

King Park Development Corp.

General Specifications &
General Conditions

Part "A"

2435 N. College

JOB ADDRESS: 2435 N. College Ave

GENERAL REQUIREMENTS

Furnish all labor and material to complete the following specifications. All work performed shall at a minimum meet code.

All measurements listed within the specification document are approximations only and MUST NOT be used for a basis of bidding. Contractors are responsible for exact measurements and shall familiarize him/her with all sections of the specifications. Contractor shall visit the premises to thoroughly examine existing conditions so that the bid will be complete in every detail.

Unless otherwise specified, materials and products shall be new and shall comply, as a minimum with all local, state, and federal fire and other standards, and with the standards set forth by HUD regarding (a) adequate structural strength, (b) adequate resistance to weather and moisture, (c) acceptable durability and economy of maintenance, and market acceptance. Defective or hazardous materials will not be acceptable and if built-in, shall be removed and replaced with sound materials and approved by the owner's agent(s).

The contractor shall promptly correct all work rejected by the owner's agent as defective or as failing to conform to the general documents, whether observed before or after substantial completion. Contractor shall bear all cost of correcting such rejected work.

Bidders are to understand that the Owner and or Owners Agent reserve the right to reject any and all bids.

The Contractor shall consult with the Owners and or Owners Agent as to style, color and material selection before putting in place any items that have optional selections. Contractor shall confirm any optional selections in writing with Owners Agent prior to purchase and installation.

Any necessary permits required for the new construction of alteration to the building must be obtained and paid for by the general contractor. Also, the general contractor must comply with all certification and surety bonding requirements of the City of Indianapolis.

All work performed by the contractors shall conform with all applicable Federal, State and Local laws, codes, standards and regulations as well as those of the authorities having any jurisdiction over the construction of the project.

Each contractor shall provide liability and Property Damage Insurance and Workmen's Compensation Insurance in the following minimum amounts: (1) General Liability \$ 2,000,000.

Property Damage \$ 500,000. Or a combined single limit of \$ 2,000,000; and (2) Workmen's Compensation (Statutory)

It shall be understood by the Owner, Contractor and Concerned Governing Bodies: That the contract as written and approved regarding scope of work, price, design, etc. cannot be changed, deleted or added to without prior written approval and signed consent in the form of a change order, by all interested parties.

LEAD DUST CONTROLS & SAFE WORK PRACTICES

The contractor shall be responsible for all actions of his employees and sub-contractors and shall comply with Code of federal Regulations (CFR) Part 35.

HOLD HARMLESS

The contractor will defend, indemnify and hold harmless the Community Development Corp. and the Homeowner and the city of Indianapolis and its officers and employees from liability and claim for damages or loss and expenses arising from the contractor's operations under this contract.

DEBRIS DISPOSAL

Maintain a clean site at all times. Dispose of all debris from work site in a code legal manner.

ROUGH CARPENTRY GENERAL REQUIREMENTS

All lumber materials and items that relate shall be suitable for the intended end use. Framing boards and plywood shall be grade marked. Framing lumber shall be number two grade or better with moisture content of 19% or less at time of installation. New lumber in contact with masonry and all lumber exposed to the weather shall be preservative treated.

ROOFING GENERAL REQUIREMENT

Unless otherwise specified, all material shall be new and asbestos free. Seal all edges. Flash and caulk all adjoining surfaces and make weather tight. Replace all flashing, roofing accessories and nails using rust resistant material. Install all roofs in one continuous operation. All valleys shall be covered with two layers of 90 lb. mineral-surfaced roofing, the first layer 18" wide with mineral side down, and second layer at 36" wide with mineral surface up. Gum edges of shingles at valley. Use minimum of four (4) roofing nails per shingle of sufficient length to penetrate attic side of sheathing by at least 5/8". Protect the house exterior and neighbors house exterior at all times. Protect the house contents at all times from exposure to the elements.

