**SPECIFICATIONS DATE**

**RE: Name**

 **Address**

 **City, NE ZIP**

 **(###) ###-####**

**SCOPE OF WORK:**

**CONSUMER is ## tall and weighs ## pounds.**

**GENERAL NOTES:**

1. All work done by the contractor must be in compliance with all state and local building codes.
2. The contractor shall be responsible for obtaining all required licenses, certifications and permits, including, but not limited to; certification pursuant to the Federal lead-based paint activities program if applicable.
3. The contractor is responsible for all inspections for all work related to this project.
4. Permit fees shall be included in the quote. All required permits must be obtained and copies provided to ATP at the time of billing. Failure to obtain and provide copies of the required permits will result in revocation of the Service Authorization, and in any event, no final payment will be made until all required permits have been obtained and copies provided to ATP. The requirement of permits is to be indicated on the ATP quote form.
5. The contractor shall comply with all OSHA and Nebraska Department of Labor regulations.
6. The contractor shall notify ATP of any discrepancies between the drawings, specifications, existing conditions, and the applicable codes and regulations as soon as the discrepancies are identified.
7. To prevent issues of liability, the vendor/contractor must notify ATP of any problems with the condition of the home that could affect the modification prior to starting work or as soon as the issue is found. If prior notification is not given, it may be assumed that any damage is attributable to the contractor, unless otherwise documented and verified by ATP Technology Specialist.
8. All products and equipment furnished and/or installed under the contract shall conform to the specifications. No “blemished”, “seconds,” or reused building materials shall be used in this project unless otherwise noted and approved. Recycled or used equipment may be used provided it has been reconditioned to new and carry a warranty like new. All recycled equipment shall be noted as such on the quote.
9. **All specified items are to be provided and installed by the contractor unless otherwise noted.**
10. **All specified items are to be installed per manufacturer’s installation procedures, methods and instructions, and in accordance with local building code. The contractor is to provide all miscellaneous fasteners as required for proper installation.**
11. The contractor shall submit literature on all “substitute” materials and receive approval by the ATP Technology Specialist before use or installation. Submittal of product literature on listed materials is not necessary.
12. All material colors/finishes for materials including, but not limited to; paint, stain, flooring, tile and grout, shall be selected by the owner from a full line of standard colors and finishes.
13. Provide price point to homeowner as reference to coordinate selection of material style and color by homeowner.
14. Work performed under the contract shall be executed by craftsmen skilled in the respective trades and in a manner consistent with the standards of the respective trades, governing codes and generally accepted construction practices.
15. The contractor shall provide the consumer with instructions and written materials, including manufacturer’s warranty, user’s manuals, and maintenance information as applicable.
16. The contractor is responsible for coordinating mounting heights and locations of fixtures with the family/consumer, unless otherwise noted.
17. The contractor is responsible for the repair of all surfaces including, but not limited to; furniture, walls, floor covering, doors, woodwork and trim, exterior pavement and yards, equipment, and fixtures affected during the course of construction to match existing condition within reason.
18. All existing fixtures that need to be removed will be returned to the homeowner or disposed of per the homeowner’s instruction.
19. The contractor shall keep the premises free from the accumulation of waste materials or rubbish caused by construction activities and remove it from the premises on a daily basis. The contractor shall provide a receptacle for all waste materials from the project and shall be responsible for proper disposal.
20. The contractor shall warranty defects in workmanship and material/product quality for a minimum of one year from the date of final payment. Warranties do not cover consumer misuse.
21. The contractor shall refrain from any practice that is offensive or detrimental to the consumer’s wellbeing while on the jobsite.
22. The project site should be inspected and measurements field verified before a quote is submitted. The contractor will be liable for any extra costs incurred due to a lack of a reasonable visual observation of the project site. Additional funds may be available to cover plan changes necessary due to conditions found that are not evident to a reasonable visual observation. The contractor shall contact and receive ATP’s written approval before changes in the plan or quote are made.
23. The contractor shall complete construction no later than two weeks from the start of construction. If additional time is needed, the contractor shall contact the ATP Technology Specialist immediately for approval.
24. The contractor shall not solicit any products outside the range of work described in the specifications and/or drawings at any time during the course of the project. Any solicitation may cause quote disqualification or cancellation of authorized work.
25. The contractor must maintain liability insurance for the duration of the project. Proof of insurance may be required prior to issuance of the authorization for work.
26. The contractor shall have sole responsibility for any and all work subcontracted to other tradespeople. All applicable terms and conditions of the contractor shall bind subcontractors.
27. The project shall not start until all materials are available for installation. Once the project has been started, it is expected that the contractor shall work on the project with minimal interruption until it is fully completed.

