

**PART H
SPECIFICATIONS
IFB NO. Y16-726-EB**

Note: Throughout these specifications add the words “or approved equal” to any description, brand, manufacturer name, part number, etc. where a single source is provided. All quantities listed herein in are “estimated quantities”.

	<u>EXTERIOR:</u>	Est.Qty.	
1.	<p>ROOFING:</p> <p>Replace complete roof covering with new. Remove existing covering and repair/replace any rotted or deteriorated decking, rafters and fascia. Install prefabricated 4' off ridge vents. Install 1" x 2" pressure treated backer and drip edge at the entire perimeter of the roof. Apply one (1) layer of #30 felt on roof slopes of 2:12 or greater. For roof slopes from 2:12 up to 4:12, double underlayment application is required in accordance with 1507.3.8. Then apply 25 yr. architectural three dimensional, fiberglass, self-sealing shingles, GAF/ ELF Timberline or equal. Prime and finish paint any exposed new wood to match existing trim. Property must be dragged with a magnet daily to remove all nails from the ground due to removal or replacement of roofs.</p>	22	
2.	<p>ENERGY STAR VINYL WINDOWS:</p> <p>Replace windows with new correspondingly sized single-hung vinyl windows. Windows shall be low E with double pane insulated glass panels with screens. Better Built or equal. Openings shall be properly framed for new windows. Bathroom window shall have tempered obscured glass. Obscure spray is not acceptable.</p> <p>Location: Entire Dwelling</p>	8	Each
3.	<p>ENERGY STAR SLIDING GLASS DOOR:</p> <p>Replace existing sliding glass door new correspondingly sized vinyl sliding glass door. Glass shall be low-E double insulated. Include any framing, trim, hardware, patching and screening.</p>	1	EACH
4.	<p>PRE-HUNG FIBERGLASS DOOR:</p> <p>Install a new pre-hung fiberglass door unit. The door shall be complete with weather-stripping, handset, keyed deadbolt, door bumper, a new two piece door bottom and threshold, and trim. Install the Feather River Silverdale Model # C11501 (LHS) or Model #C11521 (RHS) or County approved equal.</p> <p>Location: Front, Hall and Garage</p>	2	EACH
	<p>HARDI-BOARD SIDING: Prepare surface by removing nails, repairing sheathing, applying house-wrap and Hardiplank lap siding to the surface using hot-dipped galvanized nails or stainless steel nails driven at least 1" into studs. Stagger joints in adjacent</p>	300	EACH

	<p>pieces and center all butt joints over studs. Either install joints with 3mm gap filled with Hardiplank caulking or butt together without compound. If not installing with a caulk-filled gap, install a piece of Hardiplank-approved sheeting behind each joint to flash vertical seam. Where Hardiplank butts up against an accessory, fill joints with 6mm of hardiplank caulking.</p> <p>Location: Rear Gable end Note: Shiplap Hardi-board siding.</p>		
5.	<p>SOFFIT & FASCIA</p> <p>Install vinyl or metal soffit and fascia. Prepare fascia and soffit with proper backing to receive new prefinished material. Include any required framing and nailers.</p> <p>Location: Entire Dwelling</p>	200	L.F.
6.	<p>EXTERIOR PAINT:</p> <p>Clean, scrape, pressure wash and repair exterior walls and all trim. <u>Masonry</u> - Prime walls with one (1) coat of masonry sealer (elastomeric). Finish with at least two (2) coats of exterior flat latex acrylic paint.</p> <p>Body: Softer Tan sw6141 Trim: Moderate White sw6140 Accent:</p> <p>Note: Any major manufacturer will be acceptable.</p>	1600	S.F.
7.	<p>Stucco:</p> <p>Repair all cracks in stucco as needed. Contractor to determine best practice for stucco repairs to minimize water infiltration.</p> <p>Location: All damaged areas.</p>	All	S.F.
8.	<p>COOLDECK:</p> <p>Prepare side entry porch and rear screen room porch as needed to receive Cool Deck knock-down texture. Paint with 2 coats of exterior floor paint to match house main body color.</p> <p>Location: Front Porch and Rear Porch.</p>	60	S.F.
9.	<p>Bahia Sod:</p> <p>Prepare front yard area to receive new sod. Grade soil away from fixed points on yard. Sod should be installed on top of finely graded soil, after irrigation system repair. Contractor to water sod for minimum of 30days after installation.</p> <p>Location: Entire Yard</p>	As Needed	SF
10.	<p>GUTTERS AND DOWNSPOUTS:</p> <p>Install new aluminum seamless gutters and downspouts. A splash block shall be installed under each downspout. Gutters shall be properly sloped to flow to downspouts and prevent water from ponding. Extend downspouts or provide splash blocks as needed.</p> <p>Location: Front, Left side and Right side</p>	110	L.F.

