



City of Tulsa

**Rehabilitation
Specifications**

**Revised:
6/11/12**

City of Tulsa Rehab Specs

Index

3	.....	Windows
6	.....	Doors
9	.....	Walls
13	.....	Ceilings
15	.....	Trim
17	.....	Floors
20	.....	Cabinets
23	.....	Exterior
33	.....	Roofing
39	.....	Plumbing
48	.....	Electrical
54	.....	Mechanical
61	.....	Energy Conservation
62	.....	Miscellaneous
64	.....	Lead Specs
69	.....	Handicap
71	.....	ER Specs
93	.....	Drawings

WINDOWS

0101 Replace broken window panes (1)

- A. Contractor not responsible for rotted or damaged wood.
- B. Repaired pane(s) shall be properly glazed or caulked.

0102 Install New Windows with Single Glazed Units (##)

- A. AAMA APPROVED ONLY, Tabko[®] or equivalent to be installed.
- B. Unit will be Mill, Bronze, or White Finish (homeowner's choice).
- C. Windows Replacement will be certified manufactured units.
- D. Properly secured with all necessary interior and exterior trim.
- E. All dilapidated sills, frames and rough opening framing will be repaired.
- F. This work includes painting and finishing of Interior and Exterior exposed surfaces.

0103 Install New Double-Pane Vinyl Clad Windows

- A. AAMA approved and meets Energy Star rating
- B. Windows will be from standard color palette selected by homeowner
- C. Window(s) Replacement will be custom measured and fitted.
- D. Properly secured with all necessary interior and exterior trim.
- E. All dilapidated sills, frames and rough opening framing will be repaired and drywall return installed as necessary. Insulation shall be placed between voids before new windows are installed.
- F. Work shall include painting and finishing of Interior and Exterior exposed surfaces.
- G. Windows shall be single hung units
- H. Bathroom window shall be "opaque" style glass.

0104 Enclose Window

- A. Contractor to use safe work practices in removing existing window.
- B. Remove window, frame, and interior sill.
- C. Install studs were needed.
- D. Install plywood on the outside (inside of exterior window trim).
- E. Install wall insulation.
- F. Install green drywall on the interior.

0105 Install New Storm Window (##)

- A. AAMA APPROVED ONLY, Tabko[®] or equivalent to be installed.
- B. Unit will be Mill, Bronze, or White Finish homeowner's choice.
- C. Storm Windows will be heavy frame anodized aluminum with the movable sash fully weather-stripped.
- D. The back of each storm window will have either a vinyl bead or foam type to assure proper seal.
- E. Storm windows will be securely fastened to prime windows with screws and no voids to allow air infiltration (except for "weep-holes").
- F. Bottom expander will touch the sill full length.
- G. Single Glass Window Units are not acceptable in any heated living space. All single glass units will be weatherized with approved storm units.

0106 Repair Existing Storm Windows

- A. Repair means to restore specified items to the condition of original existence or intended use.
- B. Single Glass Window Units are not acceptable in any heated living space. All single glass units will be weatherized with approved storm sash. This includes sliding glass patio doors.

0108 Install New Window/Storm Window Units (###)

Unit Description

- A. AAMA APPROVED ONLY, Tabko[®] or equivalent to be installed.
- B. Unit will be Mill, Bronze, or White Finish homeowner's choice.
- C. Replacement units will be certified manufactured units.
- D. Properly secured with all necessary interior and exterior trim.
- E. All dilapidated sills, frames and rough opening framing will be repaired.
- F. This work includes painting and finishing of Interior and Exterior exposed surfaces.
- G. Glass for bathroom windows will be "opaque" textured.

Storm Windows

- H. Units will be heavy frame anodized aluminum with the movable sash fully weather-stripped.
- I. The back of each storm section will have either a vinyl bead or foam type to assure proper seal.
- J. Storm windows will be securely fastened to prime windows with screws and no voids to allow air infiltration except for "weep-holes".
- K. Bottom expander will touch the sill full length.
- L. Single Glass Window Units are not acceptable in any heated living space. All single glass units will be weatherized with approved storm units.

DOORS

0202 Install New Exterior Door Complete with New Components and Paint (REHAB)

- A. Exterior Door Replacement shall be a pre-hung insulated metal unit that meets Energy Star rating. Custom application (requiring Inspector's approval) shall be 1 3/4" wood Exterior Grade, solid core unit.
- B. Keyed lock and single cylinder dead bolt with 1" throw. All new locks to be Kwik-Set or equivalent and keyed alike.
- C. Includes: New Jamb, adjustable thermal-break threshold, All necessary trim (interior/exterior), Weather-Strip and Peep Hole.

EXTERIOR DOOR PAINT:

- D. Exterior Grade Enamel or Stain and Varnish (owners Choice) full coverage will be applied to ALL Six sides of Exterior Doors, and trim.
- E. All edges and surface areas will be smooth and hardware will be free of any paint.
- F. Exterior Door means any door leading to an unconditioned space or outside.

0203 Repair Existing Exterior Door and Paint

- A. Exterior Door means any door leading to an unconditioned space or outside.
- B. Repair of existing doors will mean the door fits, operates properly and has all required hardware, weather-stripping, threshold, jambs and trim are left in good condition.

EXTERIOR DOOR PAINT:

- C. Exterior Grade Enamel or Stain and Varnish (Owners Choice) full coverage will be applied to ALL Six (6) Sides of Exterior Doors.
- D. All edges and surface areas will be smooth and hardware will be free of any paint.

0204 Install New Interior Door and Paint (Door Only)

- A. Interior Door Replacement will be 1 3/8" hollow core lauan or similar type as existing door with all necessary hardware.
- B. Passage lock (bathroom to have privacy locks) Weslock or equivalent including door bumpers and be adjusted for proper operation.
- C. Paint will be Enamel or Stain and Varnish (Owners Choice) full coverage, applied to all six (6) sides.
- D. All edges and surface areas will be smooth and hardware will be free of any paint.

0205 Install New Interior Door and Jamb, Trim and Paint

- A. Interior Door Replacement will be 1 3/8" hollow core lauan or similar type as existing door with all necessary hardware.
- B. Passage lock (bathroom to have privacy locks) Weslock or equivalent including door bumpers and be adjusted for proper operation.
- C. Paint will be Enamel or Stain and Varnish (Owner's Choice) full coverage, applied to all six (6) sides.
- D. All edges and surface areas will be smooth and hardware will be free of any paint.

0206 Repair Existing Interior Door and jamb and Paint

- A. Repair of existing doors will mean the door fits, operates properly and has all required hardware in good condition including the jamb and trim.
- B. Paint will be Enamel or Stain and Varnish (Owners Choice) full coverage, applied to all six (6) sides.
- C. All edges and surface areas will be smooth and hardware will be free of any paint.

0207 Install New Storm Door

- A. Storm door shall be heavy duty with wide frame (Larson or equivalent)
- B. With closer, lock and catch chain, adjusted for proper operation.
- C. Color will be mill finish unless otherwise specified.

0208 Weather-strip Existing Exterior Door

- A. Weather-stripping for doors will be rigid type set in doorjamb.
- B. "Rolled" metal or "Jamb up" will not be allowed.
- C. Threshold will be extruded aluminum with vinyl inset strip cut and fit to jamb width.
- D. Door bottom and threshold will meet the full width of door to prevent air filtration.

0209 Install New Locks in Existing Exterior Door

- A. This includes new entry lock and new single cylinder dead bolt with a 1" throw, new locks to be Kwik-Set or equivalent and keyed alike.

0210 Install New Locks in Existing Interior Door

- A. This includes passage locks. Bathrooms will have privacy locks, Weslock or equal.

0211 Remove Door and Close Opening

- A. Walls will be framed in sheet rock and finished with same materials as existing.

0212 Install New Glass Sliding Door

- A. Double-Pane Vinyl Clad Door
- B. AAMA approved and meets Energy Star rating
- C. Unit installation will include screen and all necessary trim and finish work.
- D. All new exposed wood shall be primed.

0213 Install New Overhead Garage Door

- A. Repair jambs and trim.
- B. Door to be Foam core Steel Sectional Door by American Overhead Door Inc., or equivalent.
- C. Overhead Door shall include proper lock assembly.
- D. Overhead Door shall include all necessary hardware for proper operation.
- E. All new exposed wood shall be primed.

0214 Repair overhead garage door

- A. Repair means unit should operate as originally intended.
- B. Garage door should have proper lock assembly.

0215 Install new overhead garage door opener, complete

- A. Minimum ½ Horse power unit will be installed
- B. Overhead Door Legacy 800 or equivalent
- C. Contractor is responsible for all electrical requirements

WALLS

0345 Repair and Paint Walls, Ceilings, Trim, and Interior Doors

A. All paint to be full coverage.

Walls and Ceilings:

B. Removal of all loose or deteriorated material until sound construction exists.

C. Walls and Ceilings shall be properly prepped for paint.

D. Finish shall be either a knock down finish or a rolled on texture using a 1 ½" napped roller.

E. Remove existing wallpaper before painting.

Trim :

F. Repair means installing missing units - all holes and cracks filled - securely fastened and ready for final finish.

G. All Trim, Casings and Base will match in size and shape.

Interior Doors:

H. Repair of existing doors will mean the door fits, operates properly and has all required hardware in good condition including the jamb and trim.

I. Paint will be Enamel or Stain and Varnish (Owners Choice) full coverage, applied to all six (6) sides.

J. All hardware will be free of any new paint.

Interior Paint

K. Interior paint will be Flat Latex applied according to manufactures specifications.

L. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.

0301 Repair and Paint Walls

- A. All paint to be full coverage.
- B. Removal of all loose or deteriorated material until sound construction exists.
- C. Walls and Ceilings shall be properly prepped for paint.
- D. Finish shall be either a knock down finish or a rolled on texture using a 1 ½” napped roller.
- E. Remove existing wallpaper before painting.

Interior Paint

- F. Interior paint will be Flat Latex applied according to manufactures specifications.
- G. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.

0302 Sheet Rock Walls and paint

- A. Sheetrock will be securely fastened with screws or nails. Joints will be taped, bedded and sanded ready for finish treatment.
- B. Holes, cracks, dimples and nails pops be filled and sanded.
- C. Finish shall be either a knock down finish or a rolled on texture using a 1 ½” napped roller.

Interior Paint

- E. Interior paint will be Flat Latex applied according to manufactures specifications.
- F. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.
- G. All paint to be full coverage.

0304 Install Tub Surround around Tub

- A. Tub Surround will be: ABS, Elite or equivalent
- B. Contractor should make all necessary wall repairs for proper installation.
- C. Green water board ½” or Concrete board (DuRock® or Wonderboard®) 3/8” or better will be used behind tub surround.
- D. Contractor will install entire Kit to manufactures specifications
- E. Outside, top edges, and around tub will be caulked.
- F. Caulk will be properly applied for smooth finish.

0305 Install Paneling on Walls

Paneling

- A. Paneling will be wood or masonite. Particle board Paneling will not be accepted.
- B. Paneling will be securely fastened with both adhesive and nails, color matched or nails set and filled with matching color filler. Paneling will be fastened over 1 X 2" (minimum) horizontal furring strips with solid blocking at panel seams.
- C. Trim will be properly installed to accent paneling at door and window jambs.
- D. Contractor to provide Manufacturer's Samples at Pre-Construction Conference for owner's selection of Color and pattern.

0306 Install Ceramic Tile Wainscot around Tub

- A. Bathtub wainscot will be ceramic tile field size 4 ¼”
- B. Contractor should make all necessary wall repairs for proper installation of tile.
- C. Concrete board (DuRock® or Wonderboard®) 3/8” or equivalent will be used behind tile for support.
- D. Use tile adhesive according to tile manufactures requirements
- E. Mud caps will be used for outside and top edges.
- F. Corner caps are required when tile meets with an outside corner.
- G. Install new 24” towel bar at top of back wall. Bar to be flush mounted.
- H. Tile color to be selected by owner from standards color pallet.
- I. New tile installation shall be from the tub edge to ceiling.
- J. INTERIOR WINDOW SILL, JAMB AND CASING SHOULD BE TILED.
NO EXPOSED WOOD AT WINDOW.

0307 Install Ceramic Tile shower and shower floor

- A. Contractor must install proper pan for shower and install drain as necessary with PERMIT.
- B. Shower wainscot will be ceramic tile field size 4 ¼”
- C. Contractor should make all necessary wall repairs for proper installation of tile.
- D. Concrete board (DuRock® or Wonderboard®) 3/8” or better will be used behind tile for support.
- E. Use tile adhesive according to tile manufactures requirements
- F. Mud caps will be used for outside and top edges.
- G. Corner caps are required when tile meets with an outside corner.
- H. Tile color to be selected by owner from standards color pallet.

CEILINGS

0401 Repair and paint Ceiling (smooth surface)

Repair of ceilings includes:

- A. Removal of ALL loose or deteriorated material until sound construction exists.
- B. High spots, points or ridges will be removed.
- C. Walls and Ceilings shall be properly prepped for paint.
- D. Finish shall be either a knock down finish or a rolled on texture using a 1 ½” napped roller.

Interior Paint

- D. Interior paint will be Flat Latex applied according to manufactures specifications.
- E. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.
- G. All paint to be full coverage.

0402 Repair and paint Ceiling (acoustic surface)

Repair of ceilings includes:

- A. Removal of ALL loose or deteriorated material until sound construction exists.
- B. High spots, points or ridges will be removed.
- C. Holes, cracks, dimples and nail pops will be filled and sanded.

Interior Paint:

- D. Acoustic texture will be applied.
- E. Kelly-Moore paint or equivalent to be used. Color to ceiling be white
- F. All paint to be full coverage.

0403 Install New Sheetrock over existing Ceiling and paint.

- A. Sheetrock installed over existing ceilings will be securely attached to existing joists or other acceptable manner agreed to by Inspector prior to installation.
- B. Holes, cracks, dimples, and joints will be taped, bedded and sanded ready for finish treatment.
- C. Finish shall be either a knock down finish or a rolled on texture using a 1 1/2" napped roller.
- C. Ceiling Perimeter shall include trim installation for proper finish.

Interior Paint

- E. Interior paint will be Flat Latex applied according to manufactures specifications.
- F. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.
- G. All paint to be full coverage.

0404 Mud and Tape _____

Mud and Tape Includes:

- A. Removal of ALL loose or deteriorated material until sound construction exists.
- B. Joints will be properly mud, taped and sanded
- C. No painting will be performed.

TRIM

0501 Repair and Paint Trim

Interior Trim

- A. Repair means installing missing units - all holes and cracks filled – securely fastened old edges and make ready for final finish.
- B. All Trim, Casings and Base will match in size and shape.

Interior Paint

- C. Interior paint will be Flat Latex applied according to manufactures specifications.
- D. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.
- E. All paint to be full coverage.

0502 Remove Old Trim, Replace with New Trim and Paint.

- A. Includes existing case and base and window stool and door jambs and facings, and crown moldings.
- B. Replace with new trim materials of like kind or a new pattern selected by Owner.
- C. ALL Trim, Casings and Base will match in size and shape.
- D. ALL Joints will be mitered at corners and at breaks, fastened with appropriate nails, fasteners or adhesives.
- E. ALL Nails will be counter sunk and filled.

Interior Paint

- F. Interior paint will be Flat Latex applied according to manufactures specifications.
- G. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.
- H. All paint to be full coverage.

0503 Install New Trim and Paint

- A. Includes case and base and window stool and door jambs and facings.
- B. ALL Trim, Casings and Base will match in size and shape.
- C. ALL Joints will be mitered at corners and at breaks, fastened with appropriate nails, fasteners or adhesives.
- D. ALL nails will be counter sunk and filled.

Interior Paint

- E. Interior paint will be Flat Latex applied according to manufactures specifications.
- F. All paints must be standard colors selected by owner, Kelley-Moore Paint or equivalent to be used.
- G. All paint to be full coverage.

0504 Install New Closet Shelf

- A. Shelf to be straight and true
- B. Shelf to be made of solid wood and painted

0505 Install New Closet Rod

- A. Closet rod to be standard $\frac{3}{4}$ " steel rod
- B. Rod to be installed properly with closet rosettes.

0506 Install New Closet Shelf and Rod

- A. Shelf to be straight and true
- B. Shelf to be made of solid wood and painted
- C. Closet rod to be standard $\frac{3}{4}$ " steel rod
- D. Rod to be installed properly with closet rosettes.

FLOORS

0601 Jack and Stabilize and Pier Floors

- A. Foundation Repair Piers will be designed out of 4"x4" treated lumber, with a cinder block base with formed for foundation piers.
- B. Steel cleats will be used to attach new piers to girder/floor joists.
- C. Contractor should use a hydraulic jack to assist in positioning of new piers.
- D. DRAWING NUMBER I.D. 600 AVAILABLE FOR REFERENCE.

0602 Remove and Repair floor

- A. Remove existing floor covering and repair sub floor
- B. Floor Repair will include replacement of all rotted or dilapidated wood including joists or structural members with similar dimension material

0603 Install New Underlayment

- A. Underlayment will be 1/4" Lauan A-C" plywood, securely fastened at edges and in the field with 1" (min.) ring shank or cement coated nails, or with screws.
- B. All nail sets, dimples, surface voids and joints to be filled with Rock Hard putty (or equal) and smooth sanded. Seams will be sealed.

