

PART H
SPECIFICATIONS
IFB NO. Y16-799-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”.

	EXTERIOR:	Est.Qty.	
1.	<p>ROOFING:</p> <p>Repair roof covering with new. Remove satellite dish from roof and repair any rotted or deteriorated decking, install new shingles as needed. All work to be done per MFG. Instructions and FBC.</p> <p>NOTE: Color is to be exact match.</p>	1	SQ
2.	<p>REPLACE/REPAIR WINDOWS:</p> <p>1). Replace (1) window with new correspondingly sized single-hung aluminum framed windows. Windows shall be low E with double pane insulated glass panels with screens. Better Built or equal. REAR BED ROOM.</p> <p>2) Insure remainder of windows are in full functional order. Repair as needed.</p> <p>3). Replace/repair all screens as needed.</p> <p>Note: shall match existing style.</p>	ALL	EACH
3.	<p>EXTERIOR PAINT:</p> <p>Clean, scrape, pressure wash and repair exterior walls and all trim.</p> <p><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>Match existing colors for body trim and doors.</p>	3000	S.F.
4.	<p>Stucco:</p> <p>Repair all cracks in stucco as needed. Contractor to determine best practice for stucco repairs to minimize water infiltration.</p>	All	S.F.
5.	<p>COOLDECK:</p> <p>Prepare surfaces 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: Rear Patio and front/porch.</p>	600	S.F.
6.	<p>BAHIA SOD:</p> <p>Prepare yard to receive new sod. Repair sprinkler system, replace valves, controls and heads as required to insure proper function of system. Grade soil away from fixed points on yard. Sod should be installed on top of finely graded soil. Contractor to water sod for minimum of 30days after installation.</p> <p>Note: Insure that rear of property is regraded to allow water shed from rear patio.</p>	Entire yard.	SF
7.	<p>GUTTERS AND DOWNSPOUTS:</p>	ALL	L.F.

	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.		
8.	Landscape: Clear all bedding areas of trash, debris, and weeds. Install 4" of new mulch on all bedding areas. Pressure wash sidewalks and driveways. NOTE: Trim all tree's to min. 8' canopy height and shrubs too max.4 foot height.	ALL	S.F.
9.	RETAINING WALL: Install cut faced concrete retaining wall at rear of property (Min. 24" hi.) using concrete wall blocks (Home Depot SKU#532416 or approved equal). Recess wall into existing hill approx. 2' feet from base of hill. Level and compact soil to insure proper installation. Install per Mfg. requirements. Back fill area behind wall to 4" below top of wall and install a 2' wide x 75' long mulch bed 4" thick. Relocate any effected sprinkler heads as required to insure proper coverage.	75	L.F.
	INTERIOR:	Est.Qty.	
1.	PREHUNG INTERIOR DOOR(S): 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. Note: Closet doors shall be bi-fold (sliding) door(s). Garage door shall have 20 min fire rating. NOTE: For replacement of damaged/missing doors.	6	EACH
2.	FRAMING: 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.	25	LF
3.	FLOORING - CERAMIC TILE: 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". Location: entire 1 st floor living areas and all bathrooms Note: <ol style="list-style-type: none"> 1. If wood sub-floor include ¼" Durrock. 2. Contractor shall provide tile samples for homeowner selection. 3. Remove all floor tile from walls @ living room, dining room, Kitchen and base boards. 	1600	S.F.
4.	BASEBOARD:	all	L.F.

	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.		
6.	DRYWALL REPAIR/REPLACE: 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. Spray all walls with orange peel texture and ceilings with knockdown texture. NOTE: Finish and texture all dry wall surfaces in garage.	As Needed	S.F.
7.	INTERIOR PAINT: 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.	4600	EACH
8.	SHELVES AND RODS: 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.	20	L.F.
9.	BLINDS: 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.	ALL	EACH
	<u>KITCHEN</u>	Est.Qty.	
1.	CABINETS: Repair cabinets in kitchen as required, clean and polish all surfaces and replace Formica counters with new. Note: 1. Include new Formica Bahia Granite #4595-52 laminate or county approved equal.	ALL	LF
2.	KITCHEN SINK: 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.	1	EACH
3.	GARBAGE DISPOSAL: Provide and install a new garbage disposal complete with all necessary fittings and	1	EACH