11.	<p>Landscape: Install new one (5 gal.) Crepe Myrtle tree on front yard. Install 5 Japanese Maple hedges by front windows. (1 gal. each)</p>	6	EACH
12.	<p>Fence: Replace existing damaged fence with new wood fence including new gate on both side of house including one gate on left side of property. Also repair existing chain link fence with new post and all fencing missing areas as needed on rear.</p>	150	L.F.
13.	<p>GARAGE DOOR: Replace existing garage door with new including garage opener. The door is to be complete with all tracks, springs, locks and hardware. Include all framing required to assure a proper installation.</p> <p>EXTERIOR SPECIAL INSTRUCTIONS</p> <ol style="list-style-type: none"> 1. Replace all existing screens on rear porch and replace screen door with new. 2. Clean existing fireplace bricks and interior vent system. 3. Replace fireplace screen base to match existing. 4. Replace all damaged exterior wood trim on structure. 	1	EACH
	<u>INTERIOR:</u>	Est.Qty.	
1.	<p>PREHUNG INTERIOR DOOR:</p> <p>Install a new pre-hung hollow core door. The door shall be 6-panel type, complete with all new hardware, doorstopper and trim. Finish with at least two (2) coats semi-gloss paint.</p> <p>Note: Closet doors shall be bi-fold (sliding) door(s). Garage door shall have 20 min fire rating.</p>	9	EACH
2.	<p>FRAMING:</p> <p>Replace all damaged or deteriorated wall framing including bottom and double top plates. Rebuild walls as needed to current building code. Include any necessary Simpson Hardware. Location: Kitchen and bathrooms as needed.</p>	As Needed	LF
3.	<p>FLOORING - CERAMIC TILE:</p> <p>Remove existing floor covering and install minimum 12" X 12" ceramic floor tile. All types of floor covering shall meet FHA specifications. Where the tile meets a non-tiled floor surface or a drop in elevation, the tile edge shall be protected with a vinyl or metal edging strip. Ceramic tile installed shall comply with ANSI A108 series of tile installation standards included under "American National Standard Institutes Specifications for the Installation of Ceramic Tile".</p> <p>Location: Entire Dwelling</p>	1500	S.F.

4.	<p>BASEBOARD:</p> <p>Install new 4-1/4" FJ pre-primed wood colonial baseboard trim throughout complete dwelling. Fill all nail holes and joints. Lightly sand with fine grit paper. Caulk baseboard to wall and floor using a paintable latex caulk. Finish paint with semi-gloss acrylic latex paint. Location: Entire Dwelling</p>	250	L.F.
5.	<p>DRYWALL REPAIR/REPLACE:</p> <p>Repair drywall/plaster on all walls and ceilings. Replace drywall that cannot be repaired. Repair of all walls and ceiling due to HVAC, plumbing and electrical work. Repair all cracks in existing plaster/drywall walls and ceiling Scrape popcorn from ceilings. Spray all walls with orange peel texture and ceilings with knockdown texture. Location: Throughout Dwelling</p>	As Needed	S.F.
6.	<p>INTERIOR PAINT:</p> <p>Clean and repair walls, ceiling, and woodwork. Apply one (1) coat latex primer to <u>all</u> surfaces. Finish walls with two coats of flat latex paint (Sherwin-Williams 6106 Kilim Beige) and woodwork with two coats of semi-gloss brilliant white latex paint. Finish ceiling with two (2) coats of flat white paint. Complete all remedial drywall repairs; ensure that all walls and ceilings are consistent. All new drywall will be properly finished to blend with the surrounding area, primed and finished with two coats of flat latex paint (S/W 6106 Kilim Beige). All drywall surfaces shall receive one coat of primer and two finish coats of latex paint.</p>	3200	EACH
7.	<p>SHELVES AND RODS:</p> <p>Install new closet shelf(s) and rod. Shelves shall be White wire as manufactured by ClosetMaid or county approved equal. All shelves and rods over 4' in length shall have a center support. Linen closets shall have minimum 5 shelves. Bracing and supports shall be attached to wall studs. Location: All Closets</p>	100	L.F.
8.	<p>BLINDS:</p> <p>Install new 2 inch white faux wood blinds on all windows. Blinds to be installed on interior portion of windows. Install PVC Embossed Vertical Blind at sliding glass door. Location: all Windows and Sliding glass door</p>	8	EACH
	<u>KITCHEN</u>	Est.Qty.	
1.	<p>CABINETS:</p> <p>Remove and replace all cabinets with new. Countertops shall be included. Cabinets shall be pre-assembled by Aristokraft, KraftMaid, Merillat, Mid-Continent, or County approved equal. Cabinet doors shall have concealed hinges. Drawer slides shall be epoxy coated captured glides with 75-pound capacity. Base and wall cabinets shall have adjustable 5/8" shelves except sink base to accommodate plumbing.</p>	23	LF