0604 Install New Vinyl Sheet Goods

- A. Vinyl Sheet Goods will be Armstrong Memories or equivalent.
- B. Adhesives shall be water resistant type as recommended by flooring manufacturer.
- C. All seams will be filled with Seam Seal or Seam Weld. Seams will be sealed.
- D. Raw edges will be covered with a metal molding.
- E. Color and pattern to be selected by Owner from standard color selection (no special orders).
- F. Concrete sub-floors will be cleaned of all existing floor material. Slab will be smooth and free from cracks and dirt.

0605 Refinish hardwood floors

- A. Sand, fill and seal floors
- B. Apply varnish and (2) finish coats of Satin Finish Polyurethane
- C. Seal Floor Furnace opening (if applicable) and install new wood flooring similar to existing
- D. Contractor not responsible for paint, water marks, pet urine or other existing conditions that cannot be removed.

0606 Install New Carpet

Carpet Floors

- A. Carpets will be 100% Nylon, Venture 13824 or equivalent.
- B. All Carpets will have:
 - 1. 5 Yr. Wear Warranty.
 - 2. Soil and Stain Protection.
 - 3. Meet FHA Bulletin UM 44d.
 - 4. Meet Federal Flame Standards DOC. F.F.-1-70
- C. Carpet will be stretched tight with no puckers, scallops or ripples and secured with tack strips. Raw edges will be covered with a metal carpet molding.
- D. Minimum of 1/2", 6# foam pad will be installed.
- E. Color and patterns to be selected by Owner.
- F. Brand of carpet, number of square yards, including pad and labor must be indicated on bid forms.
- G. **CONTRACTOR MUST PROVIDE THE FOLLOWING INFORMATION OR BID WILL NOT BE ACCEPTED.**

BRAND NAME: _____
STYLE OR NO. _____
NUMBER OF YARDS: _____

0607 New Floor Treatment (Includes: repair, underlayment, vinyl sheet goods)

Remove existing floor covering and repair sub floor

- A. Floor Repair will include replacement of all rotted or dilapidated wood including joists or structural members with similar dimension material
- B. The repaired floor will be ready for final treatment.

Install New Underlayment

- C. Underlayment will be ¼" Lauan A-C" plywood, securely fastened at edges and in the field with 1" (min.) ring shank or cement coated nails, or with screws.
- D. All nail sets, dimples, surface voids and joints to be filled with Rock Hard putty (or equal) and smooth sanded. Seams will be sealed.

Install New Vinyl Sheet Goods

- E. Vinyl Sheet Goods will be Armstrong Memories or equivalent.
- F. Adhesives shall be water resistant type as recommended by flooring manufacturer.
- G. All seams will be filled with Seam Seal or Seam Weld. Seams will be sealed.
- H. Raw edges will be covered with a metal molding.
- I. Color and pattern to be selected by Owner from standard color selection (no special orders).

CABINETS

0701 Repair and Paint Cabinets

- A. Repair means all doors and drawers will be operable and "NEW HARDWARE" including hinges, handles, and catches. All deteriorated parts will be replaced (i.e. sink base floors.)
- B. Install new Spring Loaded Hinges, Pulls.
- C. PAINT WILL BE FOR OUTSIDE OF CABINETS ONLY. Semi Gloss Enamel Kelley-Moore paint or equivalent to be used. Color to be selected by Owner.
- D. Before applying paint, ALL surfaces will be properly prepared, including the removal of all grease, dirt and sanded where needed.

0702 Repair and clear coat cabinets

- A. Repair means all doors and drawers will be operable and "NEW HARDWARE" including hinges, handles, and catches will be installed. All deteriorated parts will be replaced (i.e. sink base floors.)
- B. Install new Spring Loaded Hinges, Pulls.
- C. CLEAR COAT WILL BE FOR OUTSIDE OF CABINETS ONLY, High quality polyurethane Kelley-Moore or equivalent to be used.
- D. Before applying clear coat, ALL surfaces will be properly prepared, including the removal of all grease, dirt and sanded where needed.

0703 Install New Factory Made Kitchen Cabinets and Custom made countertops

- A. Acceptable Manufacturer's Are:
 - 1. Architectural Interiors
 - 2. Rambo
 - 3. Other Brands must be Pre-Approved Brands of like Quality
- B. Doors and Drawers Fronts will be:
Hardwood Flat Panel Type as Manufactured by Architectural Interiors of Oklahoma or All Wood Products.
- C. Counter Tops will be:
 - 1. Laminated Plastic by Formica or Wilson Art with 3/4" A.C. Exterior fir plywood base.
 - 2. All Back Splashes will be Full height with edging and End Caps of Laminated Plastic with metal Cove and End Cap.
 - 3. Nosing will be 3/4" X 1½ ". All edges and corner will be eased.
 - 4. Owner will select color.
- D. All Units will be securely fastened, straight and level.
- E. Contractor will provide an approved Component Plan prior to installation of cabinets. New Cabinetry layout shall be similar as existing.
- F. Finish will be Semi Gloss, (Inside and Outside) Kelly-Moore Paint/Stain/Varnish or Lacquer or equivalent. Color to be selected by Owner.
- G. Manufactured by: _____
Door Style: _____

0704 Install New Counter Tops

- A. Laminated Plastic by Formica or Wilson Art with 3/4" A.C. Exterior fir plywood base.
- B. All Back Splashes will be Full height with edging and End Caps of Laminated Plastic with metal Cove and End Cap.
- C. Nosing will be 3/4" X 1½ ". All edges and corner will be eased.
- D. Owner will select color.

0705 Install Soffit over Cabinets

- A. Soffit dimensions to be generally 12" W X 12" D
- B. ½" Drywall material shall be used to attach to frame of soffit. Metal Corners shall be used.
- C. Soffit shall be taped, bedded, sanded and painted (Homeowner To select color).

0706 Paint Interior Surface of Cabinets

- A. Paint will be Semi-Gloss Kelley-Moore or equivalent, owner to select colors.
- B. Before applying paint. ALL surfaces will be properly prepared, including the removal of all grease, dirt and sanded to a smooth finish.

EXTERIOR

0801 Paint Foundation

- A. All cracks will be filled with permanent filler, all missing parts replaced and surface left smooth.
- B. Paint foundation surface full coverage.
- C. Color to be selected by Owner.

0802 Install New Foundation

- A. Foundations (stem walls) will be poured over city inspected and approved footings.
- B. Minimum footing width will be 12".
- C. Foundation (Stem walls minimum width 8") should be poured with not less than 3000 lb. ready-mix concrete.
- D. PERMIT REQUIRED

0803 Repair Foundation Vents

- A. Repair means to restore items to the condition of original existence or intended use.
- B. All vents less than 2" from grade will be corrected by installing a permanent masonry or metal water barrier so constructed as to prevent water from running under the structure through the opening.

0804 Install New Foundation Vents (###)

- A. Foundation Vents shall be provided in sufficient number and location as required by City Building Codes to provide ample ventilation. Vents shall be equipped with a metal flap which may be secured in an open or closed position. Crawl space access doors will be affixed in a secure manner.
- B. All vents less than 2" from grade will be corrected by installing a permanent masonry or metal water barrier so constructed as to prevent water from running under the structure through the opening.

0805 Repair/Install Crawlspace Opening

- A. ALL NEW openings will be 16" X 14" minimum.
- B. Existing openings must be modified only when wood is in contact with soil.
- C. All openings must be equipped with a cover with hinges and latch.
- D. No wood of ANY access opening shall be in contact with soil.
- E. Concrete curbs are required under conditions when bottom of opening is sub-grade.

0806 Repair Existing masonry

- A. New Repairs in masonry work shall be toothed into and match in size, joints, coursing and bond, to the existing work.

0807 Install New Masonry Veneer

- A. All masonry work shall conform to City Building Codes.
- B. All masonry mortar shall consist of one part masonry cement to 2 to 3 parts clean sand.
- C. All masonry mortar shall be done when the temperature is above 40 degrees F.
- D. All Joints shall be completely filled with mortar and struck with a pipe jointer.
- E. All brick, stone, block or any other masonry unit used will match adjacent work and samples will be approved before starting the work.
- F. Tuck pointing will be done only after the joints are raked out a minimum of 1/2" and thoroughly washed with clean water.
- G. All damaged loose masonry units in the area to be repaired must be removed until sound masonry work is encountered.
- H. Veneer work shall be tied to wall framing with 26 gauge galvanized wall ties and as required by City Building Codes.
- I. All masonry work will be cleaned in accordance with the unit's manufacturer's specifications and left free from stains and excess mortar.

0808 Install New masonry Columns

- A. All masonry mortar shall consist of one part masonry cement to 2 to 3 parts clean sand.
- B. No masonry work shall be done when the temperature is below 40 degrees F.
- C. All joints shall be completely filled with mortar and struck with a pipe jointer.
- D. All brick, stone, block or any other masonry unit used will match adjacent work and samples will be approved before starting the work.
- E. Tuck pointing will be done only after the joints are raked out a minimum of 1/2" and thoroughly washed with clean water.
- F. All damaged loose masonry units in the area to be repaired must be removed until sound masonry work is encountered.
- G. All masonry work will be cleaned in accordance with the unit's manufacturer's specifications and left free from stains and excess mortar.

0809 Repair and Paint Existing Siding and Trim

- A. Exterior Siding and Trim including Fascias, Soffits, Frieze, and facings will be of like kind securely fastened, tightly joined and ready for paint.

Exterior Preparation

- B. Scrape, sand or wire brush to remove all loose scaling and blistered paint. Clean surface of dust and dirt, sand excessive rough and glossy areas to a make ready for final finish. Re-set all protruding nails and secure loose siding and trim.
- C. All cracks and open joints to be filled or caulked.
- D. Replace ALL Rotted Wood.
- E. All bare spots and new wood to be primed.

Exterior Paint

- F. Paint to be latex or oil base paint, Kelley-Moore Paint or equivalent. Color to be selected by Owner.
- G. All paint to be full coverage.

0810 Repair and Paint All Exposed Wood

Exterior Preparation

- A. Scrape, sand or wire brush to remove all loose scaling and blistered paint. Clean surface of dust and dirt, sand excessive rough and glossy areas to prepare for final finish. Re-set all protruding nails and secure loose siding and trim.
- B. All cracks and open joints to be filled or caulked.
- C. Replace ALL Rotted Wood.
- D. All bare spots and wood to be primed.

0811 Install New Vinyl Siding

- A. Install new vinyl siding to City of Tulsa specifications, includes enclosure of exterior sills and troughs.
- B. Solid Vinyl Siding and Soffit will conform to ASTM Voluntary Specifications for Rigid PVC Siding Products). Mfg. meeting these requirements are: Certainteed, Alcoa, Allside, Guaranteed, Mastic, Royal
- C. Vinyl Siding will be installed per manufacturer's recommendations and will include all accessory trim.
 - 1. Trim includes ALL Types of vents.
 - 2. Contractor to reinstall all house numbers, mailboxes, porch lights etc.
- D. Foil backed styrofoam sheeting 3/4 inch thick will be installed under all vinyl siding.
- E. Jump all facing and cover all soffits, sills, exposed porch ceilings and fascia. Replace ALL rotted wood. Paint all remaining exposed wood. Color to be selected by Owner.
- F. Any caulking that will be used should be used according to manufacturer's specifications and should be the appropriate color.

Paint Foundation

- G. All cracks will be filled with permanent filler, all missing parts replaced and surface left smooth.
- H. Paint foundation surface full coverage.
- I. Color to be selected by Owner.

0812 Install new metal coil stock to all soffits and upper trim and to overhead door frames and trim

- A. Remove all rotted wood prior to enclosure. Homeowner to choose color.
- B. Install new metal coil stock to COT specifications, properly fitted and attached to all exposed wood. (No exposed sharp edges).
- C. Any caulking that will be used should be used according to manufacturer's specifications and should be the appropriate color.

0813 Install New Concrete Porch and Steps

- A. PORCH SIZE TO BE ___X___
- B. Slab will be minimum 3" thick of 3000 # Ready-Mix Concrete.
- C. Surface will be troweled smooth with metal trowel and light broom finish.
- D. Forms will be set to provide a straight true edge with a slope from structure with not less than 1/4" per foot. Forms will be stripped and edges finished before full set.
- E. Steps, Concrete – Pre-cast steps are allowable provided they are supported with concrete footings. Poured concrete steps all have uniform steps and risers. Rise not to exceed 7" with a minimum tread of 10" Wide and 30" Long.
- F. Railings - custom made heavy duty metal/iron will be installed on all steps with 3 or more risers on both sides and all porch edges higher than 30" above finish grade.
- G. PERMIT REQUIRED

0814 Install New Wood Steps

- A. New Construction will be Treated Lumber
- B. Treads minimum 11" Wide and ____" Long. Risers will not exceed 7" in height. All steps with three (3) or more risers will be equipped with handrails on both sides, constructed of Treated Lumber.
- C. DRAWING NUMBER I.D. 800 AVAILABLE FOR REFERENCE.

0815 Install Concrete Steps

- A. Pre-cast steps are allowable provided they are supported with concrete footings. Poured concrete steps all have uniform steps and risers. Rise not to exceed 7" with a minimum tread of 10" Wide and 30" Long.
- B. Railings - custom made heavy duty metal iron will be installed on all steps with 3 or more risers on both sides and all porch edges higher than 30" above finish grade.

0816 Repair Wood Porch Floor and Steps and Paint

Porches - Steps - Wood

- A. Repair means to replace all structurally unsound members and install new material of like kind and dimension.
- B. Porch and Deck Paint to be porch and deck enamel, Kelley-Moore paint or equivalent. Color to be selected by Owner.
- C. Railings – 2”x 4” treated lumber on all steps with 3 or more risers on both sides and all porch edges higher than 30” above finish grade.
- D. DRAWING NUMBER I.D. 800 AVAILABLE FOR REFERENCE.

0817 Install New Wood Porch Floor, Steps, Repair Structural members

- A. PORCH SIZE TO BE __ X__
- B. New deck will be constructed out of treated 5/4” decking material fastened at each end with a minimum of two (2) deck screws.
- C. New deck should fit tight under door sill
- D. Repair "structural members" means to replace all structurally unsound members and install new members with like kind and dimension.
- E. New Porch Railings will be installed on all porches and steps. Treated lumber will be used for railing on porch.
 - 1. Railing will be constructed of 2”x 4” treated lumber.
 - 2. Height of railing will be 36” and evenly spaced with vertical guards.
- F. DRAWING NUMBER I.D. 800 AVAILABLE FOR REFERENCE.

0818 Install New Wood Porch

- A. PORCH SIZE TO BE __ X__
- B. New deck will be constructed out of treated 5/4" decking material fastened at each end with a minimum of two (2) deck screws.
- C. New deck should fit tight under door sill
- D. New structural members will be constructed out of treated lumber material.
 - 1. Carriages will be 2"x12", with 7" riser and a 10" tread
 - 2. Joist will be 2"x 6", ledgers will be 2"x 4"
 - 3. Foundation posts will be 4"x 4" lumber. Securely fastened into an 18"x 8" concrete footing.
- E. New Porch Railings will be installed on all porches and steps. Treated lumber will be used for railing on porch.
 - 1. Railing will be constructed of 2"x 4" treated lumber.
 - 2. Height of railing will be 36" and evenly spaced with vertical guards.
- F. DRAWING NUMBER I.D. 800 AVAILABLE FOR REFERENCE.

0819 Install New Steel Rails for Steps and Porch.

- A. Hand rails will be for both sides of stairs.
- B. Rails will be construction of heavy duty iron or square tubing.
- B. Handrails to be black unless otherwise specified.
- C. Handrails to be mortared into the concrete porch floor and walk way or mechanically fastened with Tapcon® Concrete Anchors
- D. Landings or porches which exceed a 30" rise must have vertical guards having a 4" maximum spread.
- E. DRAWING NUMBER I.D. 819 AVAILABLE FOR REFERENCE.

0820 Install New Wood Porch Railing

- A. Railing will be constructed of treated lumber.
- B. New Porch Railings will be
 - 1. Railing will be constructed of 2"x 4" treated lumber.
 - 2. Height of railing will be 36" and evenly spaced with vertical guards having a 4" maximum spread.
- C. DRAWING NUMBER I.D. 800 AVAILABLE FOR REFERENCE.

0821 Install New Wood Hand Rails for Steps

- A. Hand Rails both sides constructed of treated lumber.
- B. New Porch Railings will be
 - 1. Railing will be constructed of 2"x 4" treated lumber.
 - 2. Height of railing will be 36" and evenly spaced with vertical guards having a 4" maximum spread.
- C. DRAWING NUMBER I.D. 800 AVAILABLE FOR REFERENCE.

0822 Repair Porch Rails

- A. Repair means to restore items to the condition of original existence or intended use.

0823 Repair Step Rails

- A. Repair means to restore items to the condition of original existence or intended use.

0824 Install New Concrete Drive and Approach

- A. Drive will be 9 feet wide and __ feet long plus approach.
- B. Approach to be installed as required by Building Code.
- C. All concrete will be 3000 lb. Ready Mix.
- D. Redwood expansion joint will be installed at property line and 16 ft. O.C. thereafter.
- E. Forms will be set to provide a straight and true edge.
- F. Concrete will be steel troweled to a smooth plane then textured with a broom finish.
- G. SEE INSPECTOR'S DRAWING

0825 Install New Concrete Walkway

- A. Walk will be 3 ft. wide
See Inspector's Drawings for layout
- B. All concrete will be 3000 lb. Ready Mix
- C. Redwood expansion joints will be installed at 20' O.C.
- D. Walks will be cut to grade or back filled with clean soil at a slope not less than 1" to 12'.
- E. Forms will be set to provide a straight and true edge.
- F. Concrete will be steel troweled to a smooth plane then textured with a broom finish.

