

**City of Edinburg
Community Development Block Grant
Housing Assistance Program**

DESCRIPTION OF MATERIALS FOR PROPOSED CONSTRUCTION

Address: 2118 Abdon Cir, Edinburg, Texas 78541
Legal Description: Lot Nineteen (19), ABDON JUAREZ SUBDIVISION, an addition to the City of Edinburg, Hidalgo County Texas, according to the vacating and resubdivision map thereof recorded in Volume 32, Page 149 A, Map Records, Hidalgo County, Texas.

Proposed Unit
Description: 2 Bedrooms, 1 1/2 Bath Brick Veneer
ADA Accessible/Compliant

1. Describe all materials and equipment to be used, whether or not shown on the drawings, by making "x" in each appropriate check-box and entering the information called for in each space. If inadequate, enter "See Misc." and describe under item 25 or on an attached sheet.
 2. Work specifically described or shown will not be considered for value.
 3. Include no alternates, "or equal" phrases, or contradictory items. (Consideration of a request for acceptance of substitute materials or equipment is not thereby precluded.)
 4. Include signatures required at the end of this form.
 5. The construction shall be completed with the related drawings and specifications, as amended during processing.
 6. All demolition and construction debris must be disposed of at the City of Edinburg Landfill.
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The contractor is responsible for review of this Specification and field verification to determine that a complete and functioning project is delivered to the Homeowner within the sealed written quote. Any additional work to be done or changes in work proposed must be approved in writing and signed by the City, Homeowner(s), and the Contractor.

Should any figures be unverifiable or omitted that are necessary for a clear and comprehensive understanding, or should any errors appear, it will be the duty of the contractor to advise the proper party of the same, and not to go on with the work or bid in uncertainty.

The contractor is to furnish all transportation, labor, materials, apparatus, water scaffolding, and tools, for completing total construction project in the best possible and most rapid manner and to its entire, proper and substantial completion. The contractor should provide temporary light pole or power generator for the construction. Any trees, shrubs, etc., needed to be cut or removed are the Contractor's responsibilities.

The Contractor is to be held responsible for any violations of the proper City's, States' and/or Counties' Codes and Ordinances under which this property is governed. Contractor will provide temporary on-site portable toilet for the duration of construction project.

The Contractor shall on a daily basis or as needed, remove all rubbish and waste materials and keep the premises as clean as possible during the progress and at the completion of work. The Contractor shall deliver the home in a broom clean condition; remove any construction debris from the property right of ways, curbs and gutters.

The City of Edinburg and Contractor may erect a construction sign before or during construction on the premises.

PERMITS AND INSPECTIONS

The Contractor shall be responsible for obtaining all necessary permits required in the location where the improvements are to be constructed. The Contractor shall call upon the proper authorities for compliance inspections and assume the fee for the same example; Code Enforcement, Utilities, Public Works, Engineering, City Land Fill etc.... Contractor will certify completion of project by submitting a certificate of occupancy from City of Edinburg Code Enforcement at final inspection to Grants Administration staff.

WORKMANSHIP

All labor is to be done in a skilled and thorough manner. All materials are to be of the dimension, design and grade herein specified. Unless otherwise specified, any patented materials or materials specified by trade name are to be applied and installed strictly according to the manufacturer's specifications.

GUARANTEE OF WORKMANSHIP

Guarantee the work performed for a period of one year from the date of final inspection and acceptance by City staff of all the work required by the contract. Failure to honor this guarantee may result in the debarment of the contractor from future contract awards with the City of Edinburg. The contractor must furnish City staff with all manufactures and supplier's written guarantees and warranties covering materials and equipment under the contract.

SUBCONTRACTORS

The General Contractor shall be responsible for all subcontractors put to work to do any part of this contract. The owner reserves the right to reject any or all bids.

SCOPE OF WORK

To RECONSTRUCT the home according to the accompanying specifications.

The Contractor shall complete the job 90 days from the date of the Notice To Proceed.

Must meet 2018 I.R.C (International Residential Code, 2018 I.E.C.C. (International Energy Construction Code), 2017 N.E.C. (National Electrical Code) and all City codes and ordinances. Concrete will be placed only Monday-Friday from 8 am to 4 pm, to allow for proper inspections by the proper officials at the City, County or State Departments.

EXCAVATION & COMPACTION:

Make sure to add moisture to fill between layers.