	<p>Cabinet sample and layout shall be provided to County for approval.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. Approximately 13__ L.F. of base cabinets. 2. Approximately _10__ L.F. of 42" wall cabinet. 3. Include Formica Desert Springs #4904-38 laminate or county approved equal, preassembled countertops with no seams on top. Include 4" backsplash. All outside corners shall be clipped or rounded. 4. Provide corner wall cabinet and lazy-Susan base cabinet. 5. Cabinet doors shall be raised panel maple. 6. Provide space for dishwasher including electrical and water supply hookup with shutoff. 7. Include full height pantry cabinet. 		
2.	<p>KITCHEN SINK:</p> <p>Install a new Drop-In Stainless Steel 33 in. x 22 in. x 8 in. 4 Hole Double Bowl Kitchen Sink (use Elkay Model # NLBW33224 or county approved equal). Sink shall be complete with stainless steel basket strainer and stops, Spot resist stainless one-handle pullout kitchen faucet (use Moen number Model # CA87010SRS or county approved equal), and all necessary plumbing, fittings and escutcheons at wall penetrations.</p>	1	EACH
3.	<p>GARBAGE DISPOSAL:</p> <p>Provide and install a new garbage disposal complete with all necessary fittings and power supply. New garbage disposal shall be minimum ½ horsepower, continuous feed type with manual reset. Shredder blades shall be stainless steel and hopper shall be corrosion resistant. Mount shall be sound deadening. Modify existing drain piping as necessary to accommodate new appliance.</p>	1	EACH
	<u>BATHROOM(S)</u>	Est.Qty.	
1.	<p>TEXTURE CEILING:</p> <p>Replace existing ceiling texture with new knockdown texture to entire dwelling.</p>	1400	S.F.
2.	<p>VANITY:</p> <p>Install new vanity to match existing size. Cabinet finish to match kitchen cabinets, a back panel and shall include a cultured marble top with back and side splashes, washerless single lever faucet by Moen Model # CAL84502 or county approved equal, and all necessary plumbing, fittings, angle stops and escutcheons at wall penetrations. Location: Half Bath and Master Bathroom and Second Floor Bathroom Note: Replace 2 sinks in master bathroom</p>	3	EACH
3.	<p>WATERCLOSET:</p> <p>Install new water saving model (1.6 gal. or less per flush) elongated water closet as manufactured by Kohler, Crane, American-Standard or equal. Installation shall be complete with 1/2" supply, stops, wax ring, seat, and all necessary plumbing, fittings and an escutcheon at the wall penetration.</p>	2	EACH
4.	<p>BATHTUB:</p> <p>Install new enameled pressed steel bathtub as manufactured by American-Standard or equal, complete with spout, shower valve, (anti-scald with integral stops) pop-up drain and all necessary plumbing and fittings. Check fitting of spout to assure a close, tight fit to tile. Install 6x6 ceramic tile to ceiling height.</p>	1	EACH