0826 Install New Fence

- A. Fencing shall be chain link; minimum 11 gauge dipped galvanized fabric, 48 inches high, set straight and true, unless work write-up specifies a different height.
- B. Line posts Standard gauge 1 5/8" O.D., 5'6" in length set minimum 10' apart in concrete with #9 gauge tension wire at bottom with fabric attached with 4 ties, each post.
- C. Corner posts Standard gauge 2" O.D., 5'6" in length, set in concrete with four 2-way bands to each corner.
- D. Top rail Standard gauge 1 3/8" O.D. with fabric attached every 3 feet.
- E. Gates Sizes to be specified in work write-up.
- F. Accessories All post caps, gate, latches, etc., required for a complete job will be included.
- G. CONTRACTOR MUST PROVIDE THE FOLLOWING INFORMATION

Linear Ft	_____
Walk gates	_____
Size	_____
Number	_____
Double gates	_____
Size	_____
Number	_____

0827 Remove Yard Debris - Including:

0828 Trim Shrubs and Trees Away From Foundation, Walls and Roof.

0829 Grade Yard Area

- A. Grade for drainage - Slope all ground away from structure. Water must be directed away from the structure.
- B. Furnish and place Sandy Loam Topsoil as required to achieve proper drainage.
- C. All fill will be free of debris. Gravel or rock will be spread evenly to true contours and hand raked to an even surface.

ROOFING

0901 Install New Decking and Composition Roof Shingles

- A. Contractor will notify Rehab Officer the day roof work starts.
- B. No wood work to be done below rafter line, due to HUD Lead regulations.
- C. Remove roof to cribbing or rafters. Trim all tree limbs/branches back two feet from roof.
- D. Structural members will be repaired or replaced and braced as required to provide sufficient roof support.
- E. Install New Deck, 3/8" CDX or Wafer-board over cribbing or 1/2" CDX or Wafer-board over rafters, and cover with 30 lb. felt or equal synthetic underlayment.
- F. Install New 1" X 2" galvanized steel drip at all edges or 1 1/2" X 1 1/2" paint baked drip edge, Owner to select color.
- G. Replace all missing vent caps, and install new vent flashing at all roof penetrations with the exception of furnace vents and hot water tank vents. The furnace vents and hot water tank vents will be properly sealed. If new vent flashing(s) are required for the furnace and/or hot water tank, a Mechanical permit is required from the City of Tulsa.
- H. Step flash and counter flash all roofing that abuts a vertical wall or plane.
- O. Roof slopes that fall between (4/12) and (2/12) will be treated as **low slope applications**, and if covered with shingles, the contractor shall follow manufactures specifications.
- I. Install new 30 yr. seal down Architectural or Heritage shingles in accordance with manufacturer's specifications (Owner to select color).
- P. All roof slopes that are less than (2/12) shall receive modified bitumen per City of Tulsa Housing specifications. **Shingles will not be accepted.**
- J. Underlayment for valleys will follow manufacture's specifications.
- K. All edges will be cut straight and true and will extend 3/4" over the metal edge.
- M. All new exposed wood will be primed full coverage.
- N. Unnecessary nail protrusions through exposed decking are not allowed.
- Q. Contractor to insure that the attic is properly vented per the shingle manufacturer's recommendation.
- L. All construction debris will be cleaned up and removed from the site.

0902 Repair Roof Decking and Install New Composition Shingles.

- A. Contractor will notify Rehab Officer the day roof work starts.
- B. No wood work to be done below rafter line, due to HUD Lead regulations.
- C. Remove all roofing material to deck. Trim all tree limbs/ branches minimum two feet from roof.
- D. Replace all rotted decking. Structural members will be repaired or replaced and braced as required to provide sufficient roof support. Decking to be covered with 30 lb. felt or equal synthetic underlayment.
- E. Install New 1" X 2" galvanized steel drip at all edges OR 1 ½" X 1 ½" paint baked drip edge, Owner to select color.
- F. Replace all missing vent caps, and install new vent flashing at all roof penetrations with the exception of furnace vents and hot water tank vents. The furnace vents and hot water tank vents will be properly sealed. If new vent flashing(s) are required for the furnace and/or hot water tank, a Mechanical permit is required from the City of Tulsa.
- G. Step flash and counter flash all roofing that abuts a vertical wall or plane.
- H. Install new 30 yr. seal down Architectural or Heritage shingles in accordance with manufacturer's specifications (Owner to select color).
- I. Underlayment for valleys will follow manufacture's specifications.
- J. All edges will be cut straight and true and will extend 3/4" over the metal edge.
- K. All construction debris will be cleaned up and removed from the site.
- L. All new exposed wood will be painted full coverage.
- M. Unnecessary nail protrusions through exposed decking are not allowed.
- N. Roof slopes that fall between (4/12) and (2/12) will be treated as **low slope applications**, and if covered with shingles, the contractor shall follow manufactures specifications.
- O. All roof slopes that are less than (2/12) shall receive modified bitumen per City of Tulsa Housing specifications. **Shingles will not be accepted.**
- P. Contractor to insure that the attic is properly vented per the shingle manufacturer's recommendation.

0903 Repair/Install New Roof Deck and Composition Roof Shingles

- A. Contractor will notify Rehab Officer the day roof work starts.
- B. No wood work to be done below rafter line, due to HUD Lead regulations.
- C. Remove roof to decking or rafters. Trim all tree limbs/branches back two feet from roof.
- D. Replace all rotted decking. Structural members will be repaired or replaced and braced as required to provide sufficient roof support.
- E. Install New Deck in areas that decking doesn't exist. New decking will be 3/8" CDX or Wafer-board over cribbing or 1/2" CDX or Wafer-board over rafters, and cover with 30 lb. felt.
- F. Install New 1" X 2" galvanized steel drip at all edges OR 1 1/2" X 1 1/2" paint baked drip edge, Owner to select color.
- G. Replace all missing vent caps, and install new vent flashing at all roof penetrations with the exception of furnace vents and hot water tank vents. The furnace vents and hot water tank vents will be properly sealed. If new vent flashing(s) are required for the furnace and/or hot water tank, a Mechanical permit is required from the City of Tulsa.
- H. Step flash and counter flash all roofing that abuts a vertical wall or plane.
- I. Install new 30 yr. seal down Architectural or Heritage shingles in accordance with manufacturer's specifications (Owner to select color).
- J. All Valleys will be single cut straight and true, no more than 2" above the center of the valley. Underlayment for valleys will follow manufacture's specifications.
- K. All edges will be cut straight and true and will extend 3/4" over the metal edge.
- L. All construction debris will be cleaned up and removed from the site.
- M. All new exposed wood will be painted full coverage.
- N. Unnecessary nail protrusions through exposed decking are not allowed.
- O. Roof slopes that fall between (4/12) and (2/12) will be treated as **low slope applications**, and if covered with shingles, the contractor shall follow manufactures specifications.
- P. All roof slopes that are less than (2/12) shall receive modified bitumen per City of Tulsa Housing specifications. **Shingles will not be accepted.**
- Q. Contractor to insure that the attic is properly vented per the shingle manufacturer's recommendation.

0904 Install New Modified Bitumen Granular Surface Roll Roofing and New Wood Deck

- A. Notify Rehab Officer the day Contractor starts roof work.
- B. Remove all roofing materials including decking to rafters. Trim all tree limbs/branches back two feet from roof.
- C. Repair all structural members as necessary to provide sufficient support.
- D. Install new decking: ½" CDX or Wafer-board
- E. Install type 43 base sheeting and new 1" X 2" metal edging.
- F. Install new bitumen standard weight roofing in accordance with manufacturer's specifications with no exposed nails.
- G. When Bitumen Roofing joins a comp shingle roof - the bitumen will be covered a minimum of 2 rows of comp shingles - having no nails - affixed with roofing cement.
- H. Replace all missing vent caps, and install new vent flashing at all roof penetrations with the exception of furnace vents and hot water tank vents. The furnace vents and hot water tank vents will be properly sealed. If new vent flashing(s) are required for the furnace and/or hot water tank, a Mechanical permit is required from the City of Tulsa.
- I. All new exposed exterior wood will be painted full coverage.
- J. ALL ceiling damage, including holes, cracks and nail pops; which occur during the course of this work will be repaired and made ready to paint.

NOTE: THESE REPAIRS WILL NOT BE PAINTED.

- K. Unnecessary nail protrusions through exposed decking are not allowed.

0905 Install New Barge Rafters and Paint

- A. Material to match existing in Size and Design.
- B. Paint to be exterior grade - full coverage with color to be selected by Owner.

0906 Install new Fascia - Shingle Mold and Paint

- A. Fascia material to be minimum 1 X 6 Redwood or Cedar.
- B. Shingle mold to be 1 X 2 Redwood or Cedar.
- C. Paint to be exterior grade - full coverage with color to be selected by Owner.

0907 Install New Guttering - Down Spouts and Splash Blocks

- A. Gutters and Downspouts will be seamless, site formed, aluminum with pre-finished enamel paint (Color to be selected by Owner).
- B. All fittings or joint connections shall be properly secured.
- C. Gutters will be properly secured with gutter spikes and ferrels or roof strap hangers.
- D. Downspouts will be secured at the top and bottom with matching metal bands.
- E. Splash blocks will be exterior grade material. (Concrete or PVC type).

0908 Box In Eaves and Gable Ends

- A. Rafter tails to be cut plumb and even to create a straight profile.
- B. Ledger and lookouts to be installed level with bottom of rafters.
- C. Fascia material to be minimum 1 X 6 Redwood or Cedar, wide enough to overhang soffit material, installed around perimeter of roof.
- D. Shingle mold to be 1 X 2 Redwood or Cedar, installed around perimeter of roof.
- E. Vented soffit material to be installed around perimeter of roof.
- F. Paint to be exterior grade - full coverage with color to be selected by Owner, if not covered with vinyl and coil stock.
- G. DRAWING NUMBER I.D. 908 AVAILABLE FOR REFERENCE.

- 0909 Cut back Roof Structure Overhang at Eaves to _____” and to Gables to _____” Inches.
- A. Rafter tails to be cut plumb and even to create a straight profile.
 - B. Ledger and lookouts to be installed level with bottom of rafters.
 - C. Fascia material to be minimum 1 X 6 Redwood or Cedar, wide enough to overhang soffit material, installed around perimeter of roof.
 - D. Shingle mold to be 1 X 2 Redwood or Cedar, installed around perimeter of roof.
 - E. Vented soffit material to be installed around perimeter of roof.
 - F. Paint to be exterior grade - full coverage with color to be selected by Owner, if not covered with vinyl and coil stock.
 - G. DRAWING NUMBER I.D. 908 AVAILABLE FOR REFERENCE.

0910 Install New Decking.

- A. Install New Deck in areas that decking doesn't exist. New decking will be 3/8" CDX or Wafer-board over cribbing or 1/2" CDX or Wafer-board over rafters, and cover with 30 lb. felt.

PLUMBING

1001 Repair Water Supply System

- A. Repair means to restore water service items to perform as originally intended.
- B. Backfill for water lines or any excavation work shall be tamped and raked smooth.
- C. All work will be in compliance with City Code.
- D. PERMIT REQUIRED.

1002 Install New Water Service Pipe

- A. Installation of new water service pipe will be from the meter to the first interior “tee”
- B. Install a Pressure Reducing Valve on ALL Service Lines when pressure exceeds 80# P.S.I.
- C. Install new exterior box with house shut off for water distribution pipes.
- D. Backfill for water lines or any excavation work shall be tamped and raked smooth.
- E. All work will be in compliance with City Code.
- F. PERMIT REQUIRED.

1003 Repair Interior Water Distribution Pipes

- A. Repair means to restore specified items to perform as originally intended.
- B. All interior supply line(s) are required to have operational stop valves.
- C. PERMIT REQUIRED.

1004 Replace existing Water Distribution Pipes and Control Valves (Hot and Cold)

- A. Replace existing water distribution pipes with PEX.
- B. Install new stop valves for all interior supply lines.
- C. PERMIT REQUIRED.

1005 Vent Hot Water Tank to City Code

- A. ALL REQUIRED PERMIT(S) APPLY.

1007 Install New Hot Water Tank to City code

- A. Hot Water Tanks replacement will match existing size unit.
- B. All tanks will have at least a .59 Energy Factor.
- C. ALL REQUIRED PERMIT(S) APPLY.

1008 Repair Sink

- A. Repair means to restore specified items to perform as originally intended.
- B. This includes Hanger Brackets, Supply Lines, Operational Stop Valves, P-Trap, Drain Lines to the Wall Connection and Faucets.
- C. ALL REQUIRED PERMIT(S) APPLY.

1009 Install New Kitchen Sink

- A. Includes new supply lines and drain assembly to wall or floor for kitchen sink.
- B. New faucet will be a Delta 400-WF or equivalent.
 - 1. Single Handle Kitchen Faucet
 - 2. Standard spout swivels 360°
 - 3. Washerless ball valve
 - 4. Includes sprayer
- C. Operational stop valves are required on supply lines for kitchen sink.
- D. Sink unit to be stainless steel (20 gauge or equivalent) or porcelain steel to be selected by owner with 7" bowls minimum.

1010 Install New Kitchen Sink Faucets

- A. Includes new Supply Lines and drain assembly to wall or floor.
- B. New faucet will be a Delta 400-WF or equivalent.
 - 1. Single Handle Kitchen Faucet
 - 2. Standard spout swivels 360°
 - 3. Washerless ball valve
 - 4. Includes sprayer
- C. Operational stop valves are required on supply lines for kitchen sink.
- D. Contract shall repair or install proper access panel if needed
- E. ALL REQUIRED PERMIT(S) APPLY.

1011 Install New Bath Tub, American Standard Steel or Eljer or Equal.

- A. Includes new Supply Lines and drain assembly to wall or floor.
- B. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- C. Contract shall repair or install proper access panel if needed.
- D. ALL REQUIRED PERMIT(S) APPLY.

1012 Repair Kitchen Sink

- A. Repair means to restore specified items to perform as originally intended.
- B. Includes new Supply Lines with new control valves.
- C. Includes all new drain lines from the bottom of the sink to the wall or floor.
- D. ALL REQUIRED PERMIT(S) APPLY.

1013 Install new bathtub faucets

- A. Includes new shower head (if applicable).
- B. Contractor shall repair supply lines (if needed)
- C. Overflow tube, stopper and drain line to operate as intended.
- D. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- E. Contract shall repair or install proper access panel if needed.
- F. ALL REQUIRED PERMIT(S) APPLY.

1014 BLANK

1015 Install New Lavatory

- A. Includes new Supply Lines and drain assembly to wall or floor for lavatory.
- B. New faucet will be a Delta 501TP or equivalent.
 - 1. Single Handle Centerset Bath Faucet
 - 2. Spout Type: Rigid spout
 - 3. Washerless ball valve
 - 4. With pop-up assembly
- C. Operational stop valves are required on all supply lines for lavatory.
- D. Lavatory Unit man made marble from standard color selections, to be selected by Owner.
- E. ALL REQUIRED PERMIT(S) APPLY.

1016 Install New Lavatory Faucets

- A. Includes new Supply Lines and drain assembly to wall or floor for lavatory.
- B. New faucet will be a Delta 501TP or equivalent.
 - 1. Single Handle Center set Bath Faucet
 - 2. Spout Type: Rigid spout
 - 3. Washerless ball valve
 - 4. With pop-up assembly
- C. Operational stop valves are required on all supply lines for lavatory.
- D. ALL REQUIRED PERMIT(S) APPLY.

1017 Install New ___ Inch Vanity

- A. New vanity unit shall be all wood or MDF based (with finished sides) with all wood fronts.
- B. Includes new Supply Lines and drain assembly to wall or floor.
- B. New faucet will be a Delta 501TP or equivalent.
 - 1. Single Handle Centerset Bath Faucet
 - 2. Spout Type: Rigid spout
 - 3. Washerless ball valve
 - 4. With pop-up assembly
- D. Operational control valves are required on all supply lines.
- E. Lavatory Unit to be pre-cast solid surface sink unit.
- F. Home owner to select for unit to be painted or stained.
- G. ALL REQUIRED PERMIT(S) APPLY.

1018 Repair Stool

- A. Repair means to restore specified items to perform as originally intended.
- B. Operational control valves are required on all supply lines.
- C. No-Seep Wax Ring will be used when stool is re-set.
- D. Install new internal components for stool tank.
- E. ALL REQUIRED PERMIT(S) APPLY.

1019 Install New Stool

- A. The New Stool will be Crane Galaxy Elite II or equivalent.
- B. Operational control valves are required on all supply lines.
- C. No-Seep Wax Ring will be used when stool is set.
- D. ALL REQUIRED PERMIT(S) APPLY.

1020 Clean Out Sewer Line, House to Main.

- A. Sewer Line clean out will be for all exterior lines.
- B. Clean out will include clearing interior drain lines.
- C. ALL REQUIRED PERMIT(S) APPLY.