Bearing Soil: Filling will be done in layers and compacted all SELECT FILL will be clean sandy loam free of organic material, trash, clay or any other inappropriate type materials, with a ***minimum excavation of 12" into undisturbed soil. Contractor will be responsible to treat, remove or replace fill dirt if any thorns or weeds appear where fill dirt was used at their cost. The finished floor elevation to be above the top of the curb at center of the lot:***

☒ 18", ☐ 24", ☐ 33", ☐ 36"

This point of the curb to be centered to the length or width of the property and is to be used as reference point located on the;

☐ North, ☐ South, ☐ East, ☒ West

All select fill must be compacted with moisture between layers.

Material Cost: \$_____

Labor Cost: \$_____

FOUNDATION

The foundation is to be followed as specified below and as indicated in the attached Foundation Plan. As per city, state codes and ordinances.

Porches:

- a. Foundation as per slab design. Roof same as house.
- b. Front porch: Accessibility for front door entrance must be no step entrance.
- c. Front porch slab to be flush with the front entrance (no step entrance) of the house slab and gradually tapering down, flush with the finished surface of the parking pad.

Footing:

Strength PSI: 3000 PSI with Fly Ash as **per city, state codes and ordinances**

Reinforcing: All reinforcing steel must be minimum Grade 40 or better and free of rust.

- a. 6 x 6 x 6/6 Gauge Wire mesh
- b. #5 x 20'. 0 Rebar
- c. #3 x 6 x 12" Stirrups @ 36 inches O.C.
- d. #3 x 6 x 24" Stirrups @ 36 inches O.C.
- e. #5 x 4'. 0 Corner Bar
- f. 5/8" x 10" x Anchor Bolts @ 4' Center Maximum
- g. 2" Lift Chairs

Waterproofing: 6-Mil Polyethylene

Termite Protection: Vendor must be state certified, licensed, bonded, and must use minimum active ingredient of .05% Imidacloprid. Contractor must provide Housing Assistance Staff with Certificate of Treatment for work performed.

Additional Information:

- a. All foundation to comply with slab design.
- b. Slab 4" minimum, exterior beams 12" x 18" plus 12" excavation into undisturbed soil equal 30" in height, and interior beams 12" x 18".
- c. Allow for expansion joint between house slab and parking pad, 1/2" asphalt impregnated material or 1/2" redwood, and expansion mark where parking pad and driveway meet.

* Note: Any evidence of significant structural failure on any concrete driveways, sidewalks, or foundations shall be replaced at the sole cost of the Contractor. The City Engineer shall determine the extent of the failure and make the final determination on its replacement. Factors that will be considered shall include the size, type and count of visible cracking or failure in making the determination.

Material Cost: \$_____

Labor Cost: \$_____

EXTERIOR WALLS, WOOD FRAME & WINDOWS

EXTERIOR WALLS: As per city, state codes and ordinances, (2018 I.R.C.);

Wood Frame: Must also comply with Wind Storm Design plan.

- a. Wood Grade, and Species #2 Spruce Pine Fir (S.P.F.) or white or yellow pine wood Precut studs @16" on center (O.C.)
- b. Corners and Bracing 4' x 8' x 1/2" OSB Sheathing
- c. Building paper or Felt (#15 Felt paper x 18")
- d. 2" x 4" treated for bottom plates of exterior walls
- e. Polyseal strip on base of treated stud of exterior walls

Wind Storm (ties, braces, straps etc...) materials, **design plan must be followed as specified, any work not complying will be halted until contractor corrects it at their cost!**

Sheathing:

- a. Foil backed insulated board, foam min. R-3 or better
Note: to be sealed at all joints with foil tape, nail all seams.
Include sheets for all exterior surfaces, corners and bracing.

4. **Partition Wall Framing:**

Studs:

Wood, Grade, and Species: #2 Spruce Pine Fir (S.P.F.) Precut studs
Size and Spacing: 2" x 4" x 92 5/8" @ 16" on center (O.C.)

5. **Ceiling Framing and Strong backs:** Beams, joists etc... Must meet span table

Joist:

Wood, Grade, and Species: #2 S.P.F. 2"x 6" or #2 S.P.F. 2" x 8"
Other: As per wood frame span table
Ceiling Joist: 2" x 6" ceiling joist @ 24" on center

6. **Roof Framing, Purlins and Bracing:** Must meet span table

Rafters, Porch Gable, Siding:

Wood, Grade, and Species: 2" x 6" S.P.F. or 2" x 8" as per wood frame span table
Grade and Species: Ridge board 2" x 8". **Front gable on porch to be Hardi-Plank cement siding 4'x 8', as per plans**

7. **Decking Radiant Barrier:**

Fascia, soffit, and soffit vents:

- a. 4' x 8' x 1/2" Oriented Strand Board (OSB) **Foil Faced Radiant Barrier Sheathing**
- b. 15/32" Steel Ply Clips
- c. 1"x8" Cedar Fascia Board
- d. 1"x2" Cedar Fascia Board
- e. 11/32" BC plywood (3/8) for soffit
- f. 8"x16" soffit vent @ 8' O.C.