**CONSTRUCTION NOTES:**

**LUMBER:**

All lumber used shall be SYP or Hem Fir, grade 2 or better.

Exterior lumber shall be green pressure treated for exterior applications.

All lumber/plywood and pressure treated lumber shall conform to standard span tables.

All lumber shall be appropriate for use as indicated by the manufacturer.

All bolts, brackets, hangers, and other associated hardware used for exterior applications shall be weatherproof.

No nails shall be used in the construction of ramps/landings/handrails.

The consumer/family is responsible for purchasing and applying appropriate stain/sealant. It is recommended that the consumer/family seal all exterior lumber when wood is dry and ready for sealant application - approximately within 6 months (minimum) of the completion of the project.

**ELECTRICAL:**

Contractor to provide and install or relocate and reinstall all electrical fixtures/wiring and associated items as per local building code.

Install Ground Fault Circuit Interrupters (GFCIs) as required by building code.

**PROJECT NOTES:**

**Exterior Door:**

Doorway to be widened from ##” to ##”.

Relocate electrical as needed.

Patch and repair newly exposed floor with XXXX.

All baseboards and trim to match the existing in style, color, and finish.

Patch walls (interior and exterior including wall insulation) disturbed during construction to match the existing surfaces.

**Insulated Steel Entry Door:**  New ##” wide, pre-hung, insulated steel entry door to be installed. Door to match the existing style, color, and finish in the home.

Exterior door shall have pre-hung painted jambs with compression weather stripping.

Door shall have a standard sill – see “Threshold Ramp” to accommodate rise.

Door shall have an ADA sill.

See plan for swing of door.

New exterior grade, locking lever hardware to be installed.

Reuse existing hardware.

Door shall have decorative window to match the existing door style.

Door shall have ##” sidelight to the right OR left of door (as you enter home).

Door shall include an operable window with screen.

Ensure that out-swing exterior doors include security hinges along with flashing above the door to eliminate risk of water entry into home.

Ensure that hinges are rated properly for weight of door.

**Swing Clear Hinges:** Exterior grade swing clear hinges to be installed.

Hinges to match the existing hinges/hardware color/finish.

Swing clear hinges to allow door to completely clear opening when opened 90 degrees.

Ensure that hinges are rated properly for weight of door.

Recessed receiver for door handle to be installed in drywall.

Receiver such as the Oatey Square Plain Ice Maker Box (No Valves) measures 6” wide x 6” high x 3 3/8” deep. With faceplate the finished area measures 8 1/4" wide x 8 1/4" high.

Receiver such as the Danco Perfect Match OB-101 Universal Washing Machine Outlet Box Less Valves measures 7 5/8” wide x 6 1/2" high x 3” deep. With faceplate the finished area measures 10 3/8” wide x 8 7/16” high.

**New Walls, Finishing, Repairing, and Patching:**

New walls to be ½” drywall. Repair to match the thickness of existing surfaces.

Walls shall have studs to match the existing thickness of exterior wall.

Drywall joints to be finished with joint compound and all needed accessories. Sand all finished joints smooth and flush with surface.

Patch and repair all wall surfaces disturbed by construction. All repair areas are to be finished smooth, solid, and flush with surrounding areas.

Paint all new walls disturbed or unfinished areas with 1 coat of primer and 2 coats of paint to match the existing in color and finish. Paint entire wall where work was completed.

**Power Assisted Door Openers:**

Residential grade jamb mounted automatic power assisted door openers to be installed on XXXX door.

Opener to be operated by battery powered wireless remote controls with a single low pressure button. Two openers are to be provided – coordinate style of opener with consumer. Install opener on wheelchair.

Safety features of opener to include the ability to open and close the door manually, the ability to un/lock the door with a key, battery backup for emergency egress, and an auto reverse function when the door meets an obstruction while opening or closing.

