

all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.

- V. Statewide Uniform Construction Codes Act. The General Contractor and his subcontractors are legally obligated to comply with all applicable state and local codes.

REHABILITATION STANDARDS AND SPECIFICATIONS

Written Rehabilitation Standards establish the standards for the actual rehabilitation work that will bring substandard housing into compliance with the property standard and code(s). The Written Rehabilitation Standards prescribe the method and materials to be used in the rehabilitation of the property. The Written Rehabilitation Standards are sometimes referred to as “specs” or “specifications” and include details such as the grade of lumber to be used, the number of nails per square foot, the type of material that can or cannot be used for doors serving as fire exits, the distribution pattern and material of roofing tiles, etc.

The Written Rehabilitation Standards provide a common basis for contractor bids. This commonality is particularly important because by ensuring that all contractors are bidding on work using identical methods and materials, the State Recipient or Subrecipient can make an accurate determination of the cost reasonableness of bids. By holding all contractors to a single rehabilitation standard, consistent and high quality rehabilitation is assured.

Applicants must adhere to the methods and materials set forth in these Written Rehabilitation Standards as set forth in the Policy and Procedures, CHIP Manuals, and the HOME Final Rule, and as adopted by the State Recipient or Subrecipient.

GENERAL REQUIREMENTS

State Certification

All contractors or subcontractors engaged in the practice of electrical contracting, plumbing contracting, low-voltage contracting, heating and cooling contracting or the installation, alteration and/or repair of plumbing, HVAC, electrical or low-voltage wiring systems are required to be licensed by the State of Georgia Construction Industry licensing board.

CONSTRUCTION DEFINITIONS

- **Install** means: to purchase, set up, test and warrant a new component.
- **Replace** means: to remove and dispose of original material, purchase new material, deliver, install, test and warrant.
- **Repair** means: to return a building component to like new condition through replacement, adjustment and recoating of parts.
- **Reinstall** means: to remove, clean, store and install a component.

VERIFY QUANTITIES/MEASUREMENTS

All quantities stated in the attached specifications for this address using units of measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the units of measure Each (EA), Room (RM) or Dwelling Unit (DU) is as stated. Discrepancies in quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in quantities shall not be honored if submitted after the bid submission.

ELECTRICAL PERMIT REQUIRED

Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.

PLUMBING PERMIT REQUIRED

Prior to the start of work, the contractor shall: create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.

HVAC PERMIT REQUIRED

Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner.

CONTRACTOR PRE-BID SITE VISIT

The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.

WORK TIMES

Contractors and their sub-contractors shall schedule working hours between 8:00 am and 6:00 pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.

NEW MATERIALS REQUIRED

All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.

FINAL CLEAN

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.

1 YEAR GENERAL WARRANTY

Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting there from, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

SITE WORK

FENCE, CHAIN-LINK 4' HIGH

Dispose of any existing fence. Install a 4' high, galvanized, chain-link fence using 11-gauge wire, 1-5/8" line posts and 2" corner posts on 10' centers, with a 1-3/8" top rail. Gate posts shall be 2-1/2". Set posts at least 36" deep in a 9" diameter concrete sleeve. Installation of sections shall be in a straight line unless otherwise stated.

GATE, CHAIN-LINK 4' HIGH

Hang a 4' high, 42-inch wide, 11-gauge galvanized gate with a 1 3/8" frame, two off- set type hinges and latch.

FENCE, STOCKADE 6' HIGH

Dispose of any existing fence. Install a 6" high wood stockade fence. Use all preservative treated lumber, 4"x4" ground contact rated posts set at least 36" deep in 9" diameter concrete sleeves 8' on center. 2"x4" top and bottom rails, 1"x3" split rail fence boards. Installation of sections shall be in a straight line unless otherwise stated.

SOD

Finish grade and lay 1" deep sod on prepared ground. Rototill, rake out debris and fertilize with 10-10-10 roll and water to saturation.

TREE, PLANT

Contact "One Call" prior to locating the tree to identify the location of underground utilities. Do not plant the tree close to underground or overhead utilities. Locate the tree at least 20 feet away from any building. Mark out a planting area four times wider than the root ball diameter. Loosen this area to an 8-inch depth. In the center of the planting area, dig a hole at least twice as wide as the root ball and no deeper than the depth of the soil in the root ball. The bottom of the ball should rest on solid, undisturbed soil. When finished the soil at the base of the tree must be at the same level on the tree as it was in the container. Plant a 1-1/2 inch caliper Live oak (requires significant room to grow), Bald cypress (suitable for wet sites), crape myrtle, winged elm, magnolia, red oak (avoid in high clay content soils), or American holly including staking and a 3" mulch except at the trunk where the soil must be exposed a minimum of four inches.

GROUND COVER, PACHYSANDRA

Plant pachysandra ground cover in prepared bed, 12" on center in all directions.

REMOVE TREE AND GRIND STUMP

Cut and remove tree to legal dump. Grind stump to 12" below grade. Install top soil and reseed all disturbed areas.

LANDSCAPING ALLOWANCE

The following allowance is provided to the contractor as a limit to the level of work required to the specified landscaping work.

DEMOLITION & DISPOSAL

DEMO OUTBUILDING

Disconnect and cap off all electrical and plumbing services. Demolish outbuilding to 12" below grade and dispose of debris in code legal dump. Rake yard clean including nails and glass. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas.

DEMO PORCH

Demolish entire porch including roof, columns/posts, deck, railing/walls, substructure, lattice and steps and dispose of in code legal dump. Rake yard clean. Patch trim and siding matching as closely as possible in like kind.