As per city, state codes and ordinances

Windows:

All windows will be tinted, double pane insulated, Colonial type, LowE windows U-Factor 0.65 or lower caulk around the inside and outside of all windows.

Location	Type/Colonial	Brand	Size	Quantity
Bedrooms # 1 & 2	Bronze / White	HR Window or Better	3'0" x 5'0"	2
Living room	Bronze / White	HR Window or Better	3'0" x 5'0"	1
Bathroom	Bronze / White	HR Window or Better	2'0" x 1'0"	1
Dining Room	Bronze / White	HR Window or Better	3'0" x 5'0"	1

Windows: SHGC 0.25 or lower

Weather-stripping:

Type: Rib and Gasket

Material: Rubber and Aluminum

Window Screen: Fiberglass or Galvanize window screens

Window Sills: 1"x6" white or yellow pine wood with rounded router ends and edges

Note: If an alternate product is being used, manufacturer's specifications must be turned in to Grants Administration staff.

Material Cost: \$_____

Labor Cost: \$_____

ENTRANCES & ATTIC STAIRWAYS
Entrances: (Front and Rear Doors):

Entrance Door: Double bore

Material: 6-panel pre hung metal door unit (insulated)

Width: 3'0" x 6'8"

Thickness: 1 3/4" solid

Frame Material: White Pine Jamb

Door Sills: Aluminum Threshold (caulk underneath before installation of the door unit)

Head Flashing: 26 gauge galvanize

Weather-stripping: Tape: Rubber & Aluminum

Exterior Millwork: Wood 2"X 2" door molding

Grade & Species: SPF #2 compatible or better

Paint: Oil base high gloss enamel

Stairs: Attic Stairways: 2' x 4' in hall or as indicated on plan.

Material Cost: \$_____

Labor Cost: \$_____

***Note: As per city, state codes, ordinances and specifications.**

ROOFING & ROOF VENTING

Roofing & Roof venting:

- a. DL Metal Drip Edge
- b. Ridge vent (see roof plan for size)
- c. # 30 felt
- d. 30-year fiberglass shingles (owner to select color) or energy star rated.
- e. 26 gauge x 16" width galvanize flashing
- f. 5- hip roof vents to provide net free venting with no obstructions (see plans)

Material Cost: \$_____

Labor Cost: \$_____

EXTERIOR PAINTING

Exterior Painting:

Material:

Oil Base Primer: (Note: Apply one (1) coat of oil based primer to all wood surfaces with brush and roller, if sprayed two (2) coats)

Apply caulking on all seams gaps and putty on all nails, staple marks on all fascia, soffit, brick mold, and siding panels.

Exterior Latex Paint: Minimum 15-year warranty (Note: Apply two (2) coats of semi-gloss latex paint to all exterior wood surfaces with brush and roller, if sprayed four (4) coats)

Caulk Minimum 20-year warranty acrylic latex.

Apply all primer and paint to manufacturer's specifications.

Owner to select color of paint on all painted surfaces.

USE OF LEAD-BASE PAINT IS STRICTLY PROHIBITED.

Note: All exterior primer and paint will be compatible or better to:

- a. Sherwin Williams A-100 Latex Wood Primer (oil-based) (one (1) coat with brush and roller, if sprayed two (2) coats.
- b. Sherwin Williams Super A-84 Exterior House and Trim Paint (Acrylic semi-gloss, water based) (two (2) coats with brush and roller, if sprayed four (4) coats)
- c. Interior/Exterior (oil based) Alkyd A-11 series or better (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color).
- d. If an alternate product is being used, manufactures' specifications must be turned In to Grants Administration staff.
- e. Follow manufacturers, surface preparation prior to applying finish.

Material Cost: \$_____

Labor Cost: \$_____

BRICK, WINDOWS & FRONT PORCH

Brick Veneer:

- a. American made brick only. \$500.00 per thousand maximum allowance (owner to select color)
- b. Masonry spacing: 1/2"
- c. Dimensions: 2"-5/8" x 9"-5/8" or 3"x10"
- d. Sand
- e. Masonry cement
- f. Brick ties

Window Sills:

- a. Brick

Lintels:

- a. 4" x 4" x 1/4" Angle Iron and apply oil based primer.
* Note: Above all exterior doors and windows where applicable.

