**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.

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.

**PLUMBING:**

Plumbing shall be attached to the existing utilities where possible and retrofitted where needed.

All bath/shower wall penetrations shall be sealed with 100% silicone sealant to prevent mold and mildew and to avoid water penetration into wall.

Toilet facilities and water supplies shall not be disconnected for more than # hours without consumer permission. Toilet service and water supply to the home must be restored before the end of each working day unless prior written permission from the consumer and ATP is provided.

Install all piping for hot/cold water supplies and drains for fixtures according to local codes.

**ELECTRICAL:**

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

Contractor to install XXXX dimmer switch instead of standard light switch for operation of XXXX. Ensure fixture and light bulbs operated by dimmer switch are compatible.

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

**HVAC:**

Contractor to provide and install or relocate and reinstall all ventilation ductwork and associated items as per local code.

**PROJECT NOTES:**

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

New ceiling/walls to be 1/2" drywall.

Ceiling/walls in bathrooms shall be moisture-resistant drywall. Walls directly in bathing areas will be concrete board.

Wall interiors will be 2x4 studs unless otherwise noted.

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

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

**Sub-floor, Flooring, and Baseboards:**

Inspect subflooring to ensure safety and stability. Subfloor to be patched/repaired as needed. If necessary, replace subfloor with 3/4" CDX plywood.

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

Reducers/low-rise threshold transition strips to be installed between different flooring surfaces.

Provide price point to homeowner as reference to coordinate selection of flooring style and color by homeowner.

**Seamless Sheet Vinyl:** Install underlayment recommended by manufacturer.

Medium grade, seamless vinyl flooring shall have a thickness of 15 mil (minimum). Loose-lay vinyl is not acceptable.

Commercial grade, seamless vinyl flooring shall have a thickness of 20 mil (minimum). Loose-lay vinyl is not acceptable.

Seamless sheet vinyl shall be glued down.

**Luxury Vinyl Plank:** LVP shall be waterproof and have a thickness of 3.2-4.0 mm (minimum) and a wear layer of 20 mil. Top layer to have an enhanced urethane coating (ex. aluminum oxide).

LVP shall be installed floating or per manufacturer’s installation recommendation.

**Carpet:** Carpet shall be a commercial-grade, synthetic, low-pile, berber carpet with a pile thickness of 1/2" (maximum) and shall be 35 oz (minimum).

No pad shall be used.

Carpet shall be installed with tack strips OR shall be glued down.

**Tile:** Tile used shall be appropriate for use on the floor (not wall tile) and have a thickness of 1/2" to 3/4".

Tile to be installed on an appropriate, structurally sound substrate capable of supporting the entire floor assembly. Substrates to include concrete floor, cementitious mortar beds, or 1/2" cement backer board. Note: Other than on a cement floor, cement backer board is to be used throughout the entire area where tile is installed.

Substrate to be made level for bathroom floor applications.

Finished floor to be no greater than 1/4" above the adjoining room floor.

If bathroom floor needs to be recessed, reinforce notched joists by attaching trimmer (sister) and header joists to the notched joists with steel gussets and connecting the trimmer (sister) joist to existing support beams with joist hangers. Gussets shall be attached to joists per manufacturer instructions.

Use 12” x 12” (minimum) slip-resistant floor tile on the bathroom floor.

Epoxy grout to be used to prevent mold and mildew. Sealant to be applied on grout only if recommended by manufacturer.

**Interior Door:**

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

Relocate electrical as needed.

Patch and repair newly exposed flooring with XXXX.

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

**Standard Swing Door:**  New ##” wide, pre-hung, interior door to be installed. Door to match the existing style, color, and finish in the home.

See plan for swing of door.

New interior grade, locking lever hardware to be installed.

Reuse existing hardware.

Ensure that hinges are rated properly for weight of door.

**Swing Clear Hinges:** Interior 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.

**Spring Door Hinges:** Interior grade spring door hinges to be installed. Hinges to match the existing hinges/hardware color/finish.

Spring door hinges to allow door to complete swing open and closed.

Hinges to be adjusted for speed of closure.

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.

Receiver such as the IPS W2012BTP Washing Machine Out Box measures 10” wide x 9” high x 4” deep.

Receiver such as the Eastman 60256 Universal Center Drain Washing Machine Outlet Box No Valve measures 10 1/4" wide x 8 3/4" high x 3 1/2" deep.

**Accordion Door:** New ##” wide, residential, interior grade, vinyl (finished on both sides), accordion door to be installed. Include handle and locking hardware as needed.

**Bi-Fold Door:** New ##” residential, interior grade, bi-fold door to be installed. Door to match the existing style, color, and finish in the home.