HAUL DEBRIS TO LANDFILL

Remove, temporarily store on site, and legally dispose of all debris resulting from construction activities. Interior shall be vacuumed clean, yard raked and free of glass, nails and lead suspect paint chips.

CONCRETE & PAVING

STEPS, REPAIR CONCRETE

The following allowance is provided to the contractor as a limit to the level of repairs required to the specified concrete step(s).

STEPS AND LANDINGS, CONCRETE

Excavate, level & compact to 85% a well drained subgrade. Reinforce with 6x6 welded wire fabric. Form and pour 4000-psi, 3% air entrained, concrete steps on 12"x12" continuous footing, leading to a 4'x5' landing. Steps shall be uniform and even, 3' wide, 7-3/4" rise and 10" run. Cure with a sprayable membrane. Broom finish across direction of traffic and remove forms.

DEMO CONCRETE

Break up concrete and remove off site to code legal dump.

FOOTING, PIER

Excavate a square, straight sided 4' deep hole below the frost line to solid bearing. Pour a 24" x24" x18" pier footing. Cast a rod to anchor pier.

CONCRETE SLAB, PATCH

Break up deteriorated slab section. Grade and compact soil to 95%. Apply a bonding agent per manufacturer's specs on exposed concrete. Pour a 4", 2200 psi concrete slab to match elevation of surrounding slab. Float and steel trowel finish.

CONCRETE REPAIR, OVERLAY

Remove portions of deteriorating concrete to solid surface or 1/2" minimum depth. Clean, acid wash and thoroughly rinse area. Apply a latex bonding agent per the manufacturer's specs. Resurface with a plastic, patching cement mixture. Finish to match surrounding surface.

MASONRY

FOUNDATON, PARGET

Remove all loose broken and deteriorated material. Parget foundation wall with 3/8" coat of waterproof cement. Match existing finish as closely as possible.

FOUNDATION VENT, SMALL

Install an operable galvanized steel foundation vent protected by heavy gauge steel screening with at least 45-square-inches of free open space.

FOUNDATION VENT, LARGE

Install an operable galvanized steel foundation vent protected by heavy gauge steel screening with at least 100-square-inches of free open space.

FOUNDATION VENT SCREEN, REPLACE

Replace foundation vent screen with heavy duty galvanized steel screening.

BLOCK WALL REPAIR

Remove damaged block and patch wall by toothing replacement block of same dimensions into wall.

GLASS BLOCK

Block opening with 6"x 6"x 4" thick glass block with tooled joints both sides.

MASONRY, CLEAN

Remove stains, graffiti and dirt from masonry wall using high pressure water and chemical mix.

MASONRY, REPOINT

Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar. Reinstall flashing, tool concave joints and clean brick face.

BRICK WALL REPAIR

Remove damaged brick and tooth replacement brick into wall. Match brick and tooling as closely as possible.

CHIMNEY, RE-POINT

Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and re-pointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter.

CHIMNEY CAP

Replace chimney cap with a 2'x2' precast, concrete cap cemented in place.

MASONRY CHIMNEY, REBUILD

Tear down chimney to below lowest point on roof. Rebuild chimney using new 4" thick solid bricks without cored holes. Color of brick to match existing as close as possible. Chimney to a height required by the Building Code. Install roof flashing, chimney cap and terra cotta flue liner.

METAL WORK

METAL GUARD RAIL, WROUGHT

Design, fabricate, prime, topcoat and install a one-piece steel railing of 2" flat top and bottom rails and 1/4" balustrades 6" on center.

CARPENTRY

FLOOR, TONGUE AND GROOVE

Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Apply 3 coats of floor varnish to patched area.

FLOOR, BAMBOO T&G

Prepare floor by renailling deck tightly to joists with screw shank nails, 8" OC. Install prefinished tongue and groove bamboo, with moisture content of 6-8% using a flooring nailer. Apply one coat of polyurethane floor coating. Install finger-jointed ranch baseboard and 3/4" oak shoe molding with finish nails or tee headed brads.

BASEBOARD, RANCH

Install finger jointed 9/16" x 3-1/2" ranch base with finish nails or tee headed brads.

BASEBOARD, 1"X4"

Install 1"x4", #2-grade pine base with finish nails or tee headed brads.

SHOE MOLDING

Install pine shoe molding nailed 2' on center to create the tightest possible seal between the baseboard and floor using finish nails or tee headed brads.

RAILING, WOOD REPAIR

Tighten loose balusters and replace broken and missing ones. Tighten top and bottom rails and posts. Match existing parts with replacements as closely as possible.

TREAD REPLACEMENT, INTERIOR

Chisel out damaged tread. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails.

HANDRAIL BRACE

Install brass handrail brace screwed directly to stud and handrail.

HANDRAIL, REPLACE INTERIOR

Install 2" round hardwood handrail with braces screwed to studs and handrail.

HANDRAIL WITH BALUSTERS

Install oak handrail and newel post, and pine turned balusters 6" on center.

STAIRCASE, INTERIOR CLOSED

Remove closed staircase and dispose of in code legal dump. Resize opening to accept a 36" wide prefabricated staircase. Double all headers with 2" stock. Install staircase with white pine stepping stock treads, balusters, and railing. Apply 2 coats of clear finish to all exposed wood and trim.

STAIRCASE, REPLACE BASEMENT

Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Install wood handrail, one side, 32" above tread nosing. Stringers to rest on a 2"x12" preservative treated pine sill.