Base Flashing:

- a. # 30 felt, to wrap around all window and exterior door rough openings.

Front Porches:

- a. Porch shall have one (1) or two (2) brick columns as per floor plan. With treated 4"x 4" x 10' post, anchored as per wind storm design plan (refer to wind storm plan).

Material Cost: \$_____

Labor Cost: \$_____

INTERIOR WALLS, TRIM, HARDWARE & BATHROOM ACCESSORIES

Interior Walls:

Drywalls (walls and ceilings): Gypsum Board: **USA Made only, no imported type allowed.**
 Thickness: 1/2"
 Finish: Tape, Float
 Corners: Regular corner beads 1 1/4" galvanize, or rounded plastic
 Joint Treatment: Tape, Float and Texture

Walls Finish: Orange Peel

INTERIOR WALLS CONTINUED:

Rooms	Wall Finish Material & Application	Ceiling Finish Material & Application
Kitchen	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Bath	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Bedrooms	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Living Room	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Dining Room	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Utility Room	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Hallway	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Central Air Handler Room	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling
Lenin Closet	Interior Washable Acrylic Latex Paint	Texture Walls & Ceiling

If a light coat of texture is used apply two coats, if one coat apply medium heavy, as to cover all taped joints adequately.

***Note:** Gypsum board on the ceilings must be nailed at 7" on center, and 8" on center on walls. All gypsum board must be cut to fit with tapered sides and ends butting. Where possible end joints must be staggered.

***Note:** All interior paint will be compatible or better to: Minimum 10 year Warranty, caulk minimum 20-year warranty acrylic latex.

All interior wall partitions will be painted one color.

Sherwin Williams B-49 W200 (oil-based primer) (1 coat of primer with brush and roller, if sprayed 2 coats)

Sherwin Williams Classic 99 Semi-Gloss Latex (water-based), (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color). All interior ceilings will be painted white.

Interior/Exterior (oil based) Alkyd A-11 series or better (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color).

If an alternate product is being used, manufacturer's specifications must be turned into Housing Coordinator.

Follow manufactures' surface preparation prior to applying finish.

(USE OF LEAD-BASED PAINT IS STRICTLY PROHIBITED)

Interior Doors, Trim, Hardware and Bathroom Accessories:

a. **Front and Rear Door Knobs and Locks:**

Location	Description	Material	Make	Quantity
Front Exterior Door	Keyed Alike Dead Bolt & Entry Combination with Lever Type Handle	Nickel Finish	Tru-Guard or Better	1
Rear Exterior Door	Keyed Alike Dead Bolt & Entry Combination with Lever Type Handle	Nickel Finish	Tru-Guard or Better	1

Door Stoppers: Install door stoppers on all interior doors, and a door sweep to the A/C return door.

Additional information: Install jumbo (one Inch diameter) peep-hole in front door only.

Interior Doors, Trim, Hardware and Bathroom Accessories Continued:

b. **Interior Doors and Trim and Bathroom Accessories:**

Location	Description	Material	Thickness	Size
Bedroom #1	Hollow Core Mahogany	Wood	1 3/8"	2'8" x 6'8"
Bedroom # 2	Hollow Core Mahogany	Wood	1 3/8"	3'0" x 6'8"

Closet Bedrooms # 1 & 2	Hollow Core Mahogany	Wood	1 3/8"	2 – 2'8" x 6'8"
Bathroom and half bath	Hollow Core Mahogany	Wood	1 3/8"	3'0" x 6'8"
Central Air Handler Door	Hollow Core Mahogany	Wood	1 3/8"	2'0" x 6'8"
Utility Room	Hollow Core Mahogany	Wood	1 3/8"	3'0" x 6'8"
Linen Closet	Hollow Core Mahogany	Wood	1 3/8"	2'0" x 6'8"

***Note: Follow manufacturer's surface preparation prior to applying finish. Paint or varnish to be applied in a uniform manner as to cover up all unfinished surface(s). Do not leave any black or gray spotting or streaks.**

c. **Interior Doors, Trim, and Bathroom Accessories:**
Door Knobs:

Location	Description	Material	Make	Quantity
Bedroom # 1	Lockset (privacy) Lever Type	Nickel Finish	Tru-Guard or better	1
Bedroom # 2	Lockset (privacy) Lever Type	Nickel Finish	Tru-Guard or better	1
Bathroom	Lockset (privacy) Lever Type	Nickel Finish	Tru-Guard or better	2
Utility Room	Lockset (privacy) Lever Type	Nickel Finish	Tru-Guard or better	1
Closet (Bedrooms # 1 & 2)	Passage Lever Type	Nickel Finish	Tru-Guard or better	2
Central Air Handler	Passage Lever Type	Nickel Finish	Tru-Guard or better	1
Linen Closet	Passage Lever Type	Nickel Finish	Tru-Guard or better	1

d. **Base Trim:** **Wedge or Colonial**
Type: Trim Finger Joint molding 2 1/8" width if painted.
If stained must be **STAIN GRADE OR BETTER.**