Secure all wiring to trim and wall.

Power assisted door system such as Open Sesame.

**Screen Door with Operable Glass:**

Screen door to measure ##” wide.

See plan for swing of door.

Screen door shall have fixed top glass with operable glass with screen in the middle. Door shall have blank metal bottom panel.

Screen door shall have a lever style handle.

**Aluminum Handrails:**

Exterior handrail system such as Williams Aluminum Railing to be installed on the right OR left (going up) OR both sides of steps leading from XXXX to XXXX.

Handrails to be white OR black in color.

Exterior handrail system such as Williams Aluminum Railing to be installed on the right OR left (going up) OR both sides of steps leading from XXXX to XXXX. ADA handrail to be installed. Handrails to be bronze OR white OR black in color.

Handrails to be installed to a height of ##” OR 36” AFF.

System to consist of post and stair rail sections with balusters custom fit to area.

Posts to be anchored directly in concrete – use exterior grade epoxy to attach metal anchors into concrete.

Handrail to measure approximately ##” long.

Handrail to extend approximately ##” beyond top and/or bottom step.

Ensure post placement is far enough (minimum 2”) from the edge of concrete to avoid cracking.

All trim pieces, brackets, and finishing pieces are to match in style and color.

**Metal Handrails:**

Handrail shall be constructed of 1 1/4" or 1 1/2" diameter round steel tubing.

The top tail shall be 34” above the ramp surface and a bottom rail 4” above the ramp surface. A middle rail shall be equally spaced between the top and bottom rails.

The ends of the rails shall have a 3” radius and a 45-degree angle down to the adjacent vertical support post unless otherwise noted or shown on the plan.

The rail shall have a vertical support post at the top and the bottom of the ramp and shall be spaced no greater than 6’ -0” apart.

The base of the vertical support posts shall be welded to a 4”x4” steep plate with holes in the 4 corners no less than 3/8” from any edge and shall be secured to the concrete with 4 expansion anchors.

Posts to be anchored directly in concrete – use exterior grade epoxy to attach metal anchors into concrete.

The railing and steep plates are to be painted with 1 coat of rust inhibiting primer and 2 coats of paint prior to being secured to the concrete.

All trim pieces, brackets, and finishing pieces are to match in style and color.

**Wooden Ramp/Landing:**

Ensure that all drainage from downspouts is directed away from the home and the new landing/ramp/VPL. Provide and install a flexible drainage pipe sized appropriately for the area if needed. OR Provide and install a downspout extension matching the existing downspout if needed.

Ramps and landings shall be built of 2x6 joists and stringers. Decking shall be 2x6 or 5/4 decking. – see “Lumber.”

Ramp/landing joist spacing shall be 2’ -0” OC (maximum) for 2x6 decking.

Ramp/landing joist spacing shall be 1’ -6” OC (maximum) for 5/4 decking.

Decking shall be spaced with a maximum of 1/8” between adjacent boards.

Platforms shall be freestanding of existing house construction.

Use existing ledger board to attach new landing to home. Ensure appropriate flashing is in place and that ledger board is attach to the home according to local building code.

**Ramp/Landing Posts/Foundations:**

Wood posts shall be 4x4s – see “Lumber.”

Post spacing shall be 6’ -0” OC (maximum).

Typical foundations shall be 4x4 posts bolted to galvanized metal connectors with a post base with a 1” standoff. Connectors shall be anchored into existing concrete or footings according to local code.

Beveled pre-cast concrete pier footings shall be used for mobile home parks if required by local codes. Pre-cast concrete pier footings are to be placed on a solid, level surface that allows for appropriate drainage.

Note that the 4x4s at the bottom of the ramp/steps shall be secured using spike footings or buried to secure the guardrails to the end of the side stringer. If the last 4x4s are secured into concrete, ensure that they are secured with construction adhesive and “L” brackets to secure them to the bottom portion of the stringer as needed.

Provide a non-rusting metal transition piece to ensure a smooth transition at the end of the ramp if the end is constructed over concrete. Metal transition piece to be a 1/4" diamond plate aluminum plate – reinforce as needed. Maximum plate length to measure 24”.