SIDING, CLAPBOARD REPLACE

Remove damaged siding to the joint over nearest stud. Apply matching pine siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.

SIDING, CEDAR SHINGLE REPAIR

Remove damaged and deteriorated shingles. Install 18" #1 cedar shingles with an 8" exposure using aluminum or galvanized nails.

SIDING, VINYL

Hang Alside Conquest vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek vapor/infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.

TRIM, WRAP WITH VINYL

Replace missing or rotten trim with dimensional pine stock. Wrap all exposed trim with vinyl, including required starter pieces.

SIDING, ALUMINUM REPAIR

Secure aluminum siding and replace missing or damaged siding, matching existing as closely as possible. Use pop rivets, if needed.

STUCCO, PATCH

Remove damaged stucco and wire, attach new wire to patch area and apply scratch, brown and color coats. Feather patch into the surrounding surface. Match existing color as closely as possible.

SIDING, REPAIR CEMENT SHINGLES

Replace all damaged and missing cement shingles with fiberglass-cement shingles with matching edge detail. Use galvanized 6d nails and caulk all seams at openings and trim.

SASH LOCK

Screw a brass plated sash lock on double hung window to tightly draw sash together.

SASH CORDS

Install nylon reinforced cotton sash cords or chain to sash and counterweights.

WINDOW REPAIR

Repair window without replacing sash. Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly, with brass plated lifts and locks, and sash chains or nylon reinforced cords. Raise the top sash, secure it in place with exposed finish nails or screws and caulk.

GLASS REPLACE, WOOD SASH

Remove broken pane of glass, glazing and points. Install double strength glass, points and glazing compound ready for paint.

GLASS BLOCK

Install 4" thick glass block in opening, per manufacturer's specs, tool joints, install expansion spacers around perimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing.

TRIM, WINDOW SET, INTERIOR

Trim window including header, stops, casings, stool and apron in 2-1/2" wide finger jointed pine.

WOOD SASH, SINGLE GLAZED

Field measure, order and install a single glazed replacement sash matching existing mullion configuration, including vinyl replacement channels. Prime both sides.

WOOD SASH, DOUBLE GLAZED

Field measure, order and install a double glazed replacement sash that matches the existing mullion configuration including vinyl replacement channels. Prime both sides.

WINDOW, WOOD DBL HNG/SGL GLZ

Dispose of and replace a wood, double hung, single glazed, one-over-one window and jamb, complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint enamel both sides. Clean glass. In bathroom, use obscure glass.

WINDOW, WOOD DBL HNG/DBL GLZ

Dispose of window unit and install a wood, double hung, double glazed, one-over-one window and jamb complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint acrylic both sides. Clean glass. In bathroom, use obscure glass.

WINDOW, WOOD DBL HNG/DBL GLZ, REPLACEMENT PAC

Replace existing window unit with a wood, exterior aluminum clad, double hung, double glazed, one-over-one replacement window kit complete with 2 sash, insulated and weather stripped vinyl jamb liners, screen, hardware, and weather-stripping. Use Marvin Tilt Pac Kit or Kolbe and Kolbe Classic Replacement Sash Kit. Repair all walls disturbed by removal and installation. Clean glass. In bathroom, use obscure glass.

WINDOW, WOOD BASEMENT UNIT

Dispose of basement window unit. Install a single-lite window, plumb and level, back primed, caulked. Repair masonry as necessary to complete installation. Provide screen and storm insert.

WINDOW, VINYL DOUBLE HUNG/DOUBLE GLAZE

Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

STORM WINDOW, ALUMINUM

Field measure, fabricate, caulk and install an enameled, white aluminum, double hung, triple track storm window with fiberglass screen. Storm window meeting rails must align with meeting rails on prime window and weep holes must drain.

DOOR, REWORK EXTERIOR

Plane, sand, adjust and/or repair exterior door and jamb to assure weather tight, smoothly operating door and lock set.

DOOR CASING, REPLACE

Dispose of all cracked, split or damaged door casing. Install casing to match existing as closely as possible. Include drip cap.

DOOR, REPLACE ENTRANCE HARDWARE

Replace exterior door mortise lock with a "Weslock Modernizer" or equal. Install double cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner.

DOOR, EXTERIOR FLUSH, SOLID CORE

Install a 1-5/8" solid core, flush panel, exterior wood door with entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, vinyl bulb threshold, spring metal weather-stripping, and wide angle peep sight. Prime and topcoat.

DOOR, EXTERIOR PANELED

Install a 1-5/8" 4-panel, exterior wood door with entrance lock set and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weather-stripping, and wide angle peep sight. Prime and top coat.

DOOR, PRE-HUNG METAL ENTRANCE

Dispose of door and frame. Install a pre-hung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weather-stripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.

DOOR, CRAWL SPACE ACCESS

Install a 3/4" CDX plywood access door in a 2"x 4" preservative treated frame. Provide galvanized iron hinges and hasp.

SCREEN DOOR-WOODEN

Replace screen door with wood framed screen door, wood paneled lower half, screen on top half. Include closer and screen door type latch-set. Prime and paint.

STORM DOOR, ALUMINUM

Install an aluminum combination storm and screen door with white baked enamel aluminum finish and top chain.

DOOR, REMOVE

Dispose of interior door. Remove butts. Fill holes in jamb. Sand smooth.

RE-WORK INTERIOR DOOR

Re-hang door. Adjust door and lock set to operate properly. If door rubs carpeting, trim bottom of door to clear carpeting.