1021 Install New Sewer Line, House to Main

- A. Contractor to ensure properly flowing system.
- B. Backfill for sewer lines or any excavation work shall be tamped and raked smooth.
- C. Contractor is responsible for all faulty tributary lines.
- D. Contractor responsible for installation of new tap if required.
- E. ALL REQUIRED PERMIT(S) APPLY

1022 Install New Sewer Line House to Main on House with Septic Tank

- A. Sewer Line Replacement shall include cleaning of all interior drain lines.
- B. Backfill for sewer lines or any excavation work shall be tamped and raked smooth.
- C. All interior drain lines should be repaired to eliminate any leakage or draining problems excludes repairs within or under concrete slabs.
- D. Contractor is responsible for all faulty tributary lines.
- E. Contractor responsible for installation of new tap if required.
- F. Collapse and fill septic tank
 1. Clean out the tank.
 2. Punch a hole in the bottom of the tank so it will never hold water.
 3. Collapsed the septic tank lid and fill the tank with sand.
 4. The top 4" will be top soil.
- G. ALL REQUIRED PERMIT(S) APPLY

1023 Repair Interior Gas Lines

- A. Repair means to restore interior gas lines to function as original intended.
- B. ALL REQUIRED PERMIT(S) APPLY

1024 Install New Gas Service, House to Meter

- A. Backfill for sewer lines or any excavation work shall be tamped and raked smooth.
- B. Repair interior lines to restore items to function as originally intended.
- C. ALL REQUIRED PERMIT(S) APPLY

1025 Cap off un-vented open flame heater from bathroom

- A. Contractor shall cap off gas line.
- B. ALL REQUIRED PERMIT(S) APPLY.

1026 Replace All Interior Gas Lines

- A. Replace means to install all new gas lines to replace all existing gas lines, so that they will function as originally intended.
- B. ALL REQUIRED PERMIT(S) APPLY

1027 BLANK

1028 Install New Frost Free Sill Cock

- A. Plumber should install exterior flange or caulk with silicon to cover any excess cracks or holes around new sill cock
- B. ALL REQUIRED PERMIT(S) APPLY.

1029 Repair All Gas Leaks and Hook-Up Deficiencies to Provide For Meter Re-Installation.

- A. Contractor shall insure that all gas appliances/units that are currently hooked up will pass inspection.
- B. ALL REQUIRED PERMIT(S) APPLY

1030 Install New Clean Out on main Sewer Line

- A. Install new schedule 40 PVC clean out.
- B. New cleanout should be properly booted onto existing sewer line.
- C. ALL REQUIRED PERMIT(S) APPLY

1031 Remove and replace existing lead drum trap

- A. Contractor to remove existing lead drum trap and replace with properly sized PVC trap.
- B. ALL REQUIRED PERMIT(S) APPLY.

1032 Install new trip lever waste assembly

- A. Contractor should replace existing trip lever assembly with NEW drain assembly.
- B. Drain assembly should have chrome trim to match existing faucets
- C. ALL REQUIRED PERMIT(S) APPLY.

1033 Install new fiberglass shower

- A. Includes new faucets, supply lines, stops and trap.
- B. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- C. Stop Valves are required on all supply lines.
- D. Contractor will have to re-set drain.
- E. Shower unit to be a Aquatic or equivalent
- F. Contractor is responsible for complete installation. Contractor is not responsible for shower rod, curtain, or shower door
- G. ALL REQUIRED PERMIT(S) APPLY.

1034 BLANK

1035 Install Washer machine hookups

This will include:

- A. Hot and Cold Water Hose Bibs and Drain Line Installed in a Washing Machine Box.
- B. ALL REQUIRED PERMIT(S) APPLY

1036 Repair Washer Hook-UP

- A. Repair means to restore specified items to perform as originally intended.
- B. ALL REQUIRED PERMIT(S) APPLY.

ELECTRICAL

- 2001 Install New 100 AMP Service, Breaker Panel and Restore ALL Defective Circuits and devices.
- A. New Panel will be 100 AMP Main Breaker and panel to have a minimum of 12 circuit capacity.
 - B. Contractor to ensure panel and circuit design shall provide adequate electrical supply.
 - C. Install one (1) minimum GFCI for kitchen and bathroom; installed to code.
 - D. Does not include detached garage or outbuildings unless otherwise noted.
 - E. Install New Smoke detector, battery powered and hard wired into electrical system. UL Approved
 - F. Install new carbon monoxide detector. Contractor to install a new standard grounded receptacle in a general commons area. The receptacle shall be placed 10" – 12" from the ceiling and a new carbon monoxide detector installed. Detectors should also not be placed within five feet of gas fueled appliances or near cooking or bathing areas.
 - G. Contractor to properly install new weather head (weather cap, riser and wiring).
 - H. Contractor is not responsible for plug-in electrical devices.
 - I. Contractor to properly abandon all old electrical panels.
 - J. REQUIRED PERMIT(S) APPLY.
- 2002 Install New Electric panel – USE ONLY WITH SUPERVISOR PERMISSION
- A. New Panel will be 100 AMP Main Breaker and panel to have a minimum of 12 circuit capacity.
 - B. Contractor to properly install new weather head (weather cap, riser and wiring).
 - C. Contractor is not responsible for peripheral electrical devices.
 - D. Contractor to properly abandon all old electrical panels.
 - E. REQUIRED PERMIT(S) APPLY.

2003 Repair Electrical System

- A. Restore ALL Defective Circuits and devices, switches, receptacles and light fixtures in compliance with City Code.
- B. Contractor is not responsible for peripheral electrical devices.
- C. ALL REQUIRED PERMIT(S) APPLY.

2004 Rewire House to Code

Electrical Rewire Includes:

- A. Removal of all existing wiring except where concealed in a wall.
- B. Installation of new service, panel boards, breakers, wire, receptacles, switches, cover plates, light fixtures with bulbs.
- C. Electrical service to all heating and air conditioning systems, detached garages.
- D. All wiring will be concealed. "Wire-mould" exposed raceway devices will be permitted when concealed wiring is not practical and approved by Rehab Office.
- E. Restore cut or damaged surfaces to original finish to match surrounding surface.
- F. Does not include detached garage or outbuildings unless otherwise noted.
- G. Install New Smoke, battery powered and hard wired into electrical system. UL Approved
- H. ALL REQUIRED PERMIT(S) APPLY.
- I. Contractor to properly install new weather head.
- J. Contractor is not responsible for peripheral electrical devices.

2005 Add Receptacle - Grounded Type

- A. All wiring will be concealed. "Wiremould" exposed raceway devices will be permitted when concealed wiring is not practical and approved by Rehab Officer.
- B. Restore cut or damaged surfaces to original finish to match surrounding surface.
- C. ALL REQUIRED PERMIT(S) APPLY.

2006 Replace light fixture

- A. Replace existing light fixture with like product.
- B. ALL REQUIRED PERMIT(S) APPLY.

2007 Install New GFCI Receptacle

- A. All wiring will be concealed. "Wiremould" exposed raceway devices will be permitted when concealed wiring is not practical and approved by Rehab Officer.
- B. Restore cut or damaged surfaces to original finish to match surrounding surface.
- C. ALL REQUIRED PERMIT(S) APPLY.

2008 Install New 220 Receptacle

- A. All wiring will be concealed. "Wiremould" exposed raceway devices will be permitted when concealed wiring is not practical and approved by Rehab Officer.
- B. Restore cut or damaged surfaces to original finish to match surrounding surface.
- C. ALL REQUIRED PERMIT(S) APPLY.

2009 Install New Ceiling Light Fixture

- A. Includes wall switch, cover plate, new bulbs
- B. ALL REQUIRED PERMIT(S) APPLY.

2010 Repair Light Fixture

- A. Repair means to restore to function as original existence or intended use.
- B. ALL REQUIRED PERMIT(S) APPLY.

2011 Replace Light Switch

- A. Repair means to restore to function as original existence or intended use.
- B. ALL REQUIRED PERMIT(S) APPLY.

2012 Replace Receptacle - Grounded Type

- A. Repair means to restore to function as original existence or intended use.
- B. ALL REQUIRED PERMIT(S) APPLY.

2013 Replace Cover Plates

- A. Replace cover plates with proper sized plate and set screws.
- B. ALL REQUIRED PERMIT(S) APPLY.

2014 Repair Door Bell

- A. Repair means to restore to the condition of original existence or intended use.
- B. ALL REQUIRED PERMIT(S) APPLY.

2015 Install New Door Bell

- A. Install new residential door bell.
- B. Door bell wiring to be cancelled within wall.
- C. Door bell chime to be installed in central location.
- D. Minimum two tone unit.
- E. ALL REQUIRED PERMIT(S) APPLY.

2016 Install Vent-A-Hood

- A. Broan 4200 series or equivalent (30" unit unless otherwise stated)
- B. Damper Kit and Vent Assembly required.
- C. Ductless units are NOT acceptable.
- D. ALL REQUIRED PERMIT(S) APPLY.

2017 Install New Heat-Vent-Light

- A. Broan 655 or equivalent
- B. Requires installation on a dedicated 20 amp circuit
- C. ALL REQUIRED PERMIT(S) APPLY

2018 Install New Electric Wall Heater

- A. Broan 9815WH or equivalent
- B. Requires installation on a dedicated circuit
- C. ALL REQUIRED PERMIT(S) APPLY

2019 Install Exterior Light and Wall Switch at Exterior Door

- A. All wiring will be concealed. "Wiremould" exposed raceway devices will be permitted when concealed wiring is not practical and approved by Rehab Officer.
- B. Restore cut or damaged surfaces to original finish to match surrounding surface.
- C. ALL REQUIRED PERMIT(S) APPLY

2020 Install Additional Circuits as Required To Prevent a Circuit Overload

- A. All wiring will be concealed. "Wiremould" exposed raceway devices will be permitted when concealed wiring is not practical and approved by Rehab Officer.
- B. Restore cut or damaged surfaces to original finish to match surrounding surface.
- C. ALL REQUIRED PERMIT(S) APPLY

2021 Install New Smoke Detector(s)

- A. Install New Smoke and Fire Detector, battery powered and hard wired into electrical system. UL Approved

2022 Replace existing Attic Fan with new attic fan

- A. Unit should match in size and features
- B. ALL REQUIRED PERMIT(S) APPLY

2023 Repair Attic Fan

- A. Repair means to restore items to function as original existence or intended use.
- B. ALL REQUIRED PERMIT(S) APPLY.

2024 Install Dryer Hook-Up

This will include:

- A. Properly installed Dryer Vent Hood.
- B. 110V Duplex Outlet.
- C. Dryer supply to match existing supply source. (i.e. 220v outlet, 110v outlet or gas outlet with shut off)
- D. ALL REQUIRED PERMIT(S) APPLY

2025 Install new security light

- A. Install new security light.
- B. Security light will be a 150 watt HP sodium with a dusk to dawn photoelectric cell.
- C. ALL REQUIRED PERMIT(S) APPLY.

2026 Install new security light

- A. Install new security light.
- B. Security light will be a 150 watt HP sodium with a dusk to dawn photoelectric cell.
- C. Light will be mounted on a 16' treated 4x4, securely concreted a minimum of 18" into soil.
- D. Contractor responsible for all wiring for installation and new switch.
- E. ALL REQUIRED PERMIT(S) APPLY.

MECHANICAL

3001 Repair Furnace

- A. Repair Furnace means to restore the existing heating system to proper working condition including all mechanical parts, vent systems and code violations.
- B. Contractor to diagnose problem(s) and perform repairs.
- C. ALL REQUIRED PERMIT(S) APPLY.

3002 Replace Forced Air Furnace, complete

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Unit will be New High Efficiency Type Unit with minimum A.F.U.E. rating of 80+, properly sized for heat loss replacement in accordance with industry standards.
- C. Install New Thermostat and provide operational instructions; component shall be digital or analog, (owner's choice).
- D. Contractor shall install a new A coil and plenum complete.

Duct work:

- E. Existing Duct Work will be repaired and modified as necessary to accept this new unit. All air registers will be in place and in proper working condition.
- F. Extend duct work and add register to bathroom if none exists.
- G. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- H. Contractor to insure gas line(s) and electrical system are properly sized for new unit.
- I. If an existing A/C unit meets City Mechanical code contractor must hook-up existing unit to new furnace. Contractor *is not* responsible for operation of existing A/C unit.
- J. Cap off all open flame heaters
- K. Remove existing floor furnace (if applicable)
 - 1. Seal hole in floor.
 - 2. Install proper bracing.
 - 3. Finish top of floor with ¾" plywood.
- L. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

3003 Install New Gas Fired Forced Air Furnace, Complete System

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Unit will be New High Efficiency Type Unit with minimum A.F.U.E. rating of 80+, properly sized for heat loss replacement in accordance with industry standards.
- C. Install New Thermostat and provide operational instructions; component shall be digital or analog, (owner's choice).
- D. Contractor shall install a new A coil and plenum complete.

Duct:

- E. Unit to be complete with all necessary ductwork and registers for all rooms including bathroom.
- F. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- G. Contractor to insure gas line(s) and electrical system are properly sized for new unit.
- H. If an existing A/C unit meets City Mechanical code contractor must hook-up existing unit to new furnace. Contractor *is not* responsible for operation of existing A/C unit.
- I. Cap off all open flame heaters
- J. Remove existing floor furnace (if applicable)
 - 1. Seal hole in floor.
 - 2. Install proper bracing.
 - 3. Finish top of floor with ¾" plywood.
- K. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

3004 Install New Central Air Conditioning, complete

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Central Air Conditioning Systems must meet or exceed federal guide lines for Seer rating. All units will be properly sized in accordance with Industry Standards.
- C. Contractor shall install a new A coil and plenum complete.

Miscellaneous:

- D. Contractor to insure copper lines and condensation lines are properly sized and in working order.
- E. Contractor to insure proper electrical disconnect is installed.
- F. New condensers couple with existing heating systems may not achieve potential Seer rating.
- G. Contractor to ensure existing thermostat is in working order and will accommodate new AC unit.
- H. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required A/C tons _____

3005 Install Dual-Pac Heating/Air Conditioning Unit

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Unit will be New High Efficiency Type Unit, properly sized for heat loss replacement in accordance with industry standards.
- C. Central Air Conditioning Systems must meet or exceed federal guide lines for Seer rating. All units will be properly sized in accordance with Industry Standards.
- D. Install New Thermostat and provide operational instructions; component shall be digital or analog, (owner's choice).

Duct:

- E. Contractor responsible for proper fit and airflow of existing ductwork and registers; if none exists, new ductwork and registers shall be installed according to industry standards. (Includes bathroom duct and register).
- F. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- G. Contractor to insure gas line(s) and electrical system are properly sized for new unit.
- H. Cap off all open flame heaters
- I. Remove existing floor furnace (if applicable)
 - 1. Seal hole in floor.
 - 2. Install proper bracing.
 - 3. Finish top of floor with ¾" plywood.
- J. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

Required A/C tons _____

3006 Install New Electric Air handler with KW, Complete System

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Contractor shall install an industry standard electric air handler with KW.
- C. Install New Thermostat and provide operational instructions; component shall be digital or analog, (owner's choice).
- D. Contractor shall install a new properly size A Coil complete.

Duct:

- E. Unit to be complete with all necessary ductwork and Registers. If existing duct work
- F. Include duct work and register for bathroom.
- G. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- H. Contractor to insure new unit has proper electrical service.
- I. If an existing A/C unit meets City Mechanical code contractor must hook-up existing unit to new furnace. Contractor *is not* responsible for operation of existing A/C unit.
- J. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required KW _____

3007 Remove existing floor furnace

- A. Seal hole in floor.
- B. Install proper bracing.
- C. Finish top of floor with ¾" plywood.

3008 Install New Wall Furnace with Blower to City Code

- A. New Furnaces will be equipped with new thermostats with Industry Standards.
- B. All Units will be properly sized in accordance with Industry Standards.
- C. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

3009 Install new Wall Furnace with Blower and Rear Discharge to City Code.

- A. See attached floor plan.
- B. New Furnaces will be equipped with new thermostats. All units will be properly sized in accordance with Industry Standards and City Code.
- C. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

3010 Install New Gas Convection Style Heater

- A. Unit to be a Rinnai or equivalent.
- B. All necessary work shall be performed to ensure units are operating properly.
- A. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

3011 Install New Plenum and A-Coil Complete.

- A. Contractor shall provide a code compliant, properly operational system. A-coil and plenum must meet federal guidelines for standard residential systems. All units will be properly sized in accordance with Industry Standards.
- B. Existing Duct Work will be repaired and modified to accept this new unit.
- C. Plenum and A-coil will be properly sized.
- D. Installation will include properly sized drip pan and drain line.
- E. Copper tubing will be properly sized.
- F. ALL REQUIRED PERMIT(S) APPLY.

3012 Vent Furnace to City Code- moved from plumbing

- A. ALL REQUIRED PERMIT(S) APPLY.

3013 Replace Thermostat

- A. Install new thermostat
- B. Unit will be digital or analog, owner's choice
- C. Contractor is not responsible for operation of existing furnace or A/C unit

3014 Repair all duct-work

- A. All existing duct work will be repaired.
- B. All air registers will be in place and in properly working order.
- C. All duct work will be insulated to city code
- D. Include new duct work to bath room (if applicable)
- E. ALL REQUIRED PERMIT(S) APPLY.

ENERGY CONSERVATION

4001 Install Attic Insulation

- A. Attic Insulation will be R-30
- B. Blocking is required around heat-dissipating objects, attic access, pull-down stairways, chimneys, vent pipes from gas or oil-fired appliances, etc...The following materials may be used as Blocking:
 - 1. Faced mineral fiber batting
 - 2. Sheet Metal
 - 3. Gypsum Board (sheetrock)
 - 4. Wood
- C. DRAWING NUMBER I.D. 4001 AVAILABLE FOR REFERENCE.

4002 Insulate Exterior Walls

- A. Wall Insulation will be R-11

4003 Insulate Floors

- A. Floor Insulation will be R-11, placed between floor joists with vapor barrier on living area side. Batting will be held in place with chicken wire or 23" heavy gauge support wire or plaster lathing set 12" O.C.

