunction with geotechnical borings taken for the subsequent design phase of the Project. Should the coring analysis result in any positive findings indicating the potential for intact, significant archaeological resources in the APE, FRA will reopen consultation with your office to determine whether additional archaeological investigations and/or construction monitoring are required.

Please e-mail your response within 30 days of receipt to amy.hootman@dot.gov. If you have questions or wish to discuss the Project, I can be reached at 857-998-9981. Thank you for your cooperation on the Project.

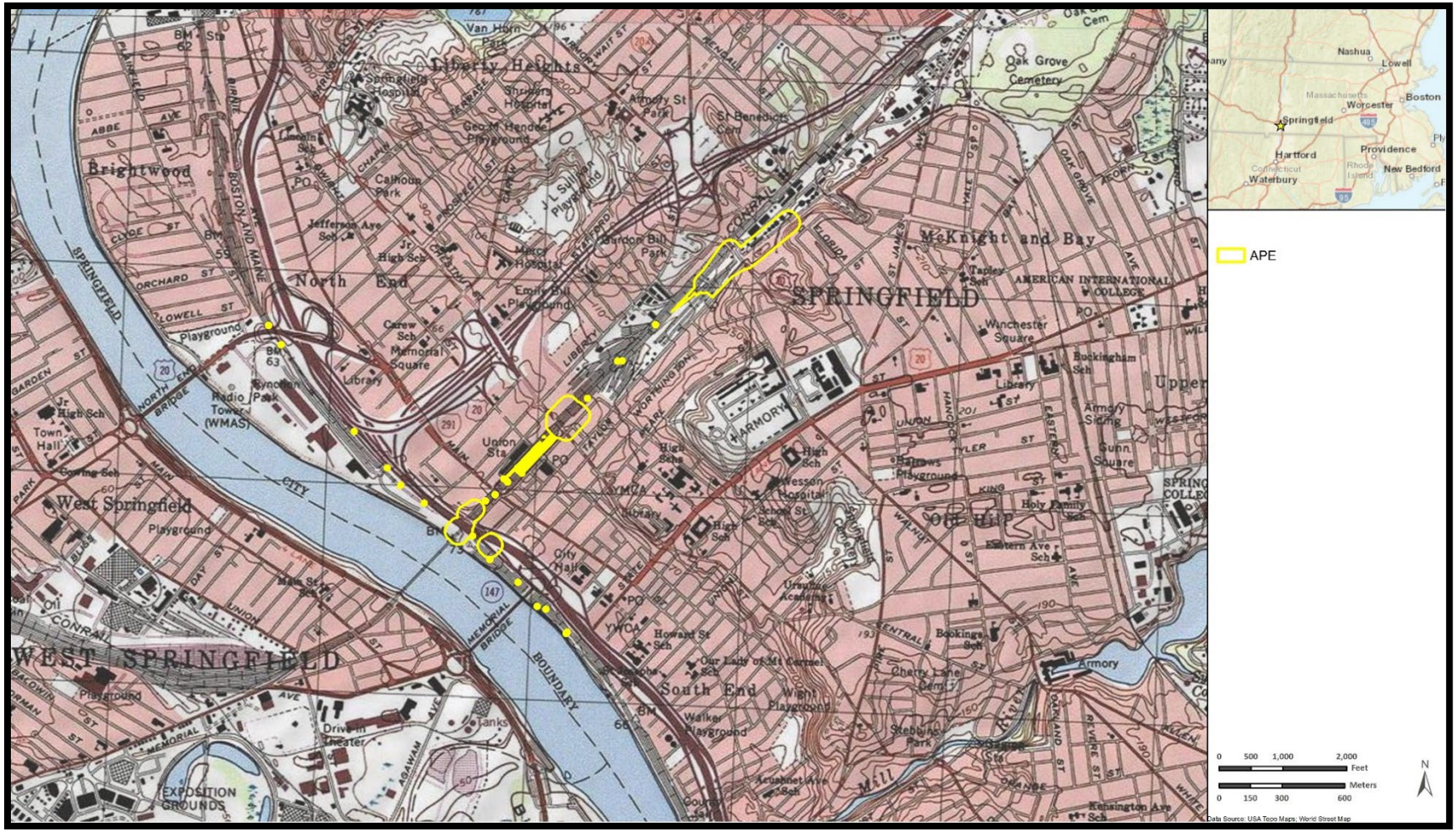
Sincerely,

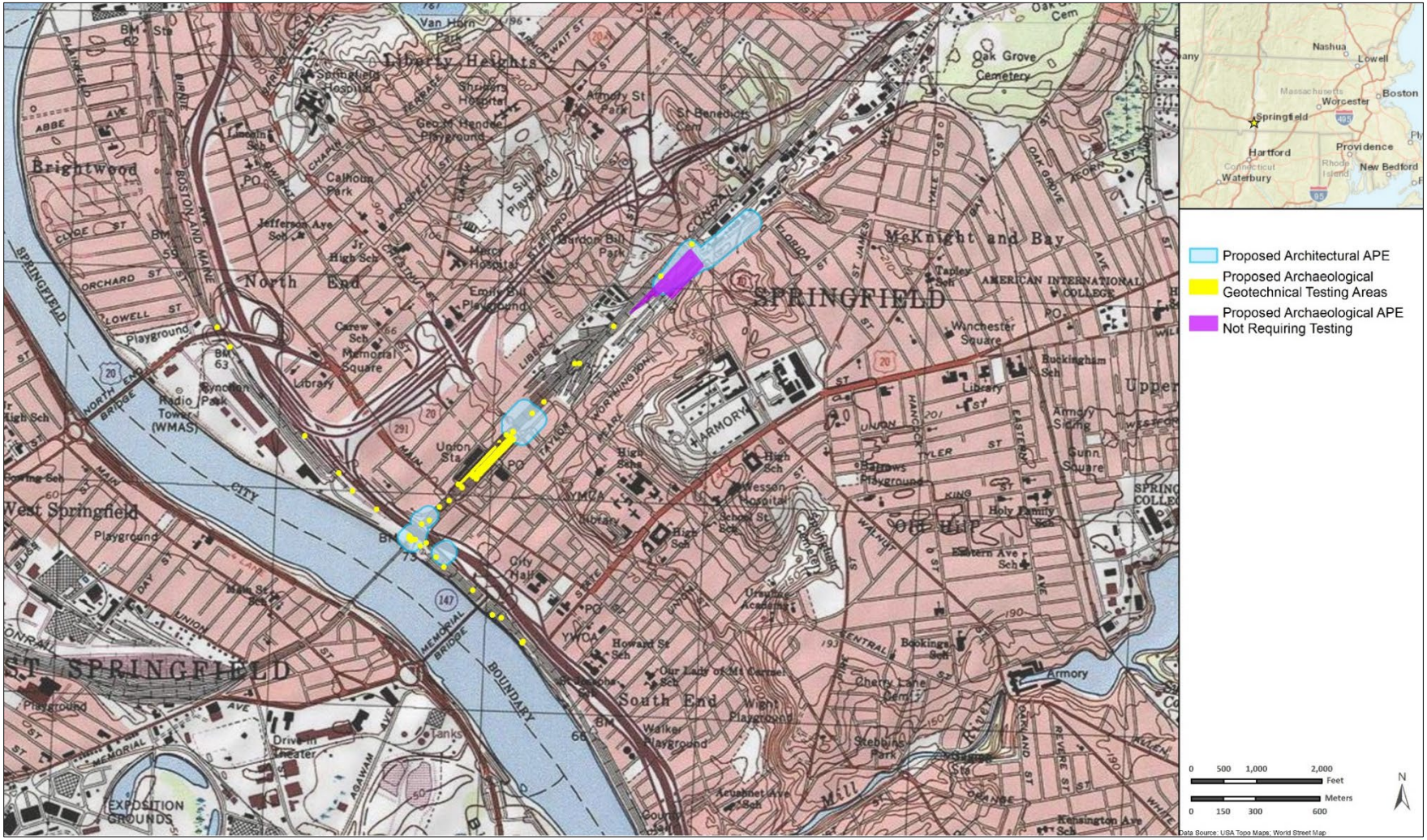
Amy Hootman
Environmental Protection Specialist
U.S. DOT Volpe National Transportation Systems Center

Enc: Attachment 1: Project Location and APE Maps
Attachment 2: *Historic Resources Survey and Assessment of Effects for the Springfield Area Track Reconfiguration Project*

cc: Travis Mast, U.S. DOT EPS
John Weston, Rail Program Specialist, MassDOT
Meredith Slesinger, Rail & Transit Administrator, MassDOT
Domenic J. Sarno, Mayor, City of Springfield
Alfonso Nardi, Chairman, Springfield Historical Commission
Andrew Strniste, Director of Community Planning, City of Springfield
Johnette Davies, Senior Manager of Historic Preservation, Amtrak
Bill Parry, Sr. Manager of Environmental Remediation, CSX
Erica Swallow, President, Springfield Preservation Trust

Attachment 1: Project Location and APE Maps




Proposed Architectural APE
Proposed Archaeological Geotechnical Testing Areas
Proposed Archaeological APE Not Requiring Testing
Nashua
Lowell
Boston
Worcester
Springfield
Hartford
Providence
New Bedford
Waterbury
0 500 1,000 2,000 Feet
0 150 300 600 Meters
N
Data Source: USA Topo Maps; World Street Map