	Location: Second floor Bathroom		
5.	<p>SHOWER – BUILT IN:</p> <p>Remove existing tub/shower. Prepare as necessary and install a complete new shower. The new unit shall be built in place and tiled to ceiling with 6x6 ceramic tile. Include all required framing, new pan, plumbing, fittings, shower valve, patching, ceramic soap dish, towel bar and shower rod. Finished tile floor shall be sloped so all water flows to drain. Install new shower door to fit opening with clear or frosted glass. Chrome finish. Location: Master Bathroom</p> <p>Note: 1. Replace master bathroom shower door with new to match existing. 2. Replace also ceramic tile on master bathroom spa/tub area to match new tile on shower.</p> <p>Location: Master Bedroom</p>	1	EACH
6.	<p>BATH ACCESSORY SET:</p> <p>Install new ceramic accessory set consisting of 6 pieces; 2 towel bars, paper holder, soap dish, toothbrush holder and shower rod.</p>	2	SET
7.	<p>MEDICINE CABINET:</p> <p>Install new standard size medicine cabinet with beveled mirror (Zenith 16"W Recessed Medicine Cabinet). Repair wall if necessary. Must be recessed into the wall unless otherwise specified.</p>	2	EACH
8.	<p>MIRROR:</p> <p>Replace existing mirrors with new like size.</p>	2	EACH
9.	<p>VENTED EXHAUST FAN:</p> <p>Install a new vented exhaust fan in bathroom, 50 CFM minimum, ducted to outside of dwelling. Include new ductwork, switch and any necessary wiring.</p>	2	EACH
	<u>ELEC, PLUM, HVAC & MISC.</u>	Est.Qty.	
1	<p>ELECTRICAL SERVICE:</p> <p>Rewire the complete house to include a 200 amp service, including a meter base a main disconnect at the meter base (200 amp main circuit breaker in an enclosed circuit breaker or main breaker load center) and an interior panel (200 amp minimum) for branch circuits. The panel shall have a door and be recessed into the wall or the utility room, hallway, garage or kitchen. Remove all exposed old wiring. Meet requirements of the current National Electrical Code including grounding, GFI circuits to the kitchen, bathrooms and outside areas. Aluminum wire will not be acceptable for branch circuits, feeders and service conductors. All new hard-wired smoke detectors with battery backup, receptacles, switches, lighting outlets, fixtures, cover plates and service outlets. New wiring shall include all existing operable circuits interior and exterior plus any additional required or to meet code.</p>	1	EACH

	<p>Note:</p> <ol style="list-style-type: none"> 1. Include new Harbor Breeze 52" Armitage white ceiling fan with light kit or equal in all bedrooms and living room/family room. 2. Install light fixture with switch over sink in kitchen. 3. Install 4' florescent light with wrap around lens in kitchen. 4. Install new 4 bulb bar lights in bathrooms 5. Install CFL light bulbs in all fixtures except in bathroom and over range. 6. All exterior fixtures shall be rated for CFL light bulbs. 7. All switches shall be DECO type. 8. Replace or reinstall existing exterior floodlights to meet code. 9. Install new floodlight bulbs. 10. Include new electrical door chimes. 11. Replace old fans with new light fixtures in rear porch. 		
2.	<p>SMOKE DETECTORS / CO2 ALARMS:</p> <p>Install new ceiling mounted smoke detector wired directly to the household electrical system with a battery back-up. Unit shall be U.L. approved, have a push test button (Sears, Honeywell or equal). Include any necessary wiring, junction boxes, etc. to meet code requirements.</p> <p>If the home has a combustion appliance or an attached garage, install lithium battery powered carbon monoxide alarms as required by code. The battery must be warranted by the alarm manufacturer to power detector for at least five years and the battery door should be locked with a non-standard screw.</p> <p>Note: Combination smoke/CO2 detectors are acceptable.</p>	ALL	EACH
3.	<p>CENTRAL HVAC (HEAT PUMP) SYSTEM, Minimum 14 SEER</p> <p>Supply and install a new central HVAC system complete with all necessary wiring and circuit. The HVAC System is to be sized in accordance with the ACCA Manual J, ACCA Manual N, or the ASHRAE Cooling and Heating Load Calculation Manual, Second Edition. Supply and install: condenser and coil, air handler with heat strip and evaporator coil, include all hardware, refrigerant line, refrigerant charge, programmable digital thermostat and operational check (complete new system). Split systems for houses, RHEEM, RUUD, TRANE, or CARRIER. <u>Vents on doors are not permitted.</u></p> <p>Note:</p> <ol style="list-style-type: none"> 1. Contractor to provide AHRI certificate. 2. If necessary for proper fit, remove wall from existing closet and frame new wall into adjacent space and finish per specification. 3. Contractor to supply copy of final approved energy calculations if required to be submitted for permitting. 4. Repair all duct work to provide a leak free system. 5. Install new return and supply grills 6. Install new formed concrete pad 4" min. 7. Install ½" dia. Helix bolts through bottom of condenser unit into new concrete pad from interior of unit. 	1	EACH
4.	<p>WATER HEATER:</p>	1	EACH