	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.		
	<u>BATHROOM(S)</u>	Est.Qty.	
1.	VANITY: Repair cabinets as needed, install a new cultured marble top with back and side splashes, washer-less single lever faucet by Moen Model # CAL84502 or county approved equal, and all necessary plumbing, fittings, angle stops and escutcheons at wall penetrations. Note: match sink patterns (3) bowls and faucets.	2	EACH
2.	WATERCLOSET: 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.	2	EACH
3.	MEDICINE CABINET: 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.	3	EACH
4.	MIRROR: Replace existing mirrors with new, like sized unit.	3	EACH
5.	VENTED EXHAUST FAN: Install a new vented exhaust fan in bathroom, 50 CFM minimum, ducted to outside of dwelling. Include new ductwork, switch and any necessary wiring.	3	EACH
6.	SHOWER TRIM Install new shower/tub diverter (anti-scald with integral stops) shower valve, Moen Model # L82694 or county approved equal complete with all necessary plumbing and fittings. Repair wall tile or install a trim plate to cover any damage. Check fitting of spout to assure a close, tight fit to tile.	2	EACH
	Note: Clean existing tub and shower units, Clean sliding glass enclosure in master bath and install new drain stops as required.		
	<u>ELEC, PLUM, HVAC & MISC.</u>	Est.Qty.	
1.	ELECTRICAL RETRIM: Replace all electrical devices with new Decora switches & standard duplex outlets.	1	EACH

	<p>Include the installation of GFCI outlets in all wet areas. Color selection will be made by rehab specialist. Replace all light fixtures and include CFL light bulbs appropriate bulb style. Note: include new door chime. All work must be done per NEC and FBC.</p> <table border="1" data-bbox="285 407 1214 968"> <thead> <tr> <th>Location:</th> <th>Model or County Approved Equal</th> </tr> </thead> <tbody> <tr> <td>Foyer</td> <td>Commercial Electric Model # EFH8912M</td> </tr> <tr> <td>Dining</td> <td>Commercial Electric Model # WB0390</td> </tr> <tr> <td>Nook</td> <td>Commercial Electric Model # WB0390</td> </tr> <tr> <td>Bathrooms</td> <td>Commercial Electric Model # Model # EFH1393M</td> </tr> <tr> <td>Kitchen</td> <td>Retain (2) existing units clean and install new lamps.</td> </tr> <tr> <td>Bedrooms Familyroom</td> <td>Hampton Bay Model # AL420-ORB</td> </tr> <tr> <td>Misc.</td> <td>Commercial Electric Model # EFG1011-NTMG</td> </tr> <tr> <td>Exterior</td> <td>Hampton Bay Model # WB0323 Hampton Bay Model # BPP1611-BLK</td> </tr> <tr> <td></td> <td>Remove all spot lights and associated wiring from home and repair fascia as needed.</td> </tr> </tbody> </table>	Location:	Model or County Approved Equal	Foyer	Commercial Electric Model # EFH8912M	Dining	Commercial Electric Model # WB0390	Nook	Commercial Electric Model # WB0390	Bathrooms	Commercial Electric Model # Model # EFH1393M	Kitchen	Retain (2) existing units clean and install new lamps.	Bedrooms Familyroom	Hampton Bay Model # AL420-ORB	Misc.	Commercial Electric Model # EFG1011-NTMG	Exterior	Hampton Bay Model # WB0323 Hampton Bay Model # BPP1611-BLK		Remove all spot lights and associated wiring from home and repair fascia as needed.		
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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"> Contractor to provide AHRI certificate. 	1	EACH																				

	<ol style="list-style-type: none"> 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. 		
4.	<p>WATER HEATER:</p> <p>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.</p>	1	EACH
	<p>MISC PLUMBING:</p> <ol style="list-style-type: none"> 1. Check all exterior faucets for proper function. 2. Replace all missing or damaged valves. 3. Insure all anti-hammer devices are in place per code. 4. Check entire home for plumbing leaks and repair as needed. 5. Clear all waste lines replace missing components as needed. 6. Pump out septic tank and supply certificate. 	ALL	
5.	<p>GARAGE DOOR:</p> <p>Service existing door unit to insure proper function.</p> <p>Note: Include new 1/2 HPc Screw Drive Garage Door Opener with 1 remote.</p>	1	EACH
6.	<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.
7.	<p>SECURITY SYSTEM:</p> <p>Remove entire security system. Patch holes as needed to match adjacent surfaces.</p>	1	EACH
8.	<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>	1000	S.F.
9.	<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

10.	<p>CLEAN UP:</p> <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>	2152	SF
	Any deviation from this specification or Orange County Code must be brought to the attention of the Rehabilitation Inspector.		
	<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>		