Make: White Pine or Better

Finish: Doors ☐ Sealer, Stained & Varnish
☒ Painted

Doors trims ☐ Sealer, Stained & Varnish
☒ Painted

Doors jambs ☐ Sealer, Stained & Varnish
☒ Painted

Base ☐ Sealer, Stained, Varnished
☒ Painted

Interior Doors, Trim, Hardware and Bathroom Accessories Continued:

Window Stools: White Pine or Better -1"x 6" with rounded corners and router edges with trim under stools

Finish: Doors ☐ Sealer, Stained & Varnish
 ☒ Painted

Closet Shelves: 1" x 12" white pine at 65" high brackets (2) in bedroom #1 and
 (1) Centered in bedroom #2 when over 4' in length

Closet Clothing Rod: (1) 3/8" Galvanized rod

Other Trims (Item, Type and Location) all trims will be enamel painted with oil based paint.

Owner will select color. (**USE OF LEAD-BASE PAINT IS STRICTLY PROHIBITED**)

- e. **Bathroom Accessories: One (1) (For Handicap Accessibility only)**
- 1. Bathroom (Chrome)
 - a. Toilet Paper Holder
 - b. Towel Holder (24" in length)
 - c. Stainless Steel Grab Bars installed as per manufacture's specifications
 One: (18" grab bar) One: (36" grab bar)

Material Cost: \$ _____

Labor Cost: \$ _____

CABINETS & INTERIOR DETAIL

Cabinets and Interior Detail:

Kitchen Cabinets: Overhead Unit

Material: 3/4" Ash/Birch Plywood
Backing: 1/4" Luan for Backing
Linear feet: 18' - 3"
Shelf width: 1' - 0"
Shelf Material: 3/4" BC Plywood

Kitchen Cabinets: Base Unit

Material: 3/4" Ash/Birch Plywood
Backing: 1/4" Luan for Backing
Linear feet: 15' - 9"
Cabinet width: 2' - 0"
Back Splash: 18" Coved Formica
Counter Top: 3/4" BC Plywood, Formica to be applied
Edging: Formica
Shelf Material: 3/4" Luan Plywood

Cabinets and Interior Detail Continued:

Finish: Cabinets ☐ Stain, Sealer, and Varnish
 ☒ Paint

***Note:** All door fronts to be hard board with 1/4" plywood Ash or Birch panel insert, or all 3/4" doors and drawer fronts to be trimmed with lip mold for kitchen, vanity, and medicine cabinets. **No slab doors allowed.** All hinges to be spring loaded self-closing and with nickel finish including handles or pulls.

Medicine Cabinets: Recessed wall unit solid wood 14" x 5" x 19" construction of same material ash or birch.

Wall Mirror: 24" x 30" x 1/4"

Other Cabinet(s): Bathroom Vanity
Size: 30" wide x 18" deep x 32" height
Material: 3/4" Ash/birch plywood
Backing: 1/4" Luan for backing

Finish: Cabinets ☐ Stain, Sealer, and Varnish
☒ Paint

Vanity Top: One (1) - 31" x 19" Cultured Marble Top (**White to match Toilet**)

***Note:** (Owner will select color of Formica)

****Note:** Only stain grade Ash or Birch 3/4" plywood

*****Note:** No particleboard materials allowed

Cabinets and Interior Detail Finish:

Note: All, Sealer, Stain, Varnish will be Compatible or better to:

- a. Sherwin Williams Penetrating Oil Stain A-48 Series owner will select color of stain.
- b. Sherwin Williams Sealer B-26-V3 (apply one (1) coat with brush and roller if sprayed two (2) coats).
- c. Sherwin Williams Polyurethane Varnish (gloss A67f1) (apply two (2) coats with brush and roller, if sprayed four (4) coats).
- d. Interior/Exterior (oil based) Alkyd A-11 series or better (2 coats of paint with brush and roller, if sprayed 4 coats, owner to select color).
- e. Follow manufacturer's surface preparation prior to applying finish.
- f. If an alternate product is being used, manufacturer's specifications must be turned into Grants Administration staff.