PASSAGE LOCK

Install a brass-plated, 2-1/2" back-set door knob set.

LOCKSET, BEDROOM

Install a back-set, brass plated privacy lock set.

LOCKSET, BATHROOM

Install a back-set, privacy lock set with a brass plated exterior knob and a chrome plated interior knob.

DOOR STOP, BASEBOARD MOUNT

Install a baseboard mounted, solid metal door stop.

TRIM, DOOR SET FINGER JOINTED

Trim both sides of interior door, including header, stops, and casings. Use 2-1/2" wide clamshell, finger-jointed pine.

TRIM, DOOR SET 1"X4"

Trim both sides of interior door, including header, stops and casings. Use 1"x4", #2 grade pine or better.

DOOR, FLUSH INT, HOLLOW CORE

Install flush, hollow-core, door on existing jamb. Include privacy lock set and 2 butt hinges.

DOOR, PRE-HUNG PASSAGE

Install a 1-3/8" pre-hung, flush, luaun door and split jamb including casing both sides, 2 butt hinges and a privacy lock set.

DOOR, WOOD BIFOLD

Hang a flush, hollow core, wood bifold door including overhead track, all hardware and casing on one side, plumb and centered within the opening.

ATTIC ACCESS

Cut and frame an attic access hatch of 3/8" plywood at least 74"x24". Trim with casing to match room, prime topcoat, weather-strip with closed cell foam and insulate with 1" closed-cell polystyrene.

DECK JOIST, 2"X 6" PTP

Install 2"x 6" preservative treated pine joist, level, crown up.

DECK, TONGUE-AND-GROOVE

Install 3/4" yellow pine tongue-and-groove decking to existing joists with concealed galvanized nails to match existing material.

POST, 4"X 4"

Support porch roof and remove damaged post. Replace damaged deck with matching 1" pine strip flooring. Install 4"x 4" preservative treated post on a 2"x 8"x 8" PTP plinth block.

PORCH CEILING, 1/4" BC PLYWOOD

Cover porch ceiling with 1/4" BCX plywood. Install cove molding at perimeter and 2" wide batten strips at seams.

PORCH CEILING, T&G

Dispose of damaged ceiling material. Install tongue-and-groove stripping, blind nailed to joists.

PORCH GUARD RAIL REPAIR-WOOD

Replace missing or defective balusters, support posts and railing with same size stock.

WOOD STAIR HANDRAIL, REPLACE EXT

Install preservative treated, code approved, grab-able handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags.

GUARD RAIL, WOOD

Dispose of any existing railing. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.

PORCH LATTICE, REPLACE

Dispose of any existing lattice around porch crawl space. Frame opening with 1"x 4" preservative treated pine with vertical members 24" on center. Install 1/4"x 2" pine lattice on frame.

PORCH, REBUILD

Remove deteriorated porch. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutter and downspouts and 1/4" plywood ceiling. Structural lumber and deck shall be preservative treated.

TREAD REPLACEMENT, EXTERIOR

Dispose of damaged tread. Install 1-5/8" preservative treated pine stepping stock with screw shank nails.

STEPS/LANDING, REPLACE EXTERIOR

Dispose of existing steps and landing. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 5'x 6' landing, of 2"x 6"s and 2"x 4" deck. Construct a wood handrail on one side 32" above tread nosing.

TUB SURROUND, PREFAB

Install a white fiberglass or acrylic, 3- or 5-piece, tub surround kit with a built-in soap dish. Caulk all joints with white, mildew resistant silicone caulk. Prepare substrate and attach panels using manufacturer's recommended adhesive and fasteners.

CABINETS, REPAIR

Repair base and hanging cabinets by re-hanging plumb and level and replacing missing hardware, doors and drawers. Securely refasten loose hardware. Clean all surfaces with heavy duty detergent.

TOWEL BAR

Install a 16" chrome-plated steel towel bar, screwed securely to studs.

MEDICINE CABINET, SURF MOUNT

Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.

ACCESSORY SET, 6-PIECE CHROME

Install a chrome-plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder. \$55 allowance per set.

HOUSE NUMBER SET

Install 3" high metal or PVC house numbers on a 1"x 4" pine backer-board painted with 2 coats of low-VOC exterior white latex paint.

MAILBOX

Dispose of mailbox and install a steel, black enamel finish, letter-size mail box with magazine rack and lock-eye for padlock.

CLOSET POLE

Field measure and install 1-1/2" diameter wood closet pole and sockets.

CLOSET SHELF

Install 1"x 12" closet shelf of #2 grade pine or B/C plywood, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket. If plywood, fill all cracks, holes and front edge cuts with putty, and sand smooth.

TUB END WALL

Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.

CLOSET, BEDROOM

Construct a 28" deep by 4' wide closet in bedroom along wall. Hang, tape and 3 coat finish 1/2" gypsum to both sides of the 2"x 3" framing. Hang a 3'x 6'8" louvered pine bi-fold door including overhead track and hardware. Install a 1"x 12" plywood shelf, 1-3/8" hanger rod and 1"x 4" interior base. Match exterior base to room. Prep and prime ready to paint.

ROOFING & SHEET METAL

4410 RAFTER, SISTER 2"X 8"

Sister a 2"x 8" to damaged rafter using a triangulated nailing pattern and cement coated nails, 8" on center.

RAFTER, 2"X 8" REPLACE

Dispose of existing roofing and defective rafter. Install a 2"x 8" pine rafter, crown up, from ridge board to fascia. Re-nail sheathing with coated sinkers to new rafter.