MISCELLANEOUS

- 5001 Apply Pesticide Treatment for Control of Rodents and Insects.
- A. Application will be by a "Certified Applicator" and in accordance with Oklahoma Department of Agriculture Rules and Regulations.
 - B. A standard contract as described in O.D.A. Rule 3-384 will be provided to the owner.
- 5002 Apply Pesticide Treatment for Control of Termites and Other Wood Destroying Organisms in or on the Structure.
- A. Application will be performed by a Certified Applicator and in accordance with Oklahoma Department of Agriculture rules and regulations.
 - B. A standard contract as described in O.D. A. Rule 3-384 will be provided to the owner.
 - C. Replace ALL Rotted and Damaged Wood.
- 5003 Install Towel Bars, 1-24", 1-8" (Nutone Model HM-794 Polished Chrome). Install 1 Toilet paper Holder, mounted with screws to wood or screws with anchors (Nutone Model HM-770 Polished Chrome).
- 5004 Install Surface Mount medicine Cabinet W/Mirror - 16" X 22"
- 5005 Install Flush Mount Medicine Cabinet W/Mirror - 16" X 22"
- 5006 Install New Electric Range
- A. Contractor to install a GE JBS23BC or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
 - B. Contractor is responsible for all electrical hookups.
- 5007 Install New Gas Range
- A. Contractor to install a GE JGBS22BEA or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
 - B. Contractor is responsible for all gas and 110 electrical hookups.

5008 Install New Refrigerator

- A. Contractor to install a GE GTS18HB or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
- B. Contractor is responsible for 110 electrical hookups.
- C. Contractor is NOT responsible for water hookups for ice make unless specifically stated in Exhibit "A".

5009 Install Electric Built-in Cook Top

- A. Contractor to install a GE JP326WV or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
- B. Contractor is responsible for all electrical hookups.

5010 Install Gas Built-in Cook Top

- A. Contractor to install a GE JGP328WEC or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
- B. Contractor is responsible for all gas and 110 electrical hookups.

5011 Install New Gas Built-in Oven

- A. Contractor to install a GE JGRS14BEW or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
- B. Contractor is responsible for all gas and 110 electrical hookups.

5012 Install Dishwasher

- A. Contractor to install a GE GSDL112F or equivalent. If contractor does not install this model the replacement model *must* have equivalent features.
- B. Contractor is responsible for all plumbing and 110 electrical hookups.

5013 Install new garbage disposal

- A. Unit will be a ½ horse power or equivalent
- B. Contractor is responsible for plumbing and 110 electrical hookups

LEAD SPECS

Instructions: Any of the previous specs can be considered LEAD specs, however you must put a LEAD heading above the spec and specify the use of Safe Work Practices.

Example:

LEAD

0101 Replace broken window panes (1)

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- G. Contractor not responsible for rotted or damaged wood.
- B. Repaired pane(s) shall be properly glazed or caulked.

COST _____

LEAD

6001 Encapsulate _____ with Lead Encapsulant - USE WITH CAUTION

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. Contractor to encapsulate area with a certified lead - based paint encapsulant. (Lead Block Encapsulating Coating 168-1 White by Coronado or equivalent)
- B. Contractor should install this product according to the Manufactures Specification Data Sheet (MSDS) See Data Sheet # D.S. 6001
- C. Finish Coat - Exterior Paint to be latex, oil base, or equal as specified in work write-up, Kelley-Moore Paint or equivalent. Color to be selected by Owner.

COST _____

LEAD

6002 Contractor to properly clean _____

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. _____ must be cleaned to ensure a successful clearance test.
- B. Contractor to use safe work practices in this process.

COST _____

LEAD

6302 Install new drywall on walls with presence of LEAD

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. Drywall will be securely fastened with construction adhesive and mechanical fasteners.
- B. Joints will be caulked, taped, bedded and sanded ready for finish treatment.
- C. All seams and areas where new drywall meets any trim, molding or corners, must be caulked with paintable caulking.
- D. Bottom of drywall to receive continuous bead of caulking to prevent dust migration at floor level.
- E. All base and base shoe to be embedded in caulk compound to prevent dust migration. (Applies to vinyl floor installation only)

Interior Paint

- F. Semi Gloss Enamel will be applied to walls in Bathroom and Kitchen.
- G. Flat latex will be applied to walls in all other rooms.

All paints to be standard colors selected by owner, Kelley-Moore paint or equivalent be used.

COST _____

LEAD

6402 Install new drywall on ceilings with presence of LEAD

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. Drywall installed over existing ceilings will be attached to 1" X 2" lumber strips - 16" O.C.; securely attached with 3" screws to and at right angles to existing joists.
- B. Joints will be caulked, taped, bedded and sanded ready for finish treatment.
- C. All seams and areas where new drywall meets any trim, molding or corners, must be caulked with paintable caulking to prevent dust migration.

Interior Paint

- D. Semi Gloss Enamel will be applied to walls in Bathroom and Kitchen.
- E. Flat latex will be applied to walls in all other rooms.

All paints to be standard colors selected by owner. Kelley-Moore paint or equivalent be used.

COST _____

LEAD

6502 Remove Old Trim with presence of LEAD, Replace With New Trim and Paint.

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

Includes all existing trim, casing and molding:

- A. Contractor to use safe work practices to remove existing trim.
- B. Replace with new trim materials of like kind or pattern selected by Rehab Inspector.
- C. ALL Trim, Casings and Base will match in size and shape.
- D. ALL Joints will be mitered at corners and at breaks, fastened with appropriate nails, fasteners or adhesives.
- E. ALL Nails will be counter sunk and filled.
- F. Semi Gloss Enamel will be applied to ALL woodwork and trim, Kelley-Moore paint or equivalent to be used. Color to be selected by Owner.

COST _____

LEAD

6811 Install New Vinyl Siding with LBP

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. Use safe work practices to prepare exterior of structure for vinyl installation to include installation of Tyvek® Material.
- B. DRAWING NUMBER I.D. 6811 AVAILABLE FOR REFERENCE.
- C. If composite/slate siding is present. Contractor must assume sub-siding has lead base paint.
- D. Install new vinyl siding to City of Tulsa specifications, includes enclosure of exterior sills and troughs.
- E. Solid Vinyl Siding and Soffit will conform to ASTM Voluntary Specifications for Rigid PVC Siding Products). Mfg. meeting these requirements are: Certaineed, Alcoa, Allside, Guaranteed, Mastic, Royal
- F. Vinyl Siding will be installed per manufacturer's recommendations and will include all accessory trim.
 - 1. Trim includes ALL Types of vents.
 - 2. Contractor to reinstall all house numbers, mailboxes, porch lights etc.
- G. Foil backed styrofoam sheeting 3/4 inch thick will be installed under all vinyl siding.
- H. Jump all facing and cover all soffits, sills, exposed porch ceilings and fascia. Replace ALL rotted wood. Paint all remaining exposed wood. Color to be selected by Owner.
- I. Any caulking that will be used should be used according to manufacturer's specifications and should be the appropriate color.

Paint Foundation

- J. All cracks will be filled with permanent filler, all missing parts replaced and surface left smooth.
- K. Paint foundation surface full coverage.
- L. Color to be selected by Owner.

COST _____

LEAD

6835 Install new Bermuda Sod

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. NEW Bermuda sod will be installed at _____.
- B. Coverage area to be ____x____.

COST _____

LEAD

6836 Remove existing _____ using safe work practices

NOTE: USE SAFE WORK PRACTICES for LEAD BASED PAINT

- A. Contractor should remove _____ using safe work practices.
- C. Contractor should prep area using safe work practices for future installations of _____.

COST _____

HANDICAP

71001 Install new bathtub faucets with hand held shower unit

- A. Includes new hand held shower head with adjustable height of 24" minimum, unit to be Locke # RPW124HDF or equivalent. DRAWING NUMBER I.D. 71001 AVAILABLE FOR REFERENCE.
- B. Contractor shall repair supply lines (if needed)
- C. Overflow tube, stopper and drain line to operate as intended.
- D. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- E. Contract shall repair or install proper access panel if needed.
- F. ALL REQUIRED PERMIT(S) APPLY.

71002 Install new handicap shower to be a 60" unit (Unit to be a Koral A1120 or equivalent)

- A. Unit to include all necessary plumbing and fixtures.
- B. Install new supply lines p-trap, stop valves.
- C. Faucet fixture to be Delta or equivalent and must be a handicap unit installed on a track system. DRAWING NUMBER I.D. 71001 AVAILABLE FOR REFERENCE.

71003 Install handicap grab bars.

- A. Install ___ bars, minimum 24" in length
 - Location(s)
 - 1 bar mounted at 45-degree angle at stool area.
 - 1 bar mounted horizontally on back wall of tub
 - 1 bar mounted at proper angle for homeowner on face wall
- A. Bars should be stainless steel.
- B. Bars should be 1½" in diameter
- C. Contractor to insure bars are installed and secured to studs/or wood backing with mechanical fasteners.

71005 Install new handicap stool

- A. The New Stool will be Crane Hymont Elite or equivalent.
- B. Unit will be a minimum of 16" less seat.
- B. Operational stop valve is required on stool.
- C. No-Seep Wax Ring will be used when stool is set.
- D. ALL REQUIRED PERMIT(S) APPLY.

7824 Repair Handicap Ramp

- A. Remove all decayed or deteriorated wood. Replace with material of like kind and size.
- B. The flooring on all ramps and landings will be constructed of 5/4" decking material.
- C. DRAWING NUMBER I.D. 7825 AVAILABLE FOR REFERENCE.

7825 Install New Ramp

- A. Ramp will be constructed with all treated lumber/materials.
- B. All ramps and landings will be constructed of 5/4" decking material.
- C. Maximum slope to be no greater than one (1) foot in twelve (12) feet (1:12).
- D. Foundation posts will be 4"x 4" treated lumber. Securely fastened into a 18"x 8" concrete footing, installed on a 4' center.
- E. SEE INSPECTOR'S DRAWING FOR LAYOUT.
- F. DRAWING NUMBER I.D. 7825 AVAILABLE FOR REFERENCE.

ER SPECS

WINDOWS

90101 Replace broken window panes (1)

- H. Contractor not responsible for rotted or damaged wood.
- B. Repaired pane(s) shall be properly glazed or caulked.

90105 Install New Storm Window (##)

- A. AAMA APPROVED ONLY, Tabko[®] or equivalent to be installed.
- B. Unit will be Mill finish.
- C. Storm Windows will be heavy frame anodized aluminum with the movable sash fully weather-stripped.
- D. The back of each storm window will have either a vinyl bead or foam type to assure proper seal.
- E. Storm windows will be securely fastened to prime windows with screws and no voids to allow air infiltration (except for “weep-holes”).
- F. Bottom expander will touch the sill full length.

DOORS

90201 Install New Exterior Door Complete with New Components (ER)

- A. Exterior Door Replacement shall be a pre-hung insulated metal unit that meets Energy Star rating. Custom application (requiring Inspector’s approval) shall be 1 3/4" wood Exterior Grade, solid core unit.
- B. Keyed lock and single cylinder dead bolt with 1” throw. All new locks to be Kwik-Set or equivalent and keyed alike.
- C. Includes: New Jamb, adjustable thermal-break threshold, All necessary trim (interior/exterior), Weather-Strip and Peep Hole.

EXTERIOR DOOR PAINT:

- F. Contractor shall install a unit with “Pre-baked” factory finish.
- G. All new exterior exposed wood shall be primed.

90307 Install Ceramic Tile shower and shower floor.

- A. Contractor must install proper pan for shower and install drain as necessary with PERMIT.
- B. Shower wainscot will be ceramic tile field size 4 ¼”
- C. Contractor should make all necessary wall repairs for proper installation of tile.
- D. Concrete board (DuRock® or Wonderboard®) 3/8” or better will be used behind tile for support.
- E. Use tile adhesive according to tile manufactures requirements
- F. Mud caps will be used for outside and top edges.
- G. Corner caps are required when tile meets with an outside corner.
- H. Tile color to be selected by owner from standards color pallet.

CEILINGS

90401 Repair Ceiling

Repair of ceilings includes:

- A. Removal of ALL loose or deteriorated material until sound construction exists.
- B. Installation of new sheetrock as needed.
- C. Seams and joints shall fit well but will not receive mud/joint compound.
- D. No painting will be performed.

FLOORS

90601 Stabilize Floors

- A. Foundation Repair Piers will be designed out of 4”x4” treated lumber, with a cinder block base with formed for foundation piers.
- B. Steel cleats will be used to attach new piers to girder/floor joists.
- C. Contractor should use a hydraulic jack to assist in positioning of new piers.
- D. DRAWING NUMBER I.D. 600 AVAILABLE FOR REFERENCE.

90602 Remove and Repair floor

- A. Remove existing floor covering and repair sub floor
- B. Floor Repair will include replacement of all rotted or dilapidated wood including joists or structural members with similar dimension material

90603 Install New Underlayment

- A. Underlayment will be 1/4" Lauan A-C" plywood, securely fastened at edges and in the field with 1" (min.) ring shank or cement coated nails, or with screws.
- B. All nail sets, dimples, surface voids and joints to be filled with Rock Hard putty (or equal) and smooth sanded. Seams will be sealed.

90604 Install New Vinyl Sheet Goods

- A. Vinyl Sheet Goods will be Armstrong Memories or equivalent.
- B. Adhesives shall be water resistant type as recommended by flooring manufacturer.
- C. All seams will be filled with Seam Seal or Seam Weld. Seams will be sealed.
- D. Raw edges will be covered with a metal molding.
- E. Color and pattern to be selected by Owner from standard color selection (no special orders).
- F. Concrete sub-floors will be cleaned of all existing floor material. Slab will be smooth and free from cracks and dirt.

90607 New Floor Treatment (Includes: repair, underlayment, vinyl sheet goods)

Remove existing floor covering and repair sub floor

- A. Floor Repair will include replacement of all rotted or dilapidated wood including joists or structural members with similar dimension material
- B. The repaired floor will be ready for final treatment.

Install New Underlayment

- C. Underlayment will be 1/4" Lauan A-C" plywood, securely fastened at edges and in the field with 1" (min.) ring shank or cement coated nails, or with screws.
- D. All nail sets, dimples, surface voids and joints to be filled with Rock Hard putty (or equal) and smooth sanded. Seams will be sealed.

Install New Vinyl Sheet Goods

- E. Vinyl Sheet Goods will be Armstrong Memories or equivalent.
- F. Adhesives shall be water resistant type as recommended by flooring manufacturer.
- G. All seams will be filled with Seam Seal or Seam Weld. Seams will be sealed.
- H. Raw edges will be covered with a metal molding.
- I. Color and pattern to be selected by Owner from standard color selection (no special orders).

ROOFING

90903 Repair/Install New Roof Deck and Composition Roof Shingles

- A. Contractor will notify Rehab Officer the day roof work starts.
- B. No wood work to be done below rafter line, due to HUD Lead regulations.
- C. Remove roof to decking or rafters. Trim all tree limbs/branches back two feet from roof.
- D. Replace all rotted decking. Structural members will be repaired or replaced and braced as required to provide sufficient roof support.
- E. Install New Deck in areas that decking doesn't exist. New decking will be 3/8" CDX or Wafer-board over cribbing or 1/2" CDX or Wafer-board over rafters, and cover with 30 lb. felt.
- F. Install New 1" X 2" galvanized steel drip at all edges OR 1 1/2" X 1 1/2" paint baked drip edge, Owner to select color.
- G. Replace all missing vent caps, and install new vent flashing at all roof penetrations with the exception of furnace vents and hot water tank vents. The furnace vents and hot water tank vents will be properly sealed. If new vent flashing(s) are required for the furnace and/or hot water tank, a Mechanical permit is required from the City of Tulsa.
- H. Step flash and counter flash all roofing that abuts a vertical wall or plane.
- I. Install new 30 yr. seal down Architectural or Heritage shingles in accordance with manufacturer's specifications (Owner to select color).
- J. All Valleys will be single cut straight and true, no more than 2" above the center of the valley. Underlayment for valleys will follow manufacture's specifications.
- K. All edges will be cut straight and true and will extend 3/4" over the metal edge.
- L. All construction debris will be cleaned up and removed from the site.
- M. All new exposed wood will be painted full coverage.
- N. Unnecessary nail protrusions through exposed decking are not allowed.
- O. Roof slopes that fall between (4/12) and (2/12) will be treated as **low slope applications**, and if covered with shingles, the contractor shall follow manufactures specifications.
- P. All roof slopes that are less than (2/12) shall receive modified bitumen per City of Tulsa Housing specifications. **Shingles will not be accepted.**
- Q. Contractor to insure that the attic is properly vented per the shingle manufacturer's recommendation.

90904 Install New Modified Bitumen Granular Surface Roll Roofing and New Wood Deck

- A. Notify Rehab Officer the day Contractor starts roof work.
 - B. Remove all roofing materials including decking to rafters. Trim all tree limbs/branches back two feet from roof.
 - C. Repair all structural members as necessary to provide sufficient support.
 - D. Install new decking: ½" CDX or Wafer-board
 - I. Install type 43 base sheeting and new 1" X 2" metal edging.
 - F. Install new bitumen standard weight roofing in accordance with manufacturer's specifications with no exposed nails.
 - G. When Bitumen Roofing joins a comp shingle roof - the bitumen will be covered a minimum of 2 rows of comp shingles - having no nails - affixed with roofing cement.
 - H. Replace all missing vent caps, and install new vent flashing at all roof penetrations with the exception of furnace vents and hot water tank vents. The furnace vents and hot water tank vents will be properly sealed. If new vent flashing(s) are required for the furnace and/or hot water tank, a Mechanical permit is required from the City of Tulsa.
 - I. All new exposed exterior wood will be painted full coverage.
 - J. ALL ceiling damage, including holes, cracks and nail pops; which occur during the course of this work will be repaired and made ready to paint.
- NOTE: THESE REPAIRS WILL NOT BE PAINTED.
- K. Unnecessary nail protrusions through exposed decking are not allowed.