*** Note:** Finish to be applied also to the inside of cabinets including shelves, backing, and back of doors.

Material Cost: \$_____

Labor Cost: \$_____

FLOORING – CERAMIC TILE

Flooring:

Ceramic Tile (non-slip) **USA made only, no imported type allowed**

Location	Material	Allowances	Floor Type
Kitchen	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete

Bath	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Bedrooms / Closets	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Living room	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Dining room	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Utility room	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Central Air Handler room	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Hallway	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete
Linen Closet	12"x12" thin set, grout & sealer	\$2.25 per sq. ft.	Concrete

*** Note: Seal grout with appropriate sealer before requesting final inspection.**

Material Cost: \$_____

Labor Cost: \$_____

BATHROOM – ADA ACCESSIBILITY

Bathroom: One (1) (For ADA Accessibility only)

Bathroom (shower stall; all ceramic tile, tapered entrance, bull nose edge, owner to select color)

*** Note:** only if handicapped

- a. 3'-4" x 5' x 8' shower stall **with spout 70" high and hand-held shower head with 6' hose.**
- b. 3'- 6" opening (clearance) with 3/4" ceramic riser at the entrance.
- c. **3" recessed shower floor area only.**
- d. 18" deep x 19" high and no less than 36" wide tile seat inside shower stall.
- e. 6" x 6" or 8" x 12" ceramic wall tile.
- f. 2" x 2" non-slip ceramic floor tile. Curved floor tile edge. (Shower floor area only).
- g. Moisture Resistant Sheetrock (ceiling and wall surrounding stall).
- h. Walls concrete reinforced with wire mesh on top of moisture resistant sheetrock.
- i. Built up stucco 1/2" to 3/4" with black felt moisture barrier no cement board allowed.
- j. Blocking for grab bars and secure as per manufacture's recommendations in bathroom area.

***Note: As per specifications.**

***Note: As per city, state codes and ordinances.**

Material Cost: \$_____

Labor Cost: \$_____

PLUMBING

Plumbing:

***No Glacier Bay toilets allowed**

Fixture	Quantity	Location	Make	Size	Color
Sink	1	Kitchen	N/A	33"x 22" 8"depth	Stainless Steel
Vanity Cabinet	2	Bathroom	N/A	As shown on specs.	Stain, varnish or paint owner will select

Toilet Standard or Handicapped Accessible	2	Bathroom	Crane Plumbing (The Toilet) or better	(High seat only if handicapped.) 1.28 gpf* or better and or ADA compliance.	White
Shower Stall	1	Bathroom	Ceramic Tile	As per code	Owner will select color
Bathroom Faucet	2	Bathroom	American Standard 1.5 gpm** or better	N/A	Nickel finish w/ lever handle(s) & w/ pop-up valve
Kitchen Faucet	1	Kitchen	American Standard 1.5 gpm** or better	N/A	Nickel finish w/ lever handle(s)
Handheld Shower Head	1	Bathroom	American Standard, Aqua Source 1.5 gpm** or better if applicable	Handheld Handicapped spout with 6 ft. hose	Nickel finish w/ lever handle(s)

*1.28 gpf (gallons per flush)

** 1.5 gpm (gallons per minute)

***Show and describe individual system in complete detail in separate drawings and specifications according to requirements. ***

- | | |
|---------------------------|--|
| a. House drain (inside): | 3" Drain Water Vent (DWV) Schedule (Sch.) 40 |
| b. House sewer (outside): | 4" SDR 35 |
| c. Water piping: | ¾" with ½" Drops Copper Tubing as per city codes |
| d. Other: | Type L |
| e. Water Main: | 1" Minimum Schedule 40 Polyvinyl Chloride (PVC) |
| f. Sill cocks, number: | See Plan |
| g. Ice maker box: | Provide connection |
| h. Washing machine: | Provide connections and box |
| i. Exterior hose bibs: | Two (2) with vacuum breaker |

Right of way permits, inspections and sewer tap connections; **Contact Public Works/Engineering**
Contact Number: 956-388-8210 or 956-388-8211

Special Note:

1. **Lead-free solder must be used on all copper tubing.**
2. **All hot water lines must be insulated with ½" or ¾" pipe insulation with all joints taped.**
3. **Fill tub trap with melted asphalt (2") minimum.**
4. **Provide new 4" sewer tap to city main, seal existing sewer tap.**
5. **Contractor to be responsible for the removal of all non-functional gas, sewer and water lines.**
6. **Two hose bibs one in the front and one in the back.**
7. **A dielectric fitting is required between piping of dissimilar metals.**
8. **All service lines must be a minimum of 12" ground cover (gas, water and sewer).**

***Note: As per city, state codes and ordinances**

20. **Domestic Electric Water Heater:** Reliance brand or better
Set temperature to 125 degrees before final inspection
1. Electric water heater (220 current).
 2. Steel with fiberglass insulation.
 3. 6-year warranty on tank and parts.
 4. 40-gallon tank capacity.
 5. 18" x 18" water heater stand (metal).