	Install new 40 gallon, glass lined, energy miser, UL approved electric water heater. Heater shall be equipped with a high limit safety cut-off and pressure relief valve and an overflow pan. Include expansion tank if code required. Water heater shall be GE 40 gallon electric model # SE4OM12AAH, or approved equal.		
5.	<p>REPIPE:</p> <p>Abandon all existing hot and cold water supply lines. Repipe entire house including all cutting, patching, excavation, painting, angle stops, escutcheons at wall penetrations, caulking, insulation of exposed exterior lines, etc. Inspect incoming lateral and if not code compliant, replace from the meter to the house. Include a main shut-off valve where the lateral enters the house. All work shall meet local codes.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. Include <u>all</u> necessary concrete floor work in the dwelling for complete plumbing installation. 2. If necessary include new washer drain connected to wastewater system. 3. Include any necessary drain and wastewater line replacement. 4. Clean all waste lines to assure proper flow to wastewater system 5. Pump existing septic tank and clean out all waste lines to insure proper flow, also leave all the equipment in good working condition. 	1	EACH
6.	<p>GARAGE DOOR:</p> <p>Install a new overhead garage door, slab or sectional. The door is to be complete with all tracks, springs, locks, and hardware. Include all framing required to assure a proper installation. Garage door is to have a factory applied finish or to be primed and finished with coat of semi-gloss exterior latex enamel.</p> <p>Note: Include 1/2 HPc Screw Drive Garage Door Opener with 2 remotes.</p>	1	EACH
7.	<p>GARAGE FLOOR:</p> <p>Finish floor with QUIKRETE® 2-Part Epoxy Garage Floor Coating or county approved equal. Install per manufactures specifications. Color to be Grayling with Blue Mix Color Flakes</p>	400	S.F.
8.	<p>SECURITY SYSTEM:</p> <p>Remove entire security system. Patch holes as needed to match adjacent surfaces.</p>	1	EACH
9.	<p>INSULATION:</p> <p>Insulate all accessible portions of attic with minimum R-30 using new approved batts or blown material. Areas with minimal space shall have insulation installed to achieve maximum feasible R-value.</p>	1600	S.F.
10.	<p>TERMITE</p> <p><u>Provide subterranean pest control treatment: TREAT FOR WOOD DESTROYING ORGANISIMS; PROVIDE CERTIFICATE WITH TYPE OF TREATMENT AND QUANTITIES USED. (no implied warranty / bond).</u></p>	1	EACH
11.	<p>CLEAN UP:</p>	1	EACH

	<p>The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his activities. Contractor will provide a dumpster or other approved receptacle at his cost. At the completion of the work the Contractor shall remove all waste materials and rubbish from and about the project as well as tools, construction equipment, machinery and surplus materials. Contractor shall clean all glass surfaces, window sills, cabinetry including interiors, fixtures, tile, flooring, etc. and leave the project neat and free of construction dust, paint spatters, stains and other foreign substances. Carpeted areas shall be vacuum cleaned. Exterior shall be free of all construction materials, debris and other items. Contractor will leave the premises in move-in condition upon completion of work.</p>		
	<p>Any deviation from this specification or Orange County Code must be brought to the attention of the Rehabilitation Inspector.</p>		
	<p>Contractor must obtain pre-written authorization from the Housing Rehabilitation Specialist for any substitutions in material(s) specified. Any material installed without pre-written authorization shall be replaced with specified material at contractors' expense. All materials shall be new.</p>		