

**PART H  
SPECIFICATIONS  
IFB NO. Y16-798-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”.

	<b>EXTERIOR:</b>	Est.Qty.	
1.	<p><b>ROOFING:</b></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> <p><b>Color: Weathered wood.</b></p>	28	SQ
2.	<p><b>ENERGY STAR VINYL WINDOWS:</b></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><b>Note: All windows on front of dwelling shall match existing style.</b></p>	14	Each
3.	<p><b>ENERGY STAR SLIDING GLASS DOOR:</b></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><b>PRE-HUNG FIBERGLASS DOOR:</b></p> <p>Install a new <b>pre-hung fiberglass door unit</b>. 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 <b>Silverdale</b> Model # C11501 (LHS) or Model #C11521 (RHS) or County approved equal.</p>	1	EACH

5.	<b>FRAMING:</b> 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.	As Needed	LF
6.	<b>EXTERIOR PAINT:</b> 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.  <b>Body:</b> SW6164/Svelte Sage <b>Trim:</b> SW 6154/ Nacre <b>Accent:</b> SW6989 Domino  <b>Note: Any major manufacturer will be acceptable. Exterior color is pending HOA approval.</b>	3000	S.F.
7.	<b>Stucco:</b> Repair all cracks in stucco as needed. Contractor to determine best practice for stucco repairs to minimize water infiltration.	All	S.F.
8.	<b>COOLDECK:</b> 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. Rear Patio and front/porch walkway to drive..	600	S.F.
9.	<b>IRRIGATION SYSTEM:</b> Repair irrigation system, install new controls, sprinkler heads, valves, back flow and piping as needed to insure full and proper coverage of property.		
10.	<b>BAHIA SOD:</b> Prepare yard to receive new sod. 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.	5000	SF
11.	<b>GUTTERS AND DOWNSPOUTS:</b> 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.	ALL	L.F.
12.	<b>Landscape:</b> Clear all bedding areas of trash, debris, and weeds. Install 4" of new mulch on all bedding areas. Pressure wash sidewalks and driveways. Install new (min. of 12) shrubs at front walk and entry area. <b>NOTE: Trim Palm Trees (remove all dead frons) and bushes as needed.</b>	ALL	S.F.
13.	<b>SOFFITS:</b> Install new aluminum or vinyl soffits and fascia. Repair/replace any rotted wood at	ALL	S.F.

	rafter tails and fascia backer.		
14.	<p><b>EXTERIOR LOCK SETS:</b> Install new exterior locksets to all doors. Locations: Front entry- 1ea. Kwikset #907 15 SCAL SCS CP PWRBOLT NEXT G/ 1ea. Kwickset Tustin #740NL 15 SMT 6AL RCS.</p> <p>Side/rear/garage smoke door: Kwikset Tustin #991 TNL 15 SMT CP (combo hand set/ dead bolt). All hardware to be Satin Nickel.</p>		
	<b><u>INTERIOR:</u></b>	Est.Qty.	
1.	<p><b>PREHUNG INTERIOR DOOR(S):</b> Repair all interior doors, install new hardware, doorstopper and trim. Finish with at least two (2) coats semi-gloss paint. (All hardware to be satin nickel finish).</p> <p>Hall and closets- Kwikset Delta #300DL 26 D 6AL RCS Bed and bath rooms- Kwikset Delta #200DL 26 D 6AL RCS (or approved equal).</p>	16	EACH
2.	<p><b>FRAMING:</b> 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.</p>	60	LF
3.	<p><b>FLOORING - CARPET:</b> Remove existing floor covering as applicable and install new Frieze Style carpet treated with Magic Fresh odor reducing treatment. Carpet shall be approved FHA certified and imprinted Min. 35 ounce jute back carpet and pad. Carpet shall have 25-year abrasive wear, 15-year stain, and 15-year texture retention warranty. Properly stretch and install using tack down strips. Contractor shall provide carpet samples to county for approval prior to installation.</p> <p>Location: All bed rooms.</p>	800	SF
4.	<p><b>BASEBOARD:</b> 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.</p>	all	L.F.
5.	<b>DRYWALL REPAIR/REPLACE:</b>	ALL	S.F.

	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.		
6.	<b>INTERIOR PAINT:</b>  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.	5600	EACH
7.	<b>SHELVES AND RODS:</b>  Install new closet shelf(s) and rod. Shelves shall be White wire as manufactured by Closet Maid 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.	200	L.F.
8.	<b>CLEAN/REPAIR FIREPLACE:</b> Clean fireplace and flue/chimney, repair unit as needed to insure safe working order. All work to be done by certified contractor, general contractor to provide certificate for proper working order.	1	EACH
9.	<b>BLINDS:</b>  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
	<b><u>KITCHEN</u></b>	Est.Qty.	
1.	<b>CABINETS:</b>  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. Cabinet sample and layout shall be provided to County for approval.  <b>Note:</b> 1. Include Formica Desert Springs #4904-38 laminate or county approved	26	LF