New bi-fold door to include door knob/handle.

**Pocket Door:** New ##” residential, interior grade, pocket door to be installed. Door to match the existing style, color, and finish in the home.

New pocket door to include a privacy sliding door lock and pull pocket.

**Barn Door:** New ##” residential, interior grade, barn door to be installed. Ensure that door is at least 2” (minimum) wider than door opening. Track and hardware should match the existing style, color, and finish in home.

New barn door to include door guide at bottom, pull handles on both sides (installed to allow for full open/close without damage to door opening), and privacy door lock.

**Grab Bar Blocking:**

Grab bars to be installed into studs in wall if possible. If not, provide alternative blocking as needed to secure grab bar.

**Standard Blocking:**  2x6 boards mechanically fastened to studs or 3/4" thick plywood x 6” wide (minimum) recessed and mechanically fastened into the studs behind drywall/cement board extending the entire length of the proposed grab bar.

**Exterior Wall Mount Blocking:** 1x6 board with 1/4" radius edge, sanded smooth to the touch and finished to match the existing trim or wall surface in room.

Board to be secured in wall with at least 2 countersunk screws per stud (minimum 4 screws per board, minimum 2 studs per board) spanning the appropriate distance.

Board to be finished using wood putty or wood plugs to conceal screws.

**Grab Bar Wall Anchor Kit:** Moen Home Care Securement Anchor kit (SMA1000) anchors to be used in walls with 3 1/2" (minimum) space behind the wall with wall surfaces 1/2" – 5/8” drywall, drywall with tile/marble, or 1/8” or 1/4" fiberglass tub surround. For use with persons no more than 300 pounds.

WingIts Grab Bar Fastening system RESGBW35 rated for up to 600 pounds in drywall with tile or GBW40 rated up to 800 pounds in walls framed with 2x4s and with 3 1/2 “ (minimum) space behind the wall with wall surface of drywall with tile.

Solid Mount Kit (Keeney PP19000) is to be used for fiberglass shower or tub enclosures with a gap between the shower wall and the studs. The Solid Mount can span a distance of 7/8” to 2 1/8”.

Delta Hollow Wall Grab Bar Anchor (RP72402) can support up to 500 pounds and be used in walls with a maximum thickness of 2 1/2". Requires a 3 1/2" space behind the wall and works in the following substrates: 1/2" or 5/8" drywall (ONLY use on 5/8" drywall for commercial applications), 1/2" or 5/8" drywall with tile or marble/stone, or 1/8” or 1/4" fiberglass tub surround.

**Grab Bars:**

**Standard:** Stainless steel, concealed flange, 1 1/4" or 1 1/2" diameter, ADA compliant with non-slip surface. Lengths are shown on drawing.

**Grab Bar with Toilet Paper Holder:** Moen 8” Grab Bar with Integrated Toilet Paper Holder has a 1” diameter bar and supports a weight capacity up to 250 pounds. There are 3 finishes – brushed nickel (LR2352DBN), old world bronze (LR2352DOWB), and chrome (LR2352DCH). Extends approximately 3” away from the wall. Includes Moen Securemount anchors if needed for installation.

**Folding/Hinged:** Extend A Hand Locking Extension Assistance Grab Bar 24” x 12” or 32” x 12” available in white or stainless steel, or 16” x 12” in oil rubbed bronze, can support up to 600 pounds.

Devon Support Rail from Homecraft measures 21 1/2" (short – 147 pound maximum load weight) or 30” (standard – 185 pound maximum load weight) long, 1 1/4" diameter tube. Devon Support Rail can be mounted directly into standard wall blocking (backplate measures 11 3/4” high x 5” wide);

Devon Floor-Mounted Folding Rail from Homecraft measures 30” in length, 1 1/4" diameter tubing, with a 279 weight capacity, with a 44” tall post. Height adjustments from 23”-40”.

PT Rail hinged safety rail from Healthcraft Products measures 28 1/2" or 32 1/2" long, 1 1/2" diameter tubing, with a 400 pound weight capacity. PT Rail can be mounted directly into standard wall blocking (plate measures 9” high x 5 1/2" wide); onto the floor-mounted Mast measuring 38 1/2" tall with floor mounting plate measuring 4” x 6”; or with the Wall Plate for exterior wall mounting (Baltic plywood measures 19” x 22 3/4") secured to studs behind wall. Wall Plate to be painted to match the wall. Toilet roll holder available secured with double sided adhesive tape directly on to the rail.