PLUMBING

91001 Repair Water Supply System

- A. Repair means to restore water service items to perform as originally intended.
- B. Backfill for water lines or any excavation work shall be tamped and raked smooth.
- C. All work will be in compliance with City Code.
- D. PERMIT REQUIRED.

91002 Install New Water Service Pipe

- A. Installation of new water service pipe will be from the meter to the first interior “tee”
- B. Install a Pressure Reducing Valve on ALL Service Lines when pressure exceeds 80# P.S.I.
- C. Install new exterior box with house shut off for water distribution pipes.
- D. Backfill for water lines or any excavation work shall be tamped and raked smooth.
- E. All work will be in compliance with City Code.
- F. PERMIT REQUIRED.

91003 Repair Interior Water Distribution Pipes

- A. Repair means to restore specified items to perform as originally intended.
- B. All interior supply line(s) are required to have operational stop valves.
- C. PERMIT REQUIRED.

91004 Replace existing Water Distribution Pipes and Control Valves (Hot and Cold)

- A. Replace existing water distribution pipes with PEX.
- B. Install new stop valves for all interior supply lines.
- C. PERMIT REQUIRED.

91005 Vent Hot Water Tank to City Code

- A. ALL REQUIRED PERMIT(S) APPLY.

91007 Install New Hot Water Tank to City code

- A. Hot Water Tanks replacement will match existing size unit.
- B. All tanks will have at least a .59 Energy Factor.
- C. ALL REQUIRED PERMIT(S) APPLY.

91008 Repair Sink

- A. Repair means to restore specified items to perform as originally intended.
- B. This includes Hanger Brackets, Supply Lines, Operational Stop Valves, P-Trap, Drain Lines to the Wall Connection and Faucets.
- C. ALL REQUIRED PERMIT(S) APPLY.

91009 Install New Kitchen Sink

- A. Includes new supply lines and drain assembly to wall or floor for kitchen sink.
- B. New faucet will be a Delta 400-WF or equivalent.
 - 1. Single Handle Kitchen Faucet
 - 2. Standard spout swivels 360°
 - 3. Washerless ball valve
 - 4. Includes sprayer
- C. Operational stop valves are required on supply lines for kitchen sink.
- D. Sink unit to be stainless steel (20 gauge or equivalent) or porcelain steel to be selected by owner with 7" bowls minimum.

91010 Install New Kitchen Sink Faucets

- A. Includes new Supply Lines and drain assembly to wall or floor.
- B. New faucet will be a Delta 400-WF or equivalent.
 - 1. Single Handle Kitchen Faucet
 - 2. Standard spout swivels 360°
 - 3. Washerless ball valve
 - 4. Includes sprayer
- C. Operational stop valves are required on supply lines for kitchen sink.
- D. Contract shall repair or install proper access panel if needed
- E. ALL REQUIRED PERMIT(S) APPLY.

91011 Install New Bath Tub, American Standard Steel or Eljer or Equal.

- A. Includes new Supply Lines and drain assembly to wall or floor.
- B. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- C. Contract shall repair or install proper access panel if needed.
- D. ALL REQUIRED PERMIT(S) APPLY.

91012 Repair Kitchen Sink

- A. Repair means to restore specified items to perform as originally intended.
- B. Includes new Supply Lines with new control valves.
- C. Includes all new drain lines from the bottom of the sink to the wall or floor.
- D. ALL REQUIRED PERMIT(S) APPLY.

91013 Install new bathtub faucets

- A. Includes new shower head (if applicable).
- B. Contractor shall repair supply lines (if needed)
- C. Overflow tube, stopper and drain line to operate as intended.
- D. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- E. Contract shall repair or install proper access panel if needed.
- F. ALL REQUIRED PERMIT(S) APPLY.

91015 Install New Lavatory

- A. Includes new Supply Lines and drain assembly to wall or floor for lavatory.
- B. New faucet will be a Delta 501TP or equivalent.
 - 1. Single Handle Centerset Bath Faucet
 - 2. Spout Type: Rigid spout
 - 3. Washerless ball valve
 - 4. With pop-up assembly
- C. Operational stop valves are required on all supply lines for lavatory.
- D. Lavatory Unit man made marble from standard color selections, to be selected by Owner.
- E. ALL REQUIRED PERMIT(S) APPLY.

91016 Install New Lavatory Faucets

- A. Includes new Supply Lines and drain assembly to wall or floor for lavatory.
- B. New faucet will be a Delta 501TP or equivalent.
 - 1. Single Handle Center set Bath Faucet
 - 2. Spout Type: Rigid spout
 - 3. Washerless ball valve
 - 4. With pop-up assembly
- C. Operational stop valves are required on all supply lines for lavatory.
- D. ALL REQUIRED PERMIT(S) APPLY.

91017 Install New ___ Inch Vanity

- A. New vanity unit shall be all wood or MDF based (with finished sides) with all wood fronts.
- B. Includes new Supply Lines and drain assembly to wall or floor.
- B. New faucet will be a Delta 501TP or equivalent.
 - 1. Single Handle Centerset Bath Faucet
 - 2. Spout Type: Rigid spout
 - 3. Washerless ball valve
 - 4. With pop-up assembly
- D. Operational control valves are required on all supply lines.
- E. Lavatory Unit to be pre-cast solid surface sink unit.
- F. Home owner to select for unit to be painted or stained.
- G. ALL REQUIRED PERMIT(S) APPLY.

91018 Repair Stool

- A. Repair means to restore specified items to perform as originally intended.
- B. Operational control valves are required on all supply lines.
- C. No-Seep Wax Ring will be used when stool is re-set.
- D. Install new internal components for stool tank.
- E. ALL REQUIRED PERMIT(S) APPLY.

91019 Install New Stool

- A. The New Stool will be Crane Galaxy Elite II or equivalent.
- B. Operational control valves are required on all supply lines.
- C. No-Seep Wax Ring will be used when stool is set.
- D. ALL REQUIRED PERMIT(S) APPLY.

91020 Clean Out Sewer Line, House to Main.

- A. Sewer Line clean out will be for all exterior lines.
- B. Clean out will include clearing interior drain lines.
- C. ALL REQUIRED PERMIT(S) APPLY.

91021 Install New Sewer Line, House to Main

- A. Contractor to ensure properly flowing system.
- B. Backfill for sewer lines or any excavation work shall be tamped and raked smooth.
- C. Contractor is responsible for all faulty tributary lines.
- D. Contractor responsible for installation of new tap if required.
- E. ALL REQUIRED PERMIT(S) APPLY

91022 Install New Sewer Line House to Main on House with Septic Tank

- A. Sewer Line Replacement shall include cleaning of all interior drain lines.
- B. Backfill for sewer lines or any excavation work shall be tamped and raked smooth.
- C. All interior drain lines should be repaired to eliminate any leakage or draining problems excludes repairs within or under concrete slabs.
- D. Contractor is responsible for all faulty tributary lines.
- E. Contractor responsible for installation of new tap if required.
- F. Collapse and fill septic tank
 1. Clean out the tank.
 2. Punch a hole in the bottom of the tank so it will never hold water.
 3. Collapsed the septic tank lid and fill the tank with sand.
 4. The top 4" will be top soil.
- G. ALL REQUIRED PERMIT(S) APPLY

91023 Repair Interior Gas Lines

- A. Repair means to restore interior gas lines to function as original intended.
- B. ALL REQUIRED PERMIT(S) APPLY

91024 Install New Gas Service, House to Meter

- A. Backfill for sewer lines or any excavation work shall be tamped and raked smooth.
- B. Repair interior lines to restore items to function as originally intended.
- C. ALL REQUIRED PERMIT(S) APPLY

91025 Cap off un-vented open flame heater from bathroom

- A. Contractor shall cap off gas line.
- B. ALL REQUIRED PERMIT(S) APPLY.

91026 Replace All Interior Gas Lines

- A. Replace means to install all new gas lines to replace all existing gas lines, so that they will function as originally intended.
- B. ALL REQUIRED PERMIT(S) APPLY

91027 BLANK

91028 Install New Frost Free Sill Cock

- A. Plumber should install exterior flange or caulk with silicon to cover any excess cracks or holes around new sill cock
- B. ALL REQUIRED PERMIT(S) APPLY.

91029 Repair All Gas Leaks and Hook-Up Deficiencies to Provide For Meter Re-Installation.

- A. Contractor shall insure that all gas appliances/units that are currently hooked up will pass inspection.
- B. ALL REQUIRED PERMIT(S) APPLY

91030 Install New Clean Out on main Sewer Line

- A. Install new schedule 40 PVC clean out.
- B. New cleanout should be properly booted onto existing sewer line.
- C. ALL REQUIRED PERMIT(S) APPLY

91031 Remove and replace existing lead drum trap

- A. Contractor to remove existing lead drum trap and replace with properly sized PVC trap.
- B. ALL REQUIRED PERMIT(S) APPLY.

91032 Install new trip lever waste assembly

- A. Contractor should replace existing trip lever assembly with NEW drain assembly.
- B. Drain assembly should have chrome trim to match existing faucets
- C. ALL REQUIRED PERMIT(S) APPLY.

91033 Install new fiberglass shower

- A. Includes new faucets, supply lines, stops and trap.
- B. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
- C. Stop Valves are required on all supply lines.
- D. Contractor will have to re-set drain.
- E. Shower unit to be a Aquaitic or equivalent
- F. Contractor is responsible for complete installation. Contractor is not responsible for shower rod, curtain, or shower door
- G. ALL REQUIRED PERMIT(S) APPLY.

91035 Install Washer machine hookups

This will include:

- A. Hot and Cold Water Hose Bibs and Drain Line Installed in a Washing Machine Box.
- B. ALL REQUIRED PERMIT(S) APPLY

91036 Repair Washer Hook-UP

- A. Repair means to restore specified items to perform as originally intended.
- B. ALL REQUIRED PERMIT(S) APPLY.

ELECTRICAL

92001 Install New 100 AMP Service, Breaker Panel and Restore ALL Defective Circuits and devices.

- A. New Panel will be 100 AMP Main Breaker and panel to have a minimum of 12 circuit capacity.
- B. Contractor to ensure panel and circuit design shall provide adequate electrical supply.
- C. Does not include detached garage or outbuildings unless otherwise noted.
- D. Contractor to insure primary line to service pole has proper ground and structure clearance.
- E. Contractor is not responsible for plug-in electrical devices.
- F. Contractor to properly abandon all old electrical panels.
- G. REQUIRED PERMIT(S) APPLY.

MECHANICAL

93001 Repair Furnace

- A. Repair Furnace means to restore the existing heating system to proper working condition including all mechanical parts, vent systems and code violations.
- B. Contractor to diagnose problem(s) and perform repairs.
- C. All Required Permit(s) Apply.

93002 Replace Forced Air Furnace, complete

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Unit will be New High Efficiency Type Unit with minimum A.F.U.E. rating of 80+, properly sized for heat loss replacement in accordance with industry standards.
- C. Install New Thermostat.
- D. Contractor shall install a new A coil and plenum complete.

Duct work:

- E. Existing Duct Work will be repaired and modified as necessary to accept this new unit. All air registers will be in place and in proper working condition.
- F. Extend duct work and add register to bathroom if none exists.
- G. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- H. Contractor to insure gas line(s) and electrical system are properly sized for new unit.
- I. If an existing A/C unit meets City Mechanical code contractor must hook-up existing unit to new furnace. Contractor *is not* responsible for operation of existing A/C unit.
- J. Cap off all open flame heaters
- K. Remove existing floor furnace (if applicable)
 - 1. Seal hole in floor.
 - 2. Install proper bracing.
 - 3. Finish top of floor with ¾" plywood.
- L. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

93003 Install New Gas Fired Forced Air Furnace, Complete System

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Unit will be New High Efficiency Type Unit with minimum A.F.U.E. rating of 80+, properly sized for heat loss replacement in accordance with industry standards.
- C. Install New Thermostat.
- D. Contractor shall install a new A coil and plenum complete.

Duct:

- E. Unit to be complete with all necessary ductwork and registers for all rooms including bathroom.
- F. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- G. Contractor to insure gas line(s) and electrical system are properly sized for new unit.
- H. If an existing A/C unit meets City Mechanical code contractor must hook-up existing unit to new furnace. Contractor *is not* responsible for operation of existing A/C unit.
- I. Cap off all open flame heaters
- J. Remove existing floor furnace (if applicable)
 - 1. Seal hole in floor.
 - 2. Install proper bracing.
 - 3. Finish top of floor with ¾" plywood.
- K. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

93004 Install New Central Air Conditioning, complete

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Central Air Conditioning Systems must meet or exceed federal guide lines for Seer rating. All units will be properly sized in accordance with Industry Standards.
- C. Contractor shall install a new A coil and plenum complete.

Miscellaneous:

- D. Contractor to insure copper lines and condensation lines are properly sized and in working order.
- E. Contractor to insure proper electrical disconnect is installed.
- F. New condensers couple with existing heating systems may not achieve potential Seer rating.
- G. Contractor to ensure existing thermostat is in working order and will accommodate new AC unit.
- H. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required A/C tons _____

93005 Install Dual-Pac Heating/Air Conditioning Unit

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Unit will be New High Efficiency Type Unit, properly sized for heat loss replacement in accordance with industry standards.
- C. Central Air Conditioning Systems must meet or exceed federal guide lines for Seer rating. All units will be properly sized in accordance with Industry Standards.
- D. Install New Thermostat.

Duct:

- E. Contractor responsible for proper fit and airflow of existing ductwork and registers; if none exists, new ductwork and registers shall be installed according to industry standards. (Includes bathroom duct and register).
- F. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- G. Contractor to insure gas line(s) and electrical system are properly sized for new unit.
- H. Cap off all open flame heaters
- I. Remove existing floor furnace (if applicable)
 - 1. Seal hole in floor.
 - 2. Install proper bracing.
 - 3. Finish top of floor with ¾" plywood.
- J. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required BTU's _____

Required A/C tons _____

93006 Install New Electric Air handler with KW, Complete System

NOTE for inspector – property must have a 200 amp service currently installed

Unit:

- A. Contractor shall provide a code compliant, properly operational system.
- B. Contractor shall install an industry standard electric air handler with KW.
- C. Install New Thermostat and provide operational instructions; component shall be digital or analog, (owner’s choice).
- D. Contractor shall install a new properly size A Coil complete.

Duct:

- E. Unit to be complete with all necessary ductwork and Registers. If existing duct work
- J. Include duct work and register for bathroom.
- G. All accessible Duct Work will be insulated to city code.

Miscellaneous:

- H. Contractor to insure new unit has proper electrical service.
- I. If an existing A/C unit meets City Mechanical code contractor must hook-up existing unit to new furnace. Contractor *is not* responsible for operation of existing A/C unit.
- J. ALL REQUIRED PERMIT(S) APPLY.

Living Space Sq. Ft. _____

Required KW _____

HANDICAP

- 971001 Install new bathtub faucets with hand held shower unit
- A. Includes new hand held shower head with adjustable height of 24" minimum, unit to be Locke # RPW124HDF or equivalent. DRAWING NUMBER I.D. 71001 AVAILABLE FOR REFERENCE.
 - B. Contractor shall repair supply lines (if needed)
 - C. Overflow tube, stopper and drain line to operate as intended.
 - D. New faucet will be a Delta T13422 or equivalent.
 - 1. Single Handle Tub/Shower Faucet
 - 2. Standard spout
 - 3. Washerless ball valve
 - 4. Balanced Controlled
 - 5. Scald-guard
 - E. Contract shall repair or install proper access panel if needed.
 - F. ALL REQUIRED PERMIT(S) APPLY.
- 971002 Install new handicap shower to be a 60" unit (Unit to be a Koral A1120 or equivalent)
- A. Unit to include all necessary plumbing and fixtures.
 - B. Install new supply lines p-trap, stop valves.
 - C. Faucet fixture to be Delta or equivalent and must be a handicap unit installed on a track system. DRAWING NUMBER I.D. 71001 AVAILABLE FOR REFERENCE.
- 971003 Install handicap grab bars.
- A. Install ___ bars, minimum 24" in length
 - Location(s)
 - 1 bar mounted at 45-degree angle at stool area.
 - 1 bar mounted horizontally on back wall of tub
 - 1 bar mounted at proper angle for homeowner on face wall
 - A. Bars should be stainless steel.
 - B. Bars should be 1½" in diameter
 - C. Contractor to insure bars are installed and secured to studs/or wood backing with mechanical fasteners.

971005 Install new handicap stool

- A. The New Stool will be Crane Hymont Elite or equivalent.
- B. Unit will be a minimum of 16" less seat.
- B. Operational stop valve is required on stool.
- C. No-Seep Wax Ring will be used when stool is set.
- D. ALL REQUIRED PERMIT(S) APPLY.