GUTTER AND DOWNSPOUT GENERAL REQUIREMENTS

Dispose of all existing gutters in a code legal manner. New guttering shall be 6" K type seamless, .027-gauge aluminum to service the entire dwelling complete with 4" X 3" downspouts. All guttering shall be mounted using spikes and ferrules at no more than 32" apart. Spikes are to be nailed into rafter tails. Downspouts shall be secured to the structure with a minimum of two hangers. Downspouts shall be 6" off finished grade and placed for at least every 30' of gutter run.

PAINTING GENERAL REQUIREMENTS

All paint shall be lead free. All surfaces shall be clean and dry prior to paint application. Remove any and all loose and or blistering scaling and deteriorated coatings. Secure all loose materials; set all nails fill all holes. Paint only when temperatures are above 40 and below 100 degrees. Paint finish shall be free of bleeding, sags runs or brush marks. All unpainted hardware shall be paint free.

CONCRETE GENERAL REQUIREMENTS

All concrete shall be air entrained, Portland cement, 3000 psi, maximum 4" slump unless otherwise specified. All concrete shall be placed on original soil or compacted fill, against straight, solid and plumb forms, when the temperature is 40-100 degrees F. All concrete shall be free from voids and cavities and shall be protected from the weather while curing. All forms and soils shall be inspected before pouring of concrete.

MASONRY REPOINT

Cut out soft lime mortar at least 1/2", remove all loose material with clear water. Point all prepared mortar joints using soft lime Portland cement mortar. Use mortar within 30 minutes of final mixing and wet mortar joints before applying mortar. Match color as closely as possible.

PLUMBING GENERAL REQUIREMENTS

Unless otherwise specified all materials shall be new. All items shall operate safely and without leakage, noise, vibration or hammering. All penetrations of building components shall be neat, sleeved and fire stopped. No solder containing lead shall be used in any pipe or fixture which supplies portable water. Damage to structural members shall be repaired to the acceptance of Owners agent.

ELECTRICAL GENERAL REQUIREMENTS

All material shall be new and shall be UL approved and or rated by the National Electrical Code. All newly installed materials shall be code approved. Newly installed receptacles shall be properly grounded. Replaced grounded receptacles shall be properly grounded. Non-grounded receptacles may be replaced in kind, unless otherwise noted. Utility circuits shall be properly grounded and be on 12-gauge wire (except taps) and be 20 ampere fused. Install new cover plates on switches, receptacles and junction boxes where broken or missing. Porcelain fixtures, with or without pull chains shall only be allowed in garages, basements, unimproved attic areas, utility areas and closets. The furnace, garbage disposal, washer, window air conditioner, dishwasher and microwave shall be on a dedicated circuit. Each 230-volt appliance except baseboard heaters shall be on a dedicated circuit. New wiring and wire sizes referred to shall be copper. Newly installed wiring in areas other than basement, and unused attic shall be run in the walls, wire mold or in conduit. WIRE MOLD AND CONDUIT SHALL NOT BE USED WITHOUT THE WRITTEN PERMISSION. All drilling, cutting and fastening shall be neat and true. All patching shall match the existing or surrounding surface.

HVAC GENERAL REQUIREMENTS

Unless otherwise specified all materials shall be new. Equipment shall operate safely without leakage, noise, or vibration. All penetrations of building components shall be neat, sleeved and fire stopped and shall not compromise structural integrity. Contractor shall indicate equipment's manufacture, model or output rating and proposed distribution diagram with bid. All heating equipment shall be designed to maintain the indoor temperature at seventy degrees when the exterior temperature is at zero.

FLOOR COVER AND SUB FLOOR GENERAL REQUIREMENTS

Unless otherwise specified all material shall be FHA approved. All sub floors and underlayment's shall be well secured, dry, clean, level and free of cracks, depressions, voids, bumps and squeaks before installation of finished floor coverings.