Note: If an alternative product is being used, receipt and manufacture's specifications must be turned into Housing Coordinator.

Stove connection

220 Electrical connection for stove.

***Note: As per city, state codes and ordinances**

Material Cost: \$_____

Labor Cost: \$_____

CENTRAL AIR & HEATING SYSTEM

Central Air & Heating System: As per city, state codes and ordinances

Type of System: 220 Electrical current

Duct Material: Fiberglass

Thickness: 2" Perma duct R-8.7 or better **(Flex Duct Not Allowed)**

Make & Model: Ruud, Rheem or better (inside & outside units to match make and S.E.E.R.)

***Note: Goodman A/C system not acceptable or mix matching of brands.**

- a. 14 S.E.E.R. 2 Ton or **As per Manual J**
- b. Digital Thermostat
- c. Certificate of ARI-Certified Performance

Central Air & Heating System Continued:

(Additional Information: Adequate to cooling and heating entire house as indicated on plans)

1. Do not cross A/C drain line in front of air handler.
2. Provide proper air flow at all ceiling registrars as per Manual J.
3. Two (2) coats of mastic all taped joints at duct work, seal at all connections with the ceiling registrars, and at the air handler with polyurethane caulk or appropriate sealer before insulating ceiling must be verified by Housing Coordinator.
4. Provide return filter grille and weather strip A/C door.

***Note:** The Contractor shall be responsible for providing Housing Assistance Staff with a copy of REScheck, detailed Manual J, for the Heating Venting and Air Conditioning (HVAC) for each home where improvements are to be constructed. Contractor shall call upon the proper authorities for compliance inspections, and permits according to city, state codes and ordinances.

Material Cost: \$_____

Labor Cost: \$_____

ELECTRICAL WORK

Electrical Wiring:

As per city, state codes and ordinances. **Must meet (2017 National Electrical Code)**

Make: Square D, Home Light, and Square D compatible, or better
Amps: Main disconnect as per codes
No. Circuits: As per codes
Arc Fault Breakers: As per codes (to be used throughout the home)
Wiring: All copper wiring
Special Outlets: 220 outlets for dryer, stove, water heater, heating & cooling
Special Features: a. Doorbell, lighted (front door entry only)
b. GFI outlets;
1. Kitchen counters to be inter-connected
2. One per bathroom
3. Two exterior outlets (front & rear)
4. One in utility for washer
c. Smoke detectors (in all bedrooms and hallways)
1. All smoke detectors must be interconnected.
d. Switch and wire for ceiling fans (separate switches)
1. Bedrooms
2. Living room

Material Cost: \$_____

Labor Cost: \$_____

LIGHTING FIXTURES

Total number of fixtures and locations of fixtures: **See Plans**

TOTAL ALLOWANCE FOR FIXTURES \$400.00

Location	Make	Description	Quantity
Bedrooms # 1 & 2	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	2
Bedroom closets # 1 & 2	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	2
Living room	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	1

Dining Room	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	1
Kitchen	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	2
Utility Room	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	1
Hallway	Hardware House, Lightcraft, Portfolio or better	2 Lights Semi-Flush Mount Ceiling Fixture. Compact fluorescent (soft white) 2 bulbs, 14 watts	1
Bathroom Vanity Light Fixture	Hardware House, Lightcraft, Portfolio or better	3 Lights Wall Bracket (chrome) or better, Compact fluorescent (soft white) 3 bulbs, 14 watts	2
Bathroom Exhaust Fan / Light Fixture	Nautilus, Broan or better	Bathroom Ceiling Light / Exhaust Vent Fan Combo (Model # N671). Compact fluorescent (soft white) 2 bulbs, 14 watts. Vented as per city codes and ordinances	2
Front and Rear Exterior Light Fixture	Hardware House, Lightcraft, Portfolio or better	Jelly Jar – Wall Mount, Clear glass, Black, Metal (no plastic fixtures). Compact fluorescent (soft white) 1 bulb, 14 watts	2
Range Hood	Broan or better	30" Range Hood, Two Speed Fan, 1 bulb, 14 watts compact fluorescent (soft white), (vented to exterior roof) As per city codes and ordinances	1
Front and Rear Under Soffit Lights	Heath Zenith or better	Black, white, metal (no plastic fixtures). Solar powered motion security light 15 watt halogen bulb or better	2