**Steps:**

Step decking shall be 2x6 or 5/4 decking. – see “Lumber.”

Stringers shall be 2x12 lumber and shall be spaced at 2’ -0” OC (maximum) for 2x6 decking.

Stringers shall be 2x12 lumber and shall be spaced at 1’ -6” OC (maximum) for 5/4 decking.

Steps shall have a closed riser.

All risers shall be equal in height with a tolerance of 1/8”. Modify the number of stairs as needed to maintain a maximum riser height of 7”.

All treads shall be 11” and equal in length with a tolerance of 1/8”.

Risers shall be flush with the tread nosing (no toe catch) or if required by local code, provide a 1/2” nosing.

**Guardrails and Handrails:**

Guardrails to be provided on both sides of ramp and/or steps as per plans.

Guardrails to extend 3’ -0” above finished surface of the decking or according to local code.

Guardrails shall have 2x2 balusters spaced according to local code and have a 2x6 railing located at the top and a 2x4 90 degrees to the railing.

Guardrails shall have a 2x4 toe kick located 2” above the decking. The balusters are to be cut even with bottom of 2x4 toe kick.

Round off all square corners and sand smooth to the touch.

Provide and install a 1 1/2" diameter handrail secured with non-rusting metal support brackets to the 2x4 located under the 2x6 railing only if required by local code or as a part of this project (see plans). The ends of the handrail shall be brought back to the 2x4 at a 45-degree angle. Handrail, if installed, is to be sanded and finished smooth to the touch. Contractor to stain/seal with exterior grade wood sealant.

Exterior handrail system such as Williams Aluminum Railing to be installed on the right OR left (going up) OR both sides of ramp/steps leading from XXXX to XXXX. ADA handrail to be installed. Handrails to be bronze OR white OR black in color.

**Wood Half Steps:**

Treads and risers shall be treated 2x lumber.

Stringers shall be sized appropriately for step dimensions set at 2’ 0” OC (maximum) for 2x6 decking.

Posts shall be 4x4s.

Steps shall have a closed riser (flush with front).

All risers shall be equal in height with a tolerance of 1/8”. Modify the number of stairs as needed to maintain a maximum riser height of #”.

All treads shall be ##” and equal in length with a tolerance of 1/8”.

Risers shall be flush with the tread nosing (no toe catch) or if required by local code, provide a 1/2” nosing.

**Concrete – Pads/Walkways and Ramps:**

Finished surface of concrete to be level with ground.

Concrete shall be 3500 PSI (28-day strength) and shall be a minimum of 4” thick.

Material fill under the new slab shall be packed to meet or exceed local codes to prevent new concrete from breaking.

Concrete slabs over 4’ -0” x 4’ -0” shall be reinforced with fiber fill mixed in the concrete.

Control joints shall be equally spaced 3’ -0” (maximum) and be 1” (minimum) deep.

Expansion joints shall be required where new concrete meets new concrete, existing concrete, or building surface.

Bevel elevation changes shall be 1/8" per foot. Elevation changes above 1/8" per foot are not acceptable.

Water runoff of new concrete pads and walkways shall be directed away from the home.

All extraneous drops and splashes of concrete shall be removed from existing surfaces.

All concrete forms are to be removed.

All areas of the yard disturbed or trampled during construction shall be repaired – see “Landscaping/Grading.”

Use concrete adhesive when pouring new concrete over old.

**Concrete - Driveways:**

Finished surface of concrete to be level with ground.

Concrete shall be 3500 PSI (28-day strength) and shall be a minimum of 6” thick.

Material fill under the new slab shall be packed to meet or exceed local codes to prevent new concrete from breaking.

Concrete slabs over 4’ -0” x 4’ -0” shall be reinforced with fiber fill mixed in the concrete.

Control joints shall be equally spaced 8’ -0” (maximum) and be 1/2” in width.

Expansion joints shall be required where new concrete meets new concrete, existing concrete, or building surface.

Bevel elevation changes shall be 1/8" per foot.. Elevation changes above 1/8" per foot are not acceptable.

Water runoff of new concrete pads and sidewalks shall be directed away from the home.

All extraneous drops and splashes of concrete shall be removed from existing surfaces.

All concrete forms are to be removed.