**Poles/Pivoting Bars:** Dependa-Bar from Healthcraft Products measures 32 1/2” vertical rail x 18” horizontal rail, 1 1/4" diameter tubing, with a weight capacity of 325 pounds. Pivoting rail is 18” in length and locks in 5 positions each 45 degrees apart.

SuperPole from Healthcraft Products to be used in a room with a ceiling height of ##”. Ceiling is flat or angled. Standard SuperPole has weight capacity of 300 pounds. Bariatric/Heavy Duty SuperPole has weight capacity of 450 pounds. SuperPole accessories include the SuperBar and/or SuperTrapeze (not compatible with all ceiling heights).

Advantage Rail from Healthcraft Products. Standard Advantage Rail has weight capacity of 300 pounds. Bariatric/Heavy Duty Advantage Rail has weight capacity of 450 pounds. Floor plate measures 7 1/2". 17” pivoting rail extends 19” from pole and locks in place every 45 degrees. Rail height is adjustable from 30” – 38”.

Advantage Pole from Healthcraft Products has weight capacity of 450 pounds and a rail height of 54”.

**Toilet:**

**Existing Toilet:** Reuse the existing toilet and relocate as shown on drawing.

**New ADA Height Toilet – Elongated Bowl:** ADA compliant, low water consumption, 2-piece toilet with elongated bowl and a rim height of 17" AFF (min.).

Toilet shall have a minimum 3” flush valve and a closed front, slow close toilet seat with lid. Ensure new toilet is compatible with existing rough-in distance.

Toilets such as the Eljer Diplomat or American Standard Titan.

Toilet such as the Kohler Highline Arc Complete Solution Tall Two-Piece Elongated Toilet (NOTE: HAS A 2” FLUSH VALVE) (K-78305). Rim height is 19” and it has a 29 9/16” depth from the wall.

**New Compact ADA Compliant Toilet – Elongated Bowl:** ADA compliant, low water consumption toilet with an elongated bowl with a rim height of 16 1/2" AFF (min.).

Toilet shall have a minimum 3” flush valve and a closed front, slow close toilet seat with lid. Ensure new toilet is compatible with existing rough-in distance.

Toilet such as the American Standard Compact Cadet 3 FloWise Right Height Elongated One-Piece Toilet with Seat (2403128) has a 28 1/2" depth from the wall.

Toilet such as the Kohler Santa Rosa Comfort Height One-Piece Compact Elongated Toilet (K-3810) has a 27 3/4" depth from the wall.

Toilet such as the American Standard Cadet 3 Compact Right Height Elongated Two-Piece Toilet (270FA101) has a 28 5/16” depth from the wall.

Toilet such as the Horow Dual-Flush One-Piece Small Toilet (NOTE: HAS A 2” FLUSH VALVE) (HWMT-8733) has a 25” depth from the wall.

**New ADA Compliant Toilet – Round Bowl:** ADA compliant, low water consumption toilet with a round bowl with a rim height of 16 1/2" AFF (min.).

Toilet shall have a minimum 3” flush valve and a closed front, slow close toilet seat with lid. Ensure new toilet is compatible with existing rough-in distance.

Toilet such as the American Standard Cadet 3 Right Height Round Front Two-Piece Toilet (270BA101) has a 28 1/4" depth from the wall.

**New Bariatric Toilet:** ADA compliant, low water consumption, 2-piece toilet with elongated bowl and a rim height of 17" AFF (min.).

Toilet shall have a minimum 3” flush valve.

Ensure new toilet is compatible with existing rough-in distance.

Toilet such as Whitehall Manufacturing Bariatric Tank Toilet with Big John Toilet Seat (WH2125BAR). Toilet measures 24” wide x 31 3/8” deep. Tank toilet with toilet seat is rated for 1200 pounds.

**New ADA Height Toilet – Corner:** ADA compliant, low water consumption, 2-piece toilet with elongated bowl and a rim height of 17" AFF (min.).

Toilet shall have a minimum 3” flush valve and a closed front, slow close toilet seat with lid. Ensure new toilet is compatible with existing rough-in distance.

Toilets such as the American Standard Triangle Cadet 3 Right Height Elongated Toilet. Toilet measures 19 3/8” wide x 35 3/16” deep.

**Toilet Riser (Under Toilet):**

Toilevator toilet riser has a 500 pound weight capacity and raises the toilet 3 1/2". Toilevator measures 22 3/8” long x 11 2/5” wide. Toilevator Grande measures 28” long x 14 1/4" wide.

Medway Easy Toilet Riser has an 800 pound weight capacity and raises the toilet either 2” or 4”. Standard transition aid measures 23 1/4” long x 13 1/4" wide and raises the toilet 2”.