FRAME ROOF, PITCHED

Frame roof structure to match existing pitch with pre-engineered trusses or rafters sized to local code. Install 3/8" plywood deck with clips 2' on center, nailed 6" on center.

FRAME ROOF, FLAT 2"X 8"

Frame roof structure for flat roof using 2"x8" pine, 16" on center and 1/2" CDX sheathing.

ROOF SHEATHING 1/2"

Install 1/2" CDX plywood sheathing nailed 8" on center using plywood clips.

ROOF, REPAIR AND RE-COAT

Cut out and repair bubbles, reinstall flashing and hot mop roof with 1-1/2 pounds of asphalt per square foot to provide a leak free installation for 3 years.

ROOF, 3-PLY BUILT-UP

Remove gravel and debris. Install a 3-ply built-up fiberglass roof of one coated glass base sheet and two plies of Type IV fiberglass, hot mopped. Install gravel stop, flashing and vent collars with .019

aluminum. Flood coat & embed aggregate. Dispose of all debris from roof and yard. Provide a 10 year warranty.

ROOF, 90 LB. ROLL

Install 90 lb. mineralized fiberglass roll roofing using a 4" minimum overlap, nailed 6" on center with asphalt roofing cement per manufacturer's specs. Replace all flashing with .019 aluminum.

STRIP ROOF TO SHEATHING

Protect the building and plant material from damage by removal of existing roofing. Remove all roof materials down to the roof deck and remove or set all nails. Properly dispose of roofing materials.

ROOF-OVER, FIBERGLASS SHINGLE

Roof-over original roof using 220 lb. self-sealing, fiberglass/asphalt, strip shingles with a 25-year warranty. Replace defective flashing with .019 aluminum. Color choice by owner.

TEAR OFF AND RE-ROOF SHINGLES

Remove and dispose of all roofing & defective sheathing. Cut a 1" wide vent at ridge board. Replace up to 5 SF of sheathing per 100 SF of roof using pine board or CDX plywood of matching thickness. Staple 15 lb felt. Install preformed white aluminum, drip edge, and vent pipe boots. Install 220 lb fiberglass asphalt, 3 tab shingle with a 25 yr warranty. Replace all flashing. Install shingle-over ridge vent.

REROOF, 1/2" DECK/FIBERGLASS SHINGLE

Remove roof to deck. Install 1/2" CDX plywood over entire roof. Install 36 inch wide strips of Grace Ice and Water Shield at the eaves and in the valleys. Install 15 lb. felt as underlayment on the remainder of the decking. Install Owens Corning self-sealing, 25 year warranty fiberglass/ asphalt strip shingles. Replace all flashing, including valleys, with .019 aluminum. Install step flashing at all wall junctures. Color choice by owner.

FLASH CHIMNEY

Step flash top and down sides of chimney 1/2" into mortar joints using .027 aluminum or copper. Counter flash completed assembly with aluminum or modified bitumen. Guarantee assembly from leaks for 10 years.

GUTTER, 5" SEAMLESS ALUMINUM

Dispose of gutter. Install 5", K-type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner.

DOWNSPOUT, 5" SEAMLESS ALUMINUM

Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.

SPLASH BLOCK

Place concrete or plastic splash block at end of downspout directing the storm water away from the building.

VENT, ALUMINUM RIDGE

Install mill finish, aluminum ridge vent per manufacturer's specs.

RIDGE VENT, SHINGLE OVER

Cut vent slot into roof deck and install, per manufacturer's specifications, a shingle-over ridge vent with screening or a corrugated construction to prohibit entry by insects.

4715 VENT, GABLE

Install a screened, aluminum, rectangular or square gable vent with at least 4 square feet of free air space.

4722 VENT, DRIP EDGE

Install "Air Vent" Air Pro Flow™ Vented Drip Edge.

<http://www.airvent.com/professional/products/intake-ventedDE.shtml>

4723 VENT, SOFFIT, CONTINUOUS

Install "Air Vent" aluminum soffit vent models SV201 or SV202.

<http://www.airvent.com/pdf/installation/ContinuousSoffit-install.pdf>

VENT, SOFFIT, RECTANGULAR

Cut a hole in the soffit and install an aluminum 4"x 16" screened, rectangular soffit vent with a factory applied finish and fastened with screws of a matching color.

ROOF VENTILATION, COMBINED SOFFIT AND RIDGE

Install 1 SF of combined continuous soffit and ridge ventilation Soffit ventilation for every 300 SF of attic floor area. Use "Air Vent" aluminum soffit vent models SV201 or SV202 and "Shingle Over" style Ridge ventilation. 40% of the total required ventilation must be provided by the free air space rating of Ridge vents. 60% of the total required ventilation must be provided by the free air space rating of Soffit vents. All vents must be screened or be of a corrugated construction to prevent the intrusion of insects and if exposed must have a factory applied finish.

VENT, CUSTOM

ROOF FLASHING, REPAIR

Inspect, clean and reinstall copper or aluminum flashing to create a leak free seam. Seal all exposed nails with roofing cement.

FASCIA 1"X 6"

Install a 1"x 6", #2 pine fascia with bevel cut joints using galvanized finish nails. Caulk over joints, and prime.

SOFFIT

Install 3/8" BCX plywood soffit.

CONSERVATION

WEATHER-STRIP WINDOW

Weather-strip both sash of double hung window with spring zinc or bronze weather-stripping to create a positive seal.