	<p>equal, preassembled countertops with no seams on top. Include 4" backsplash. All outside corners shall be clipped or rounded.</p> <ol style="list-style-type: none"> <li>2. Provide corner wall cabinet and lazy-Susan base cabinet.</li> <li>3. Cabinet doors shall be raised panel maple.</li> <li>4. Provide space for dishwasher including electrical and water supply hookup with shutoff.</li> <li>5. Refrigerator opening to be 38" nominal.</li> <li>6. High top counter to have min 12" over hang.</li> <li>7. All exposed counter corners to be rounded.</li> </ol>		
2.	<p><b>KITCHEN SINK:</b></p> <p>Install a new Drop-In Stainless Steel 33 in. x 22 in. x 8 in. 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><b>GARBAGE DISPOSAL:</b></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
	<b><u>BATHROOM(S)</u></b>	Est.Qty.	
1.	<p><b>VANITY:</b></p> <p>Install new vanity to match existing size. <b><u>Cabinet finish to match kitchen cabinets</u></b>, a back panel and shall include a 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.</p>	3	EACH
2.	<p><b>WATERCLOSET:</b></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
3.	<p><b>BATHTUB:</b></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> <p>LOCATION: Main Bath</p>	1	EACH
4.	<b>CLEAN/ REPAIR SHOWER GARDEN TUB:</b>	1	EACH

	Clean existing tub/shower. Repair all tile and re-grout as required. Clean shower door, remove all caulk and reseal door.  LOCATION: Master Bath						
5.	<b>SHOWER TILE:</b>  Install new 6"x6" ceramic tile in shower area to ceiling height. Install a ceramic soap dish, a towel bar, and a shower rod. LOCATION: MAIN BATH (match existing color style).	90	SF				
6.	<b>BATH ACCESSORY SET:</b>  Install new ceramic accessory set consisting of 6 pieces; 2 towel bars, paper holder, soap dish, toothbrush holder and shower rod.	2	SET				
7.	<b>MEDICINE CABINET:</b>  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				
8.	<b>MIRROR:</b>  Replace existing mirrors with new, like sized unit.	3	EACH				
9.	<b>VENTED EXHAUST FAN:</b>  Install a new vented exhaust fan in bathroom, 50 CFM minimum, ducted to outside of dwelling. Include new ductwork, switch and any necessary wiring.	2	EACH				
10.	<b>SHOWER/TUB TRIM</b>  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. Note: Install Garden tub style faucet in main bath garden tub.	3	EACH				
	<b><u>ELEC, PLUM, HVAC &amp; MISC.</u></b>	Est.Qty.					
1.	<b>ELECTRICAL RETRIM:</b>  Replace all electrical devices with new Decora switches & standard duplex outlets. 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. <b><u>Note: include new door chime. Remove all add on lighting and electricals from exterior and make safe. All work to be done per NEC and FBC.</u></b>	1	EACH				
	<table border="1"> <tr> <td><b>Location:</b></td> <td><b>Model or County Approved Equal</b></td> </tr> <tr> <td>Foyer</td> <td>Commercial Electric Model # EFH8912M</td> </tr> </table>	<b>Location:</b>	<b>Model or County Approved Equal</b>	Foyer	Commercial Electric Model # EFH8912M		
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Foyer	Commercial Electric Model # EFH8912M						

	Dining	Commercial Electric Model # WB0390		
	Nook	Commercial Electric Model # WB0390		
	Bathrooms	Commercial Electric Model # Model # EFH1393M		
	Kitchen	Re-lamp With CFL spot lights		
	Bedrooms Family room	Hampton Bay Model # AL420-ORB		
	Misc.	Commercial Electric Model # EFG1011-NTMG		
	Exterior	Hampton Bay Model # WB0323 Hampton Bay Model # BPP1611-BLK		
		Re-lamp all interior spot lights with CFL		
2.	<b>SMOKE DETECTORS / CO2 ALARMS:</b>  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.  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.  Note: Combination smoke/CO2 detectors are acceptable.		ALL	EACH
3.	<b>CENTRAL HVAC (HEAT PUMP) SYSTEM, Minimum 14 SEER</b>  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>  <b>Note:</b> <ol style="list-style-type: none"> <li>1. Contractor to provide AHRI certificate.</li> <li>2. If necessary for proper fit, remove wall from existing closet and frame new wall into adjacent space and finish per specification.</li> <li>3. Contractor to supply copy of final approved energy calculations if required to be submitted for permitting.</li> <li>4. Repair all duct work to provide a leak free system.</li> <li>5. Install new return and supply grills</li> <li>6. Install new formed concrete pad 4" min.</li> <li>7. Install ½" dia. Helix bolts through bottom of condenser unit into new concrete pad from interior of unit.</li> </ol>		1	EACH
4.	<b>WATER HEATER:</b>		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><b>GARAGE DOOR:</b></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 <b>1/2 HPc Screw Drive Garage Door Opener with 1 remote.</b></p>	1	EACH
6.	<p><b>GARAGE FLOOR:</b></p> <p>Finish floor with QUIKRETE<sup>®</sup> 2-Part Epoxy Garage Floor Coating or county approved equal. Install per manufactures specifications. Color to be Grayling with Blue Mix Color Flakes</p>	500	S.F.
7.	<p><b>SECURITY SYSTEM:</b></p> <p>Remove entire security system. Patch holes as needed to match adjacent surfaces.</p>	1	EACH
8.	<p><b>WATER SUPPLY/ DRAIN LINES:</b></p> <p>1) Repair any potable water supply leaks, install new hose bibs to exterior lines and @ laundry supply lines.</p> <p>2) Clear all drain lines, pump out septic tank and provide certificate.</p>	1	EACH
8.	<p><b>INSULATION:</b></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><b>TERMITE</b></p> <p><b><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></b></p>	1	EACH
10.	<p><b>CLEAN UP:</b></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.</p>	2152	SF



	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.		
	Any deviation from this specification or Orange County Code must be brought to the attention of the Rehabilitation Inspector.		
	<b>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.</b>		