Standard standing aid measures 23 1/4" long x 13 1/4" wide and raises the toilet 4”.

Standard riser to be used for toilets less than 14” from bolt to front of toilet.

Biggie XL toilet riser measures 29 1/4" long x 13 3/4" wide and raises the toilet either 2” or 4”. Biggie XL is adjustable in length from 14” – 19” (from bolt to front of toilet).

**Toilet Seat Bidet/Washlet:**

Bidet shall have warm water, air dryer, and wireless remote control features and is to be installed on existing toilet with elongated/round toilet bowl.

A GFCI outlet is to be installed – field verify for best location near toilet.

Coco Toilet Seat Bidet (9500R) available for round or elongated bowls. Unit offers an aluminum nozzle, heated water, warm seat, air dry, and wireless remote. Coco Toilet Seat Bidet has a weight capacity of 300 pounds.

Toto Washlet (C200-Round or C200-Elongated) available for round or elongated bowls. Unit offers a plastic nozzle, heated water, air dry, and wireless remote. Toto Washlet has a weight capacity of 250 pounds.

Bio Bidet Slim Three Bidet Seat available for round or elongated bowls. Unit offers a stainless steel nozzle, heated water, air dry, and wireless remote. Bio Bidet has a weight capacity of 450 pounds. Manufacturer states seat is designed to offer more comfortable sitting area.

**Lavatory Faucet:**

Faucet is to be a light, commercial grade, ADA compliant faucet with pressure-balancing, temperature limit stops, pop-up waste assembly and 4“ centers for single lever and 4” or 8” centers for two handle faucet.

Faucet is to be a light, commercial grade, ADA compliant automatic, touchless low-arc OR high-arc faucet with single hole or 3-hole 4” centerset solid brass construction and shall be pressure compensating with water pressure range from 20 to 80 (minimum) psi. Power kit purchased separately using battery OR plug-in/hardwire connection. Faucet shall have automatic shut off.

**Single Handle Lever:** Moen Chateau (L4621), American Standard Colony Soft Single Control Lavatory Faucet (2175).

**Two Handle Lever:** Moen Chateau (4925 – 4” Centers, 4945 – 3-Hole Application 8”-16” Centers), American Standard Colony Soft 2-Handle Bathroom Faucet (2275 – 4” Centers, 3875 – 8” Centers).

**Automatic/Touchless Faucet:** American Standard Selectronic Innsbrook Touchless Single Hole (can be used with 4” center countertop) Chrome Commerical Bathroom Faucet (605B205.002) Low Arc – Selectronic Powerkit sold separately, American Standard Moments Single Hole WaterSense Touchless Bathroom Sink Faucet (with 4” and 8” deck plate) (605B104.002) High Arc– Selectronic Powerkit sold separately.

**Lavatory:**

Lavatory shall have overflow.

“Leg Protection” to be used with wall hung sinks.

**Pedestal:** American Standard Cadet 24” Pedestal Sink (0236411) with 4” centers or (0236811) with 8” centers, measures 35” high, 24 1/2" wide, and 20” deep.

American Standard Boulevard Pedestal Sink (0641400) with 4” centers or (0641800) with 8” centers, measures 35 1/2" high, 24” wide, and 19” deep.

**Euro Lav:** Magick Woods vanity with Euro-style white porcelain vanity top with 4” centers.

Windsor collection in 3 sizes – 26” wide x 17 3/4” deep, 34” wide x 18 7/8” deep, and 41 1/2" wide x 19 7/8” deep.

Eurostone collection 24” wide x 17 1/8” deep.

Glacier Bay vanity with Farmhouse/apron front white porcelain vanity top with 4” centers.

Chelsea Vanity measures 26 1/2” wide x 17 1/2" deep.

Del Mar Vanity in 2 sizes – 31” wide x 19” deep, 37” wide x 19” deep.

**Space Saver Wall Hung:** Gerber West Point Space Saver wall hung sink (12-354) measures 14” wide x 12” deep.

**Corner Wall Hung:** American Standard Corner Minette Wall-Mount bathroom sink with 4” centers (0451021) measures 16 3/4” deep with 11" sides.

**Wheelchair Wall Hung:** American Standard Wheelchair Users Wall Mounted Sink with 4” centers (9141011) measures 20” wide by 27” deep.

Gerber Eaton Wheelchair wall hung sink with 4” centers (12-464) or 8” centers (12-468) measures 20” wide x 27” deep.

Appropriate concealed carrier arm or exposed arm system wall support to be installed for proper installation.

**Standard Wall Hung:** Mansfield Willow Run wall hung sink with 4” (1917C-4) centers measures 19 1/2