WEATHER-STRIP DOOR

Weather-strip wood door with spring bronze and a vinyl door sweep.

INSULATE WALL, R-13 BATT

Staple 3-1/2" thick, R-13, foil faced fiberglass roll insulation to studs per manufacturer's specifications.

INSULATE WALL, R-19 BATT

Staple 6" thick, R-19, foil faced fiberglass wall insulation to studs per manufacturer's specifications.

INSULATE CEILING, R-30 BATT

Loose lay 12" thick R-30 unfaced fiberglass batts between the ceiling joists carefully fitting the fiberglass around obstructions such as wires, pipes ductwork and building components to insure a consistent and continuous R30 rating.

VAPOR BARRIER, CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

SEAL AND INSULATE, CRAWL SPACE

Install a 6-mil poly vapor barrier on ground in crawl space and up foundation walls to the top of the masonry leaving an inspection gap of 3 inches between the lowest wood component and the plastic. Fasten the plastic to the masonry wall with mechanical fasteners and large washers and seal the plastic to the masonry with Low VOC caulking rated to adhere plastic. Overlap seams in the plastic by 2 feet and seal the seams with fiberglass mesh tape and mastic. The end product will provide a water and air tight seal between the interior of the crawl space and the walls and floor of the crawl space and all penetrations including, but not limited to those created by plumbing, electrical and HVAC equipment, will be sealed tight. After the plastic vapor barrier has been inspected and approved by the Housing Rehabilitation Specialist responsible for this property, install a minimum R13 of Dow THERMAX foam board on the outside walls of the crawl space sealing the seams between the boards with foil tape approved by Dow for use with THERMAX. The layer of THERMAX shall be complete without voids and any gaps shall be sealed with polyurethane foam sealant.

INSULATE DUCT, FIBERGLASS

Wrap ducts/pipes with 1-1/2" foil scrim R-4 fiberglass insulation. Secure and seal all seams with duct tape.

DRYWALL & PLASTER

DRYWALL, RE-NAIL & RE-TAPE

Re-nail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam and re-tape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand, ready for paint.

DRYWALL, PATCH, LARGE

Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Sand ready for paint.

LAMINATE 3/8" DRYWALL

Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint.

DRYWALL, LAMINATE WATER RESIST

Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3-coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.

DRYWALL, 1/2"

Hang, tape and 3-coat finish 1/2" drywall. Apply a 3/8" bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.

DRYWALL, WATER RESISTANT

Hang, tape and 3-coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Sand ready for paint.

PATCH PLASTER

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee-joint. Re-nail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat.

CERAMIC TILE

CERAMIC TILE, REGROUT, CAULK

Dig out loose grout 1/4". Remove all caulking and clean surface with mildew remover. Apply latex-portland grout and white, mildew resistant silicone caulk to all seams, fixture lips and pipe penetrations.

CERAMIC TILE, REPAIR

Remove damaged tiles. Cut and thin set ceramic tile of matching color and size. Re-grout entire surface and apply mildew resistant white silicone caulk to all seams, fixture lips and pipe penetrations.

CERAMIC FLOOR TILE

Using adhesive, lay owner's choice of \$3/sf ceramic floor tile over 1/2" reinforced cement board, screwed to subfloor. After at least 24 hours drying time, apply latex-portland grout. Clean floor and apply mildew resistant white silicone caulk to all edge seams and pipe penetrations. Install a 3" marble threshold at door.

PAINTING

PREP & PAINT WOOD FLOOR

Scrape and rough sand with 36-grit paper and a sanding stick, entire floor deck. Vacuum and tack-rag surface. Apply two coats owner's choice of premixed pigmented polyurethane floor finish, per manufacturer's recommendations.

PREP & PAINT EXTERIOR MASONRY

Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex.

FLOORS

VINYL TILE FLOOR, REPAIR

Remove damaged floor tiles, clean adhesive from deck. Install tiles per manufacturer's recommendations to match original – in style, pattern and color – as closely as possible.

UNDERLAY AND VINYL TILE

Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Lay 12"x12"x1/8" vinyl composition tile, color group B as made by Armstrong or Azrock, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.

VINYL SHEET GOODS

Re-fasten all loose and warped underlayment and fill voids with patching compound. Install 070" vinyl sheet goods with a minimum of seams per manufacturer's recommendations. Caulk edges of vinyl with clear silicone. Install metal edge strips in openings and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.

UNDERLAY & VINYL SHEET GOODS

Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's recommendations. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter.

CARPET AND PAD, REMOVE

Remove carpet, pad, metal edge strips and tack strips to a code legal dump.

HEAT & AIR

BURNER MAINTENANCE

Clean burner and combustion chamber, inspect and replace nozzle if required, oil motor and all pumps, adjust air/fuel oil mixture to manufacturer's recommendations. Replace oil filter.

BOILER, REBUILD CHAMBER

Rebuild firebox chamber in boiler to maximize flame retention.

BOILER, GAS REPLACE, COMPLETE

Dispose of heating equip. & radiators to code legal landfill. Size & install a gas-fired, cast iron, jacketed boiler, distribution piping & baseboard convectors to service entire house. Installation includes all power & control wiring, a set back thermostat, expansion tank, one circulation pump, water & gas supply & flue piping. The installation is required to maintain 70F. indoor temperature when outdoor temperature is -10 F. Min. AFUE rating 86.

BOILER, GAS CUSTOM

HEAT DUCT AND REGISTER

Install low-velocity insulated metal or flexible duct work from main trunk to floor or wall register.

