

PART H
SPECIFICATIONS
IFB NO. Y17-717-EB / 7861 COMPASS DRIVE

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.	ROOFING: 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 form 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. Color: White	26	SQR.
2.	ENERGY STAR VINYL WINDOWS: 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.	9	Each
3.	ENERGY STAR SLIDING GLASS DOOR: 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.	1	EACH
4.	PRE-HUNG FIBERGLASS DOOR: 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.	1	EACH
5.	SOFFIT & FASCIA 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.	ALL	S.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:SW6164 Svelte Sage Trim:SW6154 Nacre Accent:SW6989 Domino</p> <p>Note: Any major manufacturer will be acceptable.</p>	3600	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>	All	S.F.
	<p>HARDI SIDING:</p> <p>Prepare surface by removing nails, repairing sheathing, applying house-wrap and Hardiplank siding in strict accordance with manufacturers specifications. Install 1"x8", 1/4" 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 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 sheathing behind each joint to flash vertical seam. Where Hardiplank butts up against an accessory, fill joint with 6 mm of hardiplank caulking.</p> <p>Location: to replace any exterior siding.</p> <p>Note: Shiplap Hardi-board siding.</p>	750	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>	600	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>	3000	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>	ALL	L.F.

11.	<p>LANDSCAPE:</p> <p>Repair sprinkler system, insure all heads are functional, in proper working order and adjust to cover areas. 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 landscape timbers around front oak tree, remove existing and clear root system to allow for installation of new timbers.</p> <p>NOTE: Trim tree's from over home and raise all canopies to a min. 8' high and trim all bushes as needed. Shrubs to be max 4' high. Remove any large branches from over home.</p>	ALL	S.F.
12.	<p>FENCE REPAIR/REPLACEMENT:</p> <p>Install new fence sections @ left side of home from rear corner of wall to existing adjoining fence, Install new fence sections @ right side of property to rear adjoining fence, replace damaged boards, straighten leaning sections and replace post as needed, repair walk gate, nail off all loose boards. Include new hardware and latch for gate. Replace missing fence sections, include posts as needed and swing 48" swing gate @ left side of home.</p>	300	L.F.
13.	<p>SCREEN ROOM:</p> <p>Repair existing screen room, install new screen, kick plates, doors and door hardware as. Install Kool Deck finish per item #7 above.</p>	As Needed	
14.	<p>EXTERIOR LOCK SETS:</p> <p>Install new exterior locksets to all doors.</p> <p>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>	ALL	
	<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>	15	EACH
2.	<p>INTERIOR DOOR LOCKS:</p> <p>Install new door hardware (all hardware to match door handles).</p> <p>Hall and closets- Kwikset Delta #300DL 26 D 6AL RCS</p> <p>Bed and bath rooms- Kwikset Delta #200DL 26 D 6AL RCS</p> <p>(or approved equal).</p>	ALL	

3.	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.	40	LF
4.	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: Throughout home. Note: 1. Contractor shall provide tile samples for selection.	1700	S.F.
5.	BASEBOARD: 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.	ALL	L.F.
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 Scrape popcorn from ceilings. Spray all walls with orange peel texture and ceilings with knockdown texture.	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.	ALL	EACH
8.	SHELVES AND RODS: 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.	ALL	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
10.	FIRE PLACE: Clean and inspect fire place and chimney, all work to be performed by licensed certified company, contractor to provide certificate.	1	EA.
	<u>KITCHEN</u>	Est.Qty.	
1.	CABINETS: 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. Note: <ol style="list-style-type: none"> 1. Approximately 20 L.F. of base cabinets. 2. Approximately 20 L.F. of 36" wall cabinet. 3. Include Formica Bahia Granite #4595-52 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. Match existing lay out with noted inclusions. 	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 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.	1	EACH
	<u>BATHROOM(S)</u>	Est.Qty.	
1.	VANITY: Install new vanity to match existing size. Cabinet finish to match kitchen cabinets, a	2	EACH

	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. Match existing size.		
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 ½" supply, stops, wax ring, seat, and all necessary plumbing, fittings and an escutcheon at the wall penetration.	2	EACH
3.	BATHTUB: 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.	1	EACH
4.	SHOWER – BUILT IN: 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.	1	EACH
5.	SHOWER TILE: Install new 6"x6" ceramic tile in shower area to ceiling height. Install a ceramic soap dish, a towel bar, and a shower rod.	180	SF
6.	BATH ACCESSORY SET: Install new ceramic accessory set consisting; 2 towel bars, paper holder, soap dish (in shower/tub), and shower rod.	2	SET
7.	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.	2	EACH
8.	MIRROR: Replace existing mirrors with new <u>same</u> size.	2	EACH
9.	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.	2	EACH
10.	SHOWER TRIM Install new shower/tub diverter (anti-scald with integral stops) shower valve, Moen	2	EACH

	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.																						
	<u>ELEC, PLUM, HVAC & MISC.</u>	Est.Qty.																					
1.	<p>ELECTRICAL RETRIM:</p> <p>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. Note: include new door chime.</p> <table border="1"> <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>Lithonia Model # 3776RE</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 GARAGE: 4' 2bulb florescent with wrap around lens.</td> </tr> <tr> <td>Exterior</td> <td>Hampton Bay Model # WB0323 Hampton Bay Model # BPP1611-BLK</td> </tr> <tr> <td>Garage</td> <td>4' florescent utility light with wrap around lens</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	Lithonia Model # 3776RE	Bedrooms Familyroom	Hampton Bay Model # AL420-ORB	Misc.	Commercial Electric Model # EFG1011-NTMG GARAGE: 4' 2bulb florescent with wrap around lens.	Exterior	Hampton Bay Model # WB0323 Hampton Bay Model # BPP1611-BLK	Garage	4' florescent utility light with wrap around lens	1	EACH
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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>	1	EACH																				

	<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. Replace all duct work and seal 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. 8. 		
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
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. Include new washer connection box. 	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 ½ 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>	500	S.F.
8.	<p>SECURITY SYSTEM:</p> <p>Remove entire security system. Patch holes as needed to match adjacent surfaces.</p>	1	EACH

9.	INSULATION: 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.	1645	S.F.
10.	TERMITE <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>	1	EACH
11.	PUMP SEPTIC TANK: Pump out septic tank, provide certificate for pump out.	1	EACH
12.	CLEAN UP: 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.	2500	S.F.
	Any deviation from this specification or Orange County Code must be brought to the attention of the Rehabilitation Inspector.		
	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.		