97824 Repair Handicap Ramp

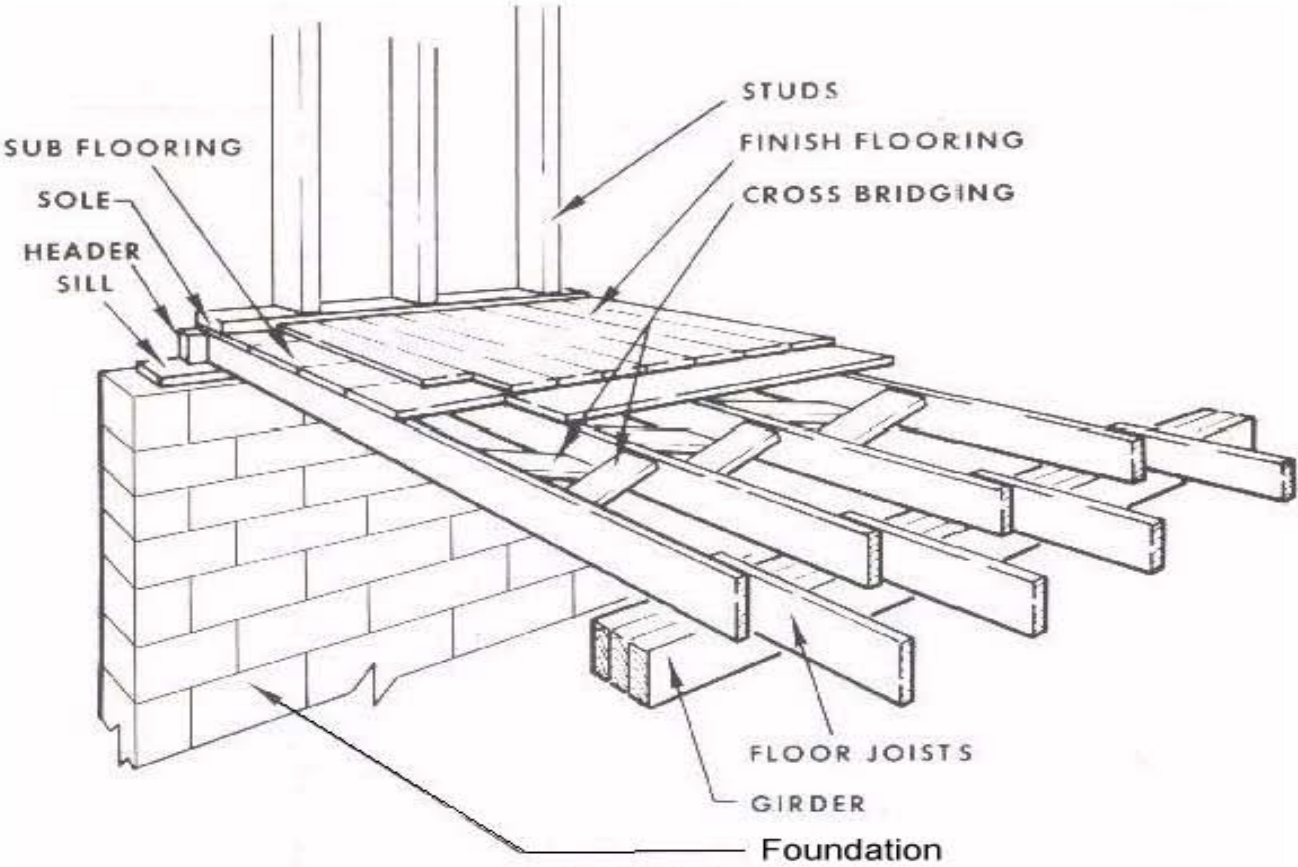
- A. Remove all decayed or deteriorated wood. Replace with material of like kind and size.
- B. The flooring on all ramps and landings will be constructed of 5/4" decking material.
- C. DRAWING NUMBER I.D. 7825 AVAILABLE FOR REFERENCE.

97825 Install New Ramp

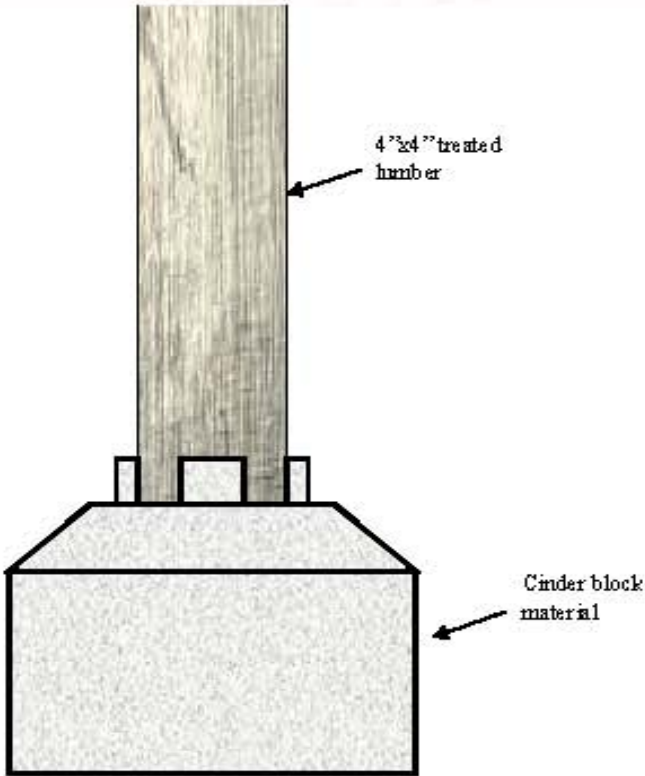
- A. Ramp will be constructed with all treated lumber/materials.
- B. All ramps and landings will be constructed of 5/4" decking material.
- C. Maximum slope to be no greater than one (1) foot in twelve (12) feet (1:12).
- D. Foundation posts will be 4"x 4" treated lumber. Securely fastened into a 18"x 8" concrete footing, installed on a 4' center.
- E. SEE INSPECTOR'S DRAWING FOR LAYOUT.
- F. DRAWING NUMBER I.D. 7825 AVAILABLE FOR REFERENCE.

DRAWINGS

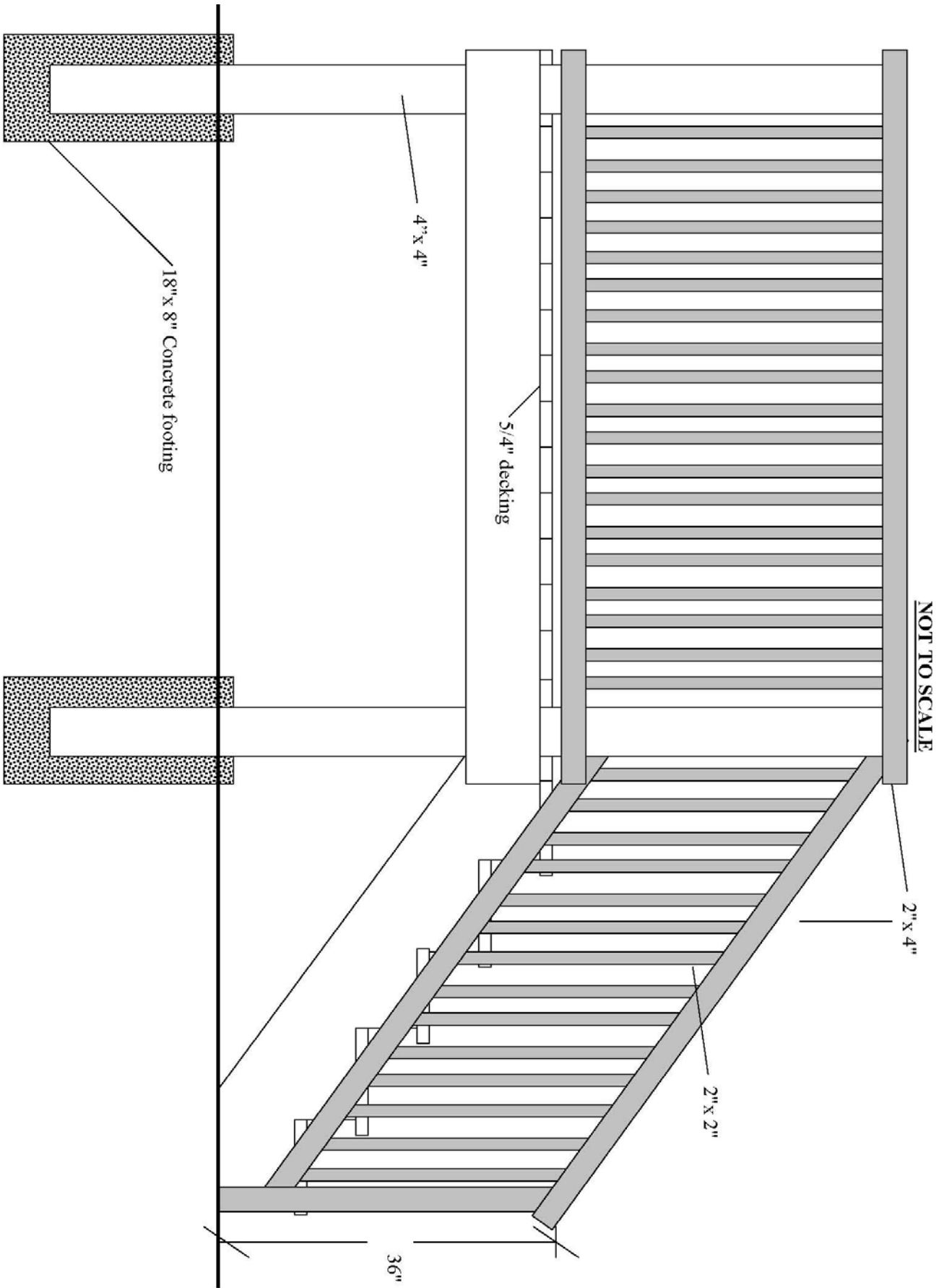
NOT TO SCALE



Foundation Piers

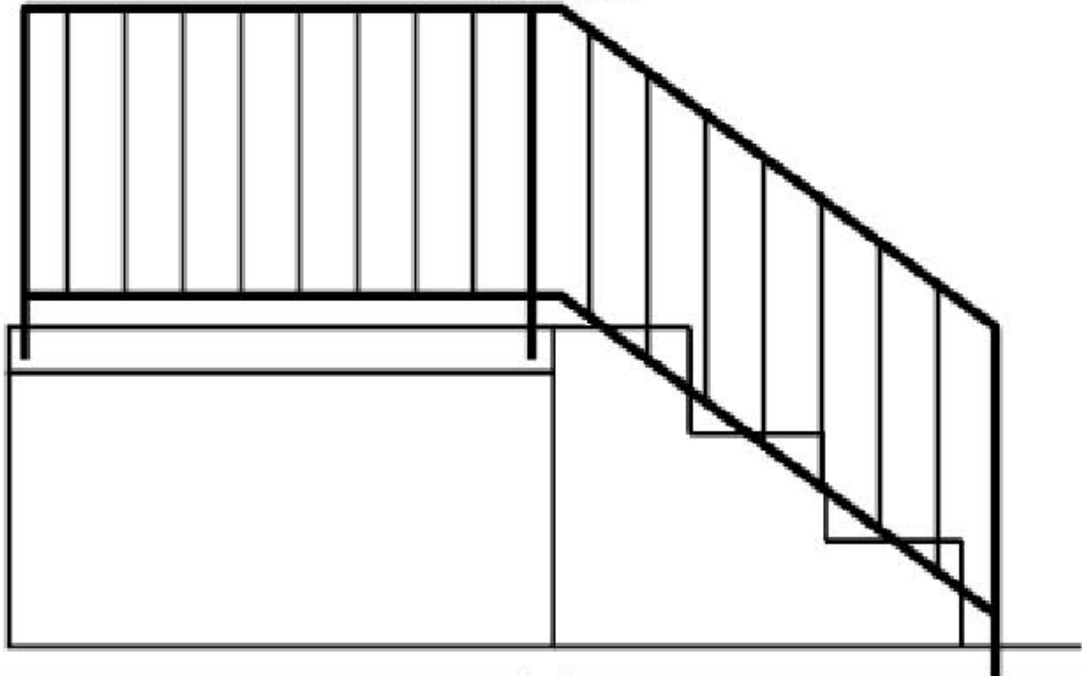


I.D. 600

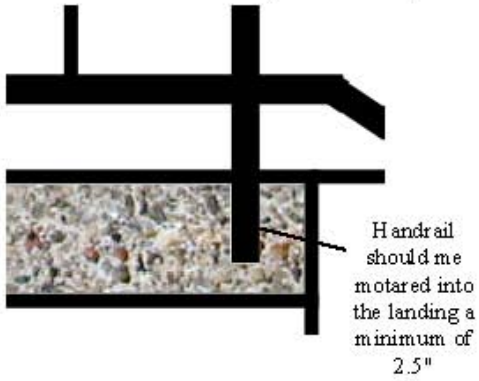


I.D. 800

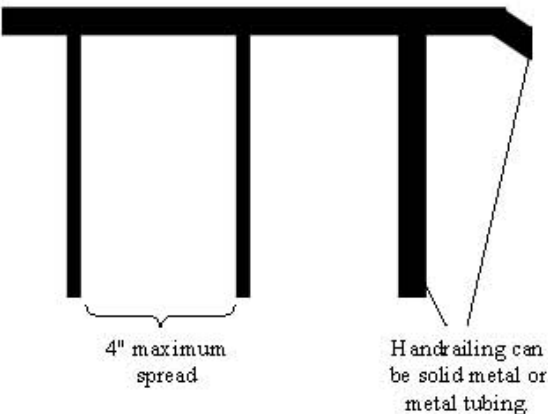
Not To Scale



Handrail to Landing Close - up

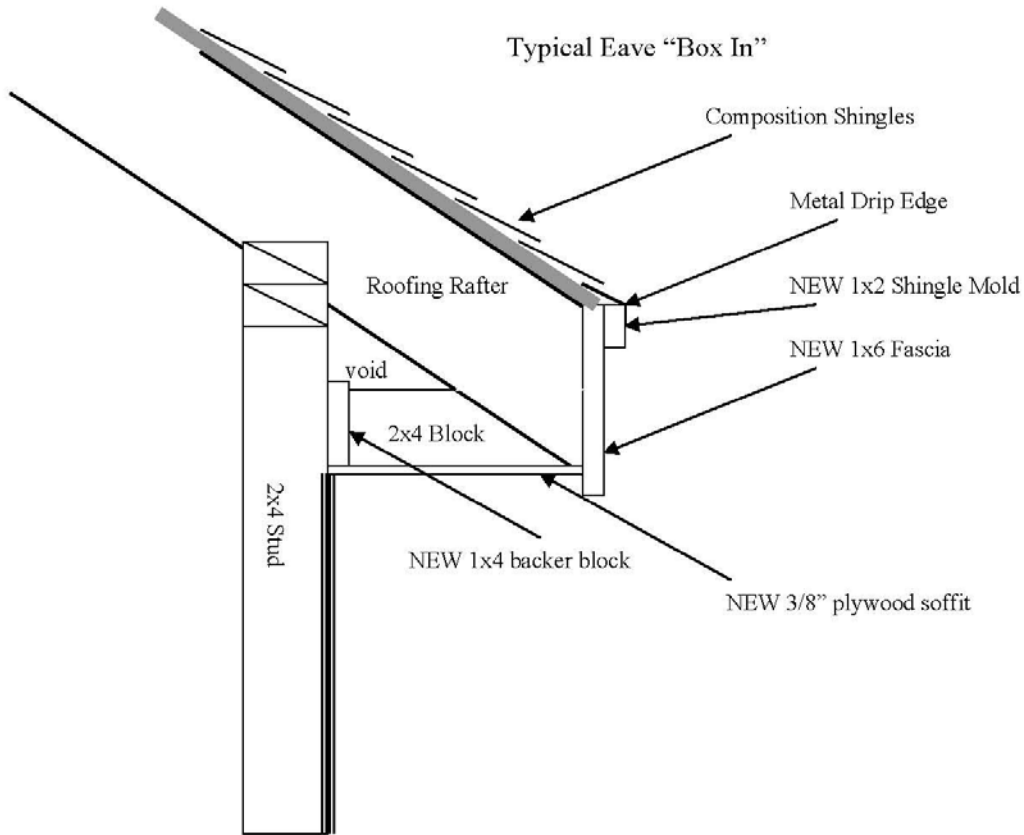


Rail and Guard Close - up

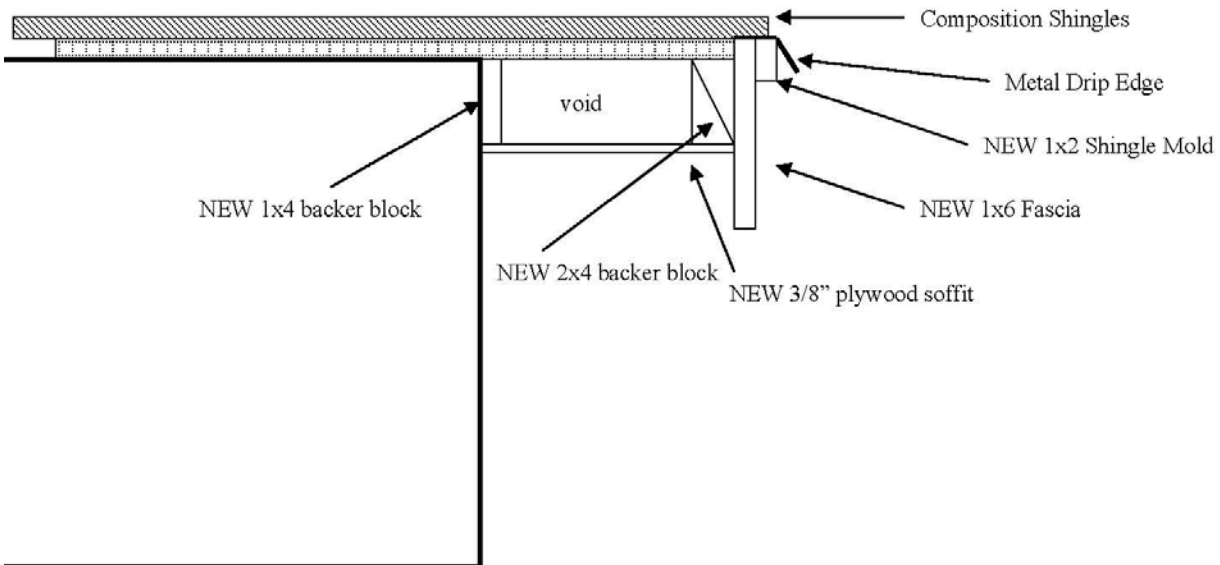


NOT TO SCALE

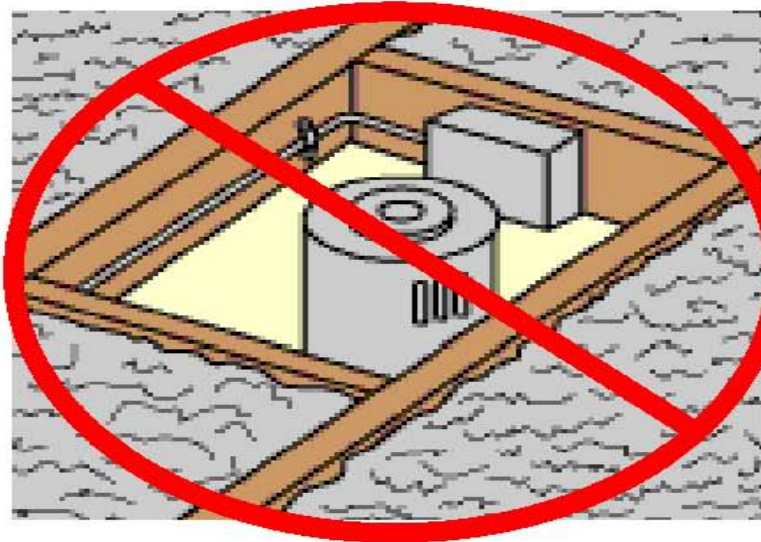
Typical Eave "Box In"