All areas of the yard disturbed or trampled during construction shall be repaired – see “Landscaping/Grading.”

Use concrete adhesive when pouring new concrete over old.

**Paving Stones:**

Finished surface of paving stones to be level with the ground.

Excavate soil to proper depth considering gravel and sand base.

Compact base materials prior to setting paving stones ensuring base materials are flat with proper slope.

Paving stones shall be 12” x 12”.

Aluminum or plastic edging to be used for edge restraints around the perimeter of the pad/path.

Set paving stones firmly into sand with plate compactor.

Sweep sand into surface cracks and vibrate sand into cracks.

Sweep and hose down pavers for cleanup.

All areas of the yard disturbed or trampled during construction shall be repaired – see “Landscaping/Grading.”

**Landscaping/Grading:**

Grade lawn area directly affected by construction.

Provide a smooth transition from new areas to the existing lawn.

Graded area shall be left in a good, semi-compacted condition ready for grass planting.

The planting of grass seed and maintenance shall be the responsibility of the homeowner.

**Threshold Ramp:**

Aluminum threshold ramp to be installed at XXXX door.

Aluminum threshold ramp such as Prairie View Industries Model #### to accommodate ##” of rise.

Rubber threshold ramp to be installed at XXXX door.

Rubber threshold ramp such as Prairie View Industries Model #### to accommodate ##” of rise.

Rubber threshold ramp such as SafePath Products Model #### to accommodate ##” of rise.

Modify threshold ramp as needed to fit snugly against threshold.

Do not glue down.

**Vertical Platform Lift:**

See plan for required vertical travel dimension – field verify.

VPL shall have a weight capacity of 750 pounds (minimum).

VPL with a straight-thru platform measures 36” wide x 48” or 54” or 60” long OR 42” wide x 60” long.

VPL with a 90 degree/adjacent exit platform measures 36” wide x 48” or 54” or 60” long OR 42” wide x 60” long.

VPL shall have a metal upper landing gate – see plan for swing direction. Upper landing gate to be interlocking with a combination mechanical lock and electrical contact. The gate may be opened only when the platform is within 2 inches of the landing.

VPL shall be slab mounted with a 15 1/2" long automatic fold up access ramp, fascia panel toe protector, safety pan platform, and 2 key operated call send switches (one at the top and one at the bottom).

VPL reset button on the inside motor compartment/side panel of control tower shall be shown to the consumer and instruction shall be given on when and how to access it.

If VPL is used as an exterior lift, the lift shall have waterproof push buttons and be rated for use in colder temperatures and include a cold weather package.

A manual crank is to be provided to allow operation of the lift in the event of a power failure.

The condition of the electrical in the home shall be field verified.

VPL shall have a GFCI dedicated circuit. A 110 volt, grounded box to be installed as near to the VPL as possible in an in-use exterior receptable cover. The box shall be on a 20 amp line or per manufacturer’s recommendations.

Wrap wiring in rodent proof cable sleeves to avoid rodents chewing through lines.

Contractor to indicate on bid if VPL will be AC-powered or DC-powered.

**Aluminum Modular Ramp System:**

Ensure that all drainage from downspouts is directed away from the home and the new landing/ramp. Provide and install a flexible drainage pipe sized appropriately for the area if needed. OR Provide and install a downspout extension matching the existing downspout if needed.

Aluminum ramp system to measure 36” wide with slip resistant flooring and a 34” tall double bar 1 1/2" diameter handrail.

Ramp/landing shall have a 2” curb.

See plan for length of ramp sections and dimensions of landings/switchbacks/steps.

Posts to be secured to 6” x 8” x 2” (minimum) patio pavers with a 1/4" x 2 1/4” Tapcon hex washer head concrete anchors.

Aluminum Ramp System such as Prairie View Industries Modular XP has a load capacity of 100 pounds per square foot.

Aluminum Ramp System such as Prairie View Industries OnTrac with Handrails has a maximum ramp capacity of 425 pounds (one axle) or 850 pounds (two axles).

**Garage Door Opener:**

Automatic garage door opener with open/close cycle, opener light, safety system, 2 visor remotes and wall mount, and keyless entry pad for use with single OR double car garage door with a height of ##’. Garage door opener shall be #/# horsepower motor.