Material Cost: \$_____

INSULATION

Insulation: As per specifications

Location	Type	Description	Vapor Barrier	
Ceiling	9 ½"	Rolled Batts R-30 Rating Fiberglass Insulation Full Coverage Batted	Paper Insulation	Back
Wall	3 ½"	Rolled Batts R-13 Rating Fiberglass Insulation Full Coverage Batted	Paper Insulation	Back

Material Cost: \$_____

Labor Cost: \$_____

PARKING PAD AND DRIVEWAYS

Parking Pad and Driveways: As per city, state codes and ordinances (refer to site plan)

All reinforcing steel must be minimum Grade 40 or better and free of rust.

All select fill must be compacted with moisture between layers.

Parking Pad: 12' x 20' (as per foundation plan spec.)

Driveway:

Width: 12' wide from parking pad to curb (est. **18'** in length)
Base Material: Select Fill
Thickness: 4"
Surfacing Material: Concrete 3000 PSI with Fly Ash
Wire mesh: 6" x 6" x 6/6 gauge or 3/8" rebar @ 12" on center
Expansion Joint: As per code

Right of Way Entrance: ***Right of way inspections contact Public Works / Engineering***
Contact Number: 956-388-8210

Width: 12' wide from parking pad to curb (est. **15'** in length)
Base Material: Select Fill
Thickness: 6" As per code
Surfacing Material: Concrete 3000 PSI with Fly Ash
Wire mesh: 6" x 6" x 6/6 gauge or 3/8" rebar @ 12" on center
Wings: 2 Sets of triangles (refer to site plan for details)
Expansion Joint: As per code
Curb and Gutter: Must be redone when broken or missing where applicable
Apron access: Handicap accessibility where applicable **5' W. x 16' L.**
Right of ways: Must be clean from any construction debris including curb and gutter

***NOTE:** Parking pad and driveway to be poured separately from foundation and just prior to 100% completion of entire project. Must be free of tire marks, scrapes, and oil stains.

Material Cost: \$_____

Labor Cost: \$_____

OTHER ONSITE IMPROVEMENTS

Other Onsite Improvements:

Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings and accessory structures.

Contractor will remove all debris and compact grade within 12" of the house for adequate drainage. Any construction debris that might wash up after rain-fall will be the sole responsibility of the contractor to clean up and remove at their cost.

Contractor will be responsible for the reinstallation of any type of existing fence, re-hang existing gates and if any posts were temporarily removed to gain access to property.

Client will at their own cost replace any new gates to accommodate the new openings at the fence that were prepared by the contractor after widening of the entrance for the driveway.

Contractor is responsible for any and all damages caused to existing property or structures, by subcontractors or other project related or delivery trucks.

*****NEWLY INSTALLED WATER AND SEWER LINES MUST BE PHOTOGRAPHED BY GRANTS ADMINISTRATION STAFF PRIOR TO BACKFILLING THE TRENCHES. FAILURE TO DO SO WILL CONSITUTE THE RETRENCHING OF UTILITIES LINES AT CONTRACTOR’S EXPENSE*****

DEMOLITION

Demolition:

Contract price: To include demolishing of existing house, carport, driveway, sidewalks, and trees (where applicable). Lot and right of ways shall be rake clean and free of any demolition and construction debris.

One shade tree to be planted in front of home after construction.

Contractor will be responsible for the disposal of all debris in the City of Edinburg certified landfill. Absolutely no materials may be salvaged. For example: doors, windows, light fixtures, lumber or bathroom fixtures.

Contractor must make arrangements with the City of Edinburg Solid Waste Management Department at (956) 381-5635 as per City of Edinburg Code of Ordinances, Edinburg Code of Ordinances; Title V: Public Works “*Chapter 51: Solid Waste Management Collections*”, *general provisions § 51.12 Disposal of Accumulations of Wastes from Building Operations or Property Clean-up (a)*.

Material Cost: \$_____

Labor Cost: \$_____

NOTICE REGARDING CHANGE ORDERS

Contract change orders can only be authorized by the Department Director. A change order will only be undertaken when unforeseen conditions or circumstances that were not previously identified in the specifications. In all situations, the recipient family must agree to the change order prior to its implementation. A Change Order Form shall be processed before any changes in construction can begin. A reasonable Change Order bid will result in an increase or decrease of original contract amount for the work to be done or omitted.

GRAND TOTAL BID

Grand Total Bid: \$_____