Typical Gable "Box In"

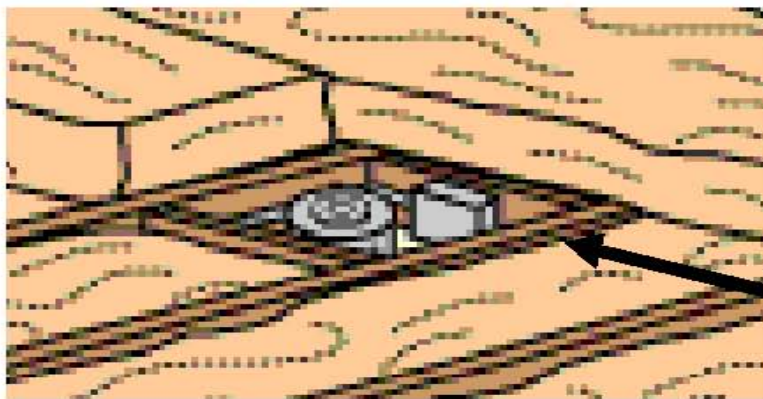


I.D. 908



Loose insulation **can not** be installed near open ventilation units such as heat-dissipating objects, attic access, pull-down stairways, chimneys, vent pipes from gas or oil fired appliances etc...

Blocking is required in these areas



When Blocking leave a 3" clearance and then **Block** at a minimum of roll around all above stated devices. To prevent loose insulation from combusting or becoming vacuumed into units

3" clearance

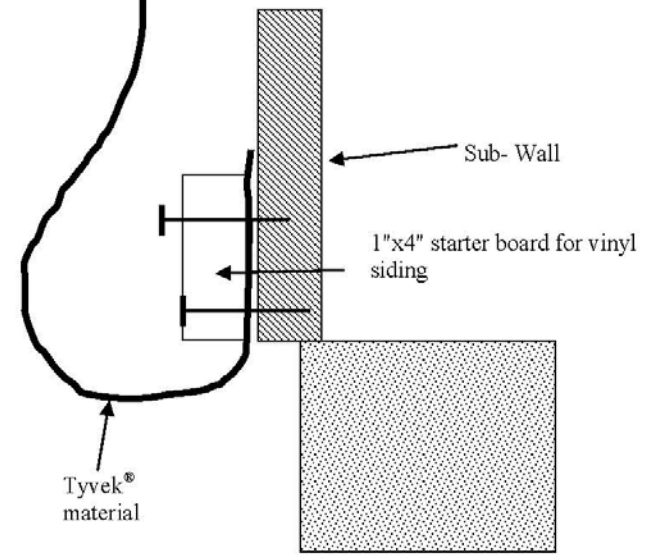
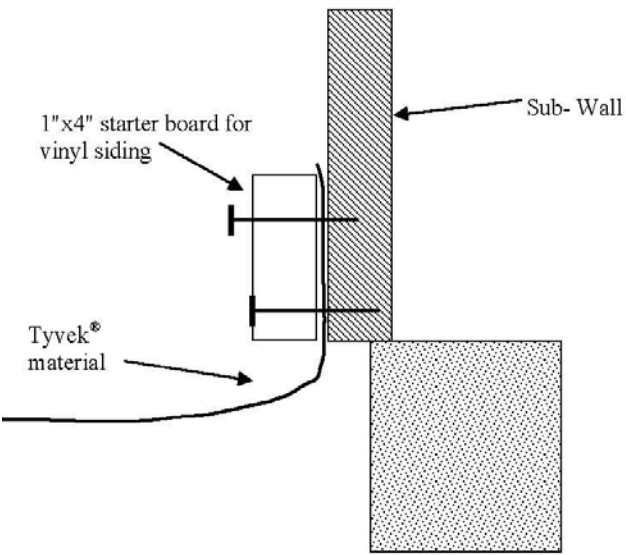
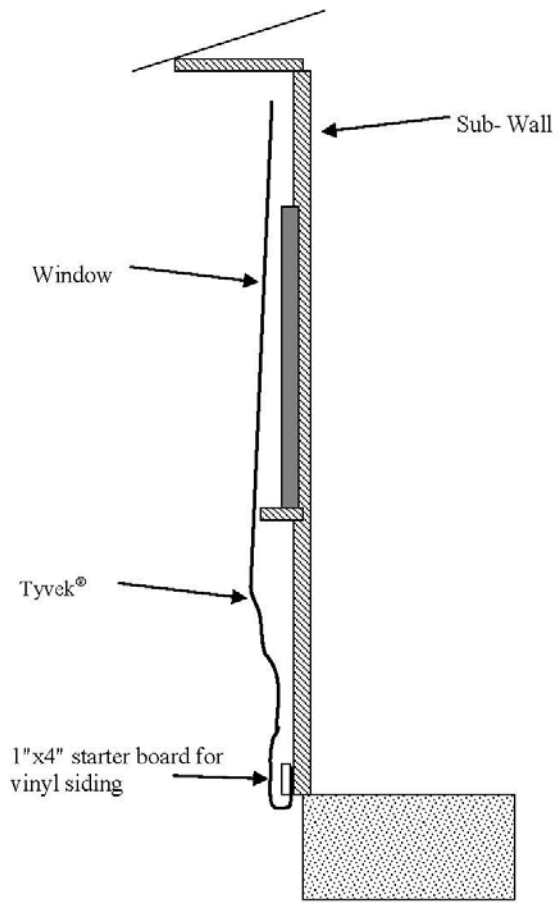
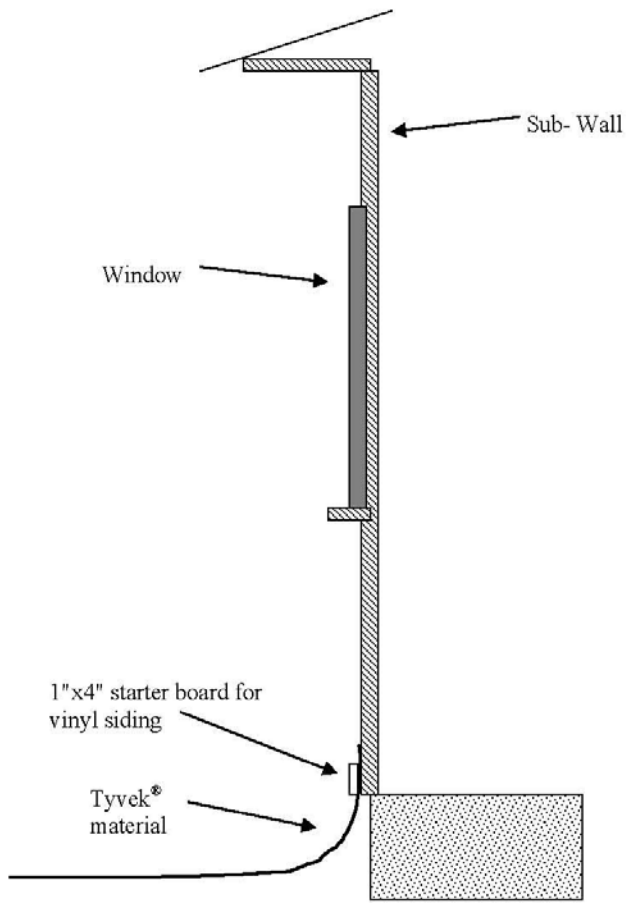


AFTER Blocking is performed remainder of attic should be blown to an R-30 level.

NOT TO SCALE

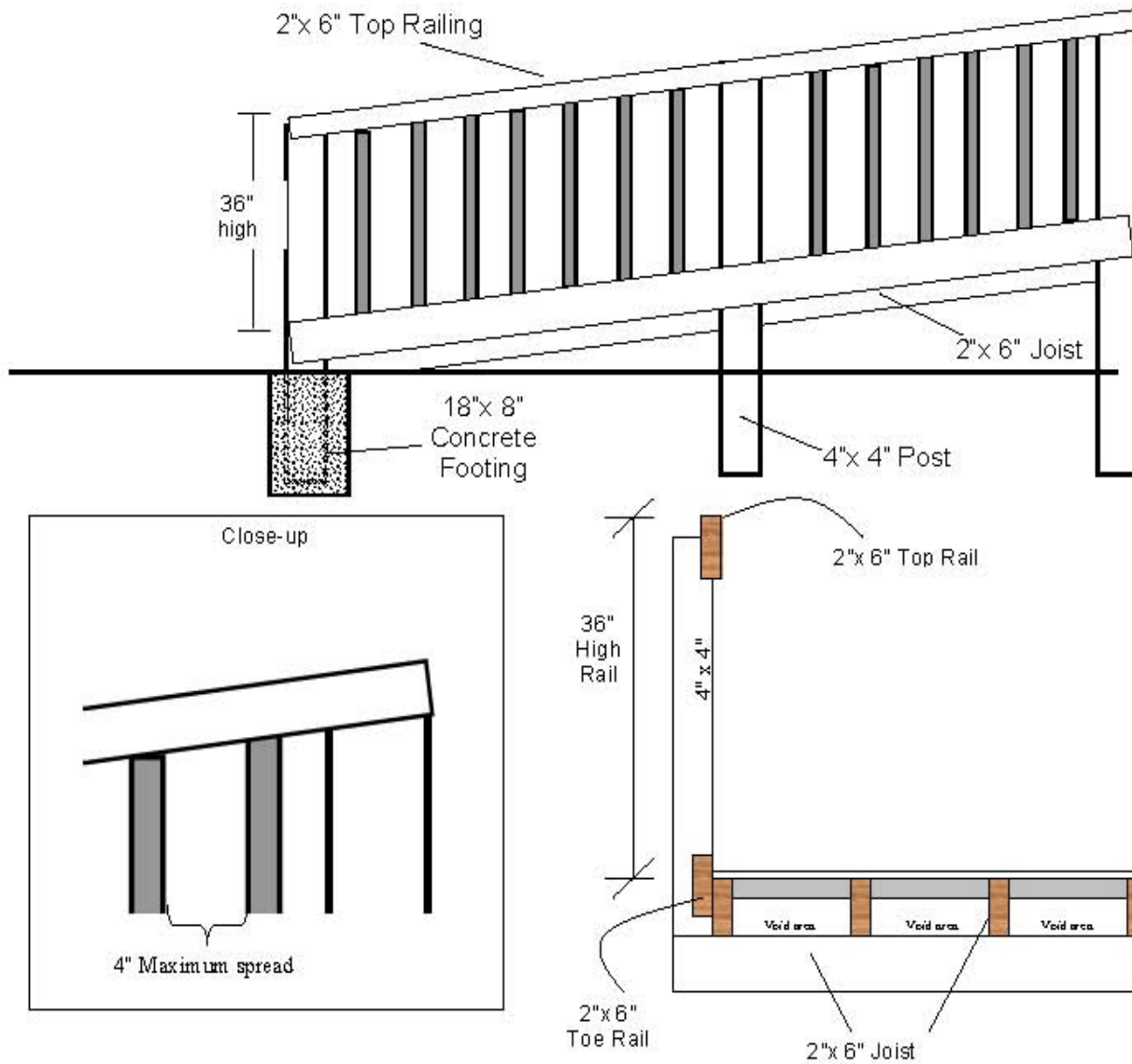
Step 1

Step 2



I.D. 6811

NOT TO SCALE

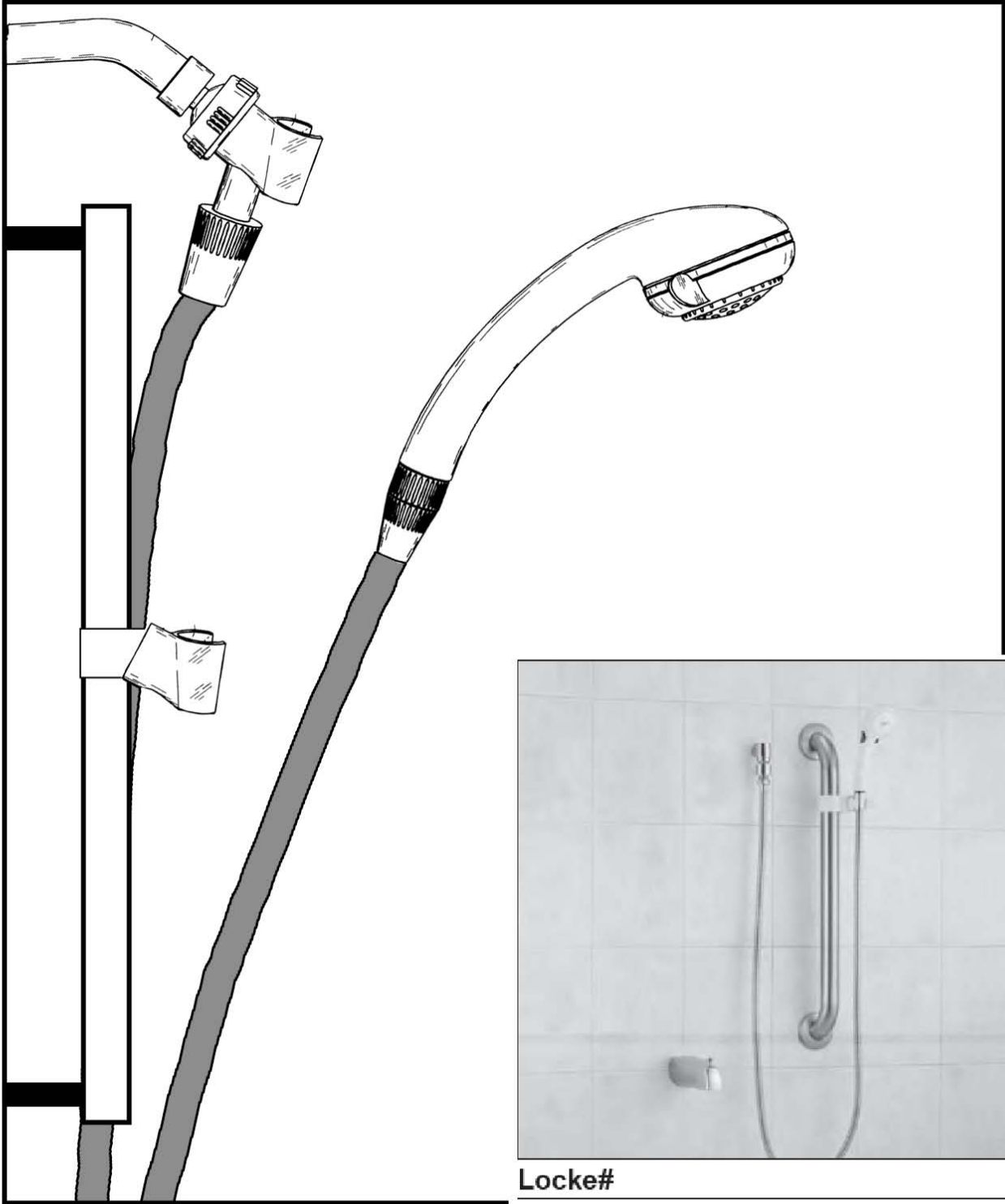


NOT TO SCALE

**NOTE: Purpose of drawing is for comparison purposes only,
Contractor is responsible for following specifications for ramp construction.**

I.D. 7825

NOT TO SCALE



Locke#
A0700 RPW124HDF Delta personal shower with 24" adjustable bar

I.D. 71001