SETBACK THERMOSTAT

Install a LuxPro PSP511Ca thermostat with the following settings: 6:00-8:00 a.m. 67 degrees F - 8:00 a.m. - 4:30 p.m. 62 degrees F - 4:30-10:30 p.m. 68 degrees F - 10:30 p.m. - 6:00 a.m. 62 degrees F.

FLUE THIMBLE

Remove flue and old chimney attachment. Install a ceramic clay insert into chimney. Point up all holes and reinstall flue.

FLUE REPLACE

Install a pre-fabricated, double-walled, UL listed, galvanized steel, 8" flue inside chimney.

PLUMBING

WATER SERVICE, COPPER K LINE

Excavate to 36", lay 1" type K, copper pipe and refill trench for water service. Lay line without joints from meter hub to main shut off valve inside structure. Contractor to apply and pay for all permits, repair concrete cuts and coordinate installation of new meter. Owner to pay all water tap fees. Backfill, seed and mulch disturbed yard areas.

SUPPLY, PEX

Install PEX (cross-linked polyethylene) tubing to supply domestic water to the specified plumbing fixtures. Maintain manufacturer's required clearance from heating appliance vents, recessed lights or other heat sources. Installation will protect PEX tubing from direct sunlight. Protect PEX tubing with sleeves where abrasion may occur and use nail plates where PEX tubing penetrates wall stud or joists and has the potential for being struck with a screw or nail. Allow for manufacturer's required slack to compensate for expansion and contraction. Provide shutoff valves at each fixture. Pressure-test the system prior to charging with water.

SUPPLY, COPPER

Install type L rigid copper supply lines to specified fixtures with silver/tin solder. No solder containing lead is allowed. Install 3/4" pipe to branches and provide shut off valves at all fixtures. Provide dielectric unions at iron pipe joints. Pressure-test the system prior to charging with water.

SHUT-OFF VALVE

Install a PVC or chromed brass shut-off valve on existing fixture supply line.

WASTE LINES, INSPECT, REPORT

Test waste lines for leaks and proper venting. Identify defects and submit to the agency a priced list of recommended repairs to bring structure into compliance with the current plumbing code.

WASTE LINE, SNAKE

Power snake drain to clear lines for fixtures to main street sewer.

DRAIN, WASTE, VENT, PVC

Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members.

TRAP, REPLACE

EA

\$0.00

Replace trap and all corroded waste line from wall stub out to fixture with PVC or polypropylene.

SEWER SERVICE, 4" PVC

Install a 4" PVC sewer line from structure and connect to the public sanitary sewer system. Install clean-outs as required. Re-grade yard in work area, sow grass seed and spread straw to reestablish lawn. Contractor to apply and pay for all permits and road repairs. Owner to pay for sewer tap fees.

GAS LINE, PRESSURE TEST

Cap all gas lines prior to filling the distribution system with 120 lbs. of compressed air. Maintain pressure for 24 hours. Locate and seal any leaks in the system.

GAS LINE

Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings. Install brass stop valves at all equipment.

GAS SHUT-OFF VALVE

Install bronze, square head, gas cock valve for fixture.

GAS DRYER HOOK UP

Install schedule-40 black iron pipe and gas cock to dryer location. Install metal exhaust vent to exterior of structure with draft prevention wall cap.

FAUCET REPAIR, KITCHEN

Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.

FAUCET REPAIR, BATH

Inspect valve seat, and grind until level or replace. Replace washers or rings and repack stem to refurbish faucet.

BATHTUB, 5' STEEL COMPLETE

Install a 5' white, enameled, formed steel, tub complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter and Delta 6122 water saving shower head.

SHOWERSTALL, FIBERGLASS

Install a 36"x36" one piece, fiberglass shower stall including PVC waste, molded base, metal two handle shower diverter, shower rod and Delta 6122 shower head.

TOILET SEAT

Install a white, wood or plastic, top mounted toilet seat and lid. Material allowance \$20.

COMMODE, REFURBISH

Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.

DISCHARGE TUBE

Install temperature and pressure relief discharge tube on water heater. Bottom of tube shall be within 6" of floor or to outside of structure.

WATER HEATER, 30 GALLON GAS

Install a 30-gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10-year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

WATER HEATER, 40 GALLON GAS

Install a 4- gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10-year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

WATER HEATER, 30 GAL. ELECTRIC

Dispose of water heater in legal dump. Install a 30-gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with a 10-year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.

WATER HEATER, 40 GAL. ELECTRIC

Dispose of water heater in legal dump. Install a 40-gallon, low profile, high recovery, glass lined, insulated to R-7, double element, electric water heater with 10-year warranty. Include pressure and

temperature relief valve, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply.

LAUNDRY TUB, SNGL BOWL REPLACE

Remove existing sink to code legal dump. Install single bowl, 24" fiberglass laundry tray to fit under faucet. Hook up waste line.

DRIPLESS CENTER, WASHER HOOK-UP

Install PVC stand pipe, hot and cold hose bibbs, and 20-amp outlet on a separate circuit to service a washing machine.

FAUCET, LAUNDRY TUB

Install a two handle, brass faucet with hose threading on laundry tub.

CLOTHES WASHING MACHINE HOOK-UP

Install a two-inch PVC stand pipe with trap, and a single lever "quick shutoff" washing machine valve with hot and cold threaded hose outlets to service a washing machine.

HOSE BIBB, REPAIR

Replace the packing in the valve stem and reassemble the hose bibb to be leak free.

HOSE BIBB

Install a bronze, freeze-free hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.

DRAIN/WASTE/VENT, 1 BATH HSE

Remove all drain, waste and wet vent lines to code legal dump. Install schedule-40 PVC or cast iron DWV lines to service one 3-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus.

ELECTRICAL

ELECTRIC PANEL, RELOCATE

Relocate panel to inside of structure. Include all required materials to meet National Electric Code.

ELECTRIC SERVICE, 100-AMP

Replace existing electrical service with a residential, 100-amp, single phase, 3-wire electric service. Include a main disconnect, 12-circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.

ELECTRIC SERVICE, 200-AMP

Replace existing electrical service with a residential, 200-amp service, main disconnect, 110/220-volt, 24-circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope.

GFI CIRCUIT BREAKER

Install a ground fault interrupt breaker in distribution panel to control all "wet area" outlets.

ARC-FAULT CIRCUIT BREAKER

Install an Arc-Fault circuit breaker in the distribution panel to protect all bedroom outlets.

RECEPTACLE REPLACE

Replace receptacle with ivory duplex receptacle and ivory metal cover plate.

RECEPTACLE, WIRE 15-AMP

Install an ivory, duplex, 15-amp receptacle and metal cover plate using copper romex. Fish wire and repair all tear out.

20-AMP CIRCUIT, RECEPTACLE

Install 20-amp, ivory, duplex receptacle with a matching plastic cover plate on a separate circuit with an individual over protection device. Fish wire and repair all tear out.

GFCI DEVICE

Replace receptacle with a surfaced mounted ground fault circuit interrupt receptacle.

RECEPTACLE, GFCI BATH

Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle adjacent to lavatory using copper NM cable. Fish wire and repair all tear out.

RECEPTACLE, GFCI COUNTERTOP 15-AMP

Install a flush mounted, ground fault circuit interrupted, ivory, duplex receptacle and ivory cover plate using #14 copper NM cable, controlled by a 15-amp circuit breaker. Fish wire and repair all tear out.

WASHER CIRCUIT 110\20-AMP

Install a flush or surface mounted duplex outlet for a washing machine on a separate 20-amp circuit using #12 copper NM cable.

DRYER CIRCUIT, 30-AMP

Install 220 volt, 30 amp, surface mounted receptacle on an individual circuit.

WEATHERPROOF RECEPTACLE

Install a 15-amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper NM conductors in EMT. Receptacle cover shall be permanently connected to box.

SWITCH REPLACE

Replace light switch with single pole, ivory toggle switch and ivory metal cover plate. Use plastic cover plates in bath area.

SWITCH LIGHT

Install a single pole, ivory switch and metal cover plate using Romex to control fixture. Fish wire and repair all tear out.

SWITCH WALL RECEPTACLE

Install a single pole, ivory switch with metal cover plate controlling the lower receptacle in a duplex receptacle. Install receptacle with #14 copper NM cable in same stud space as switch, adjacent to door.

3-WAY SWITCHES

Install two, 3-way ivory switches at opposite sides of room at strike side of door to control an existing fixture, using #14 copper NM cable. Fish wire and patch all tear out.

FIXTURE AND 3-WAY SWITCHES

Install a ceiling-mounted, UL approved, 2 bulb light fixture (\$20 material allowance) controlled by a pair of ivory 3-way switches mounted at the strike side of the doors, or at top and bottom of stairwell. Fish wire and repair all tear out.

LIGHT FIXTURE, PULL CHAIN

Install a porcelain pull-chain lamp fixture with a lamp on an approved electrical box.

LIGHT FIXTURE, REPLACE

Replace a ceiling-mounted, 2-bulb, UL approved, incandescent light fixture with shade and lamps. \$20 allowance for fixture.

LIGHT FIXTURE GLOBE

Install a glass light fixture globe on ceiling fixture.

LIGHT FIXTURE AND SWITCH

Install a ceiling-mounted, UL approved, 2-bulb light fixture (\$20 material allowance) controlled by an ivory switch with a metal cover located at the strike side of the door. Fish wire and repair all tear out.

SMOKE DETECTOR, HARD WIRED

Install a UL approved, ceiling-mounted smoke and heat detector permanently wired into a receptacle box.

PHONE OUTLET

Install a plaster ring and phone jack wired to the phone service. Stapled, surface-mounted wire is not acceptable unless prior written approval is given by the Housing Rehabilitation Specialist.

REWIRE TO CODE, PER ROOM

Rewire unit to current National Electric Code including but not limited to: surface mount GFI in bathroom & kitchen; 15-amp grounded receptacles on all usable walls; switched lights in all halls, kitchens, bathrooms and furnace areas; hard wired smoke detectors; cover plates; counter receptacles; and circuits. Fish all wire and repair all tear-out. Does not include service entrance.

ENTRANCE LIGHT

Install an exterior, waterproof, wall mounted, single bulb fixture outside exterior door. Include wire box, interior switch and lamp. Fish wire and repair all tear out. Fixture allowance \$22.

ENTRANCE LIGHT FIXTURE, REPLACE

Remove damaged light fixture and replace with an exterior, waterproof, single bulb fixture. \$20 fixture allowance.

FLOOD LIGHT, DOUBLE BULB

Install a building mounted, double lamp, incandescent flood light. Owner's choice of an interior or photoelectric switch. Any exposed exterior wiring shall be run in conduit.

****Plans and specifications may not be altered without approval of the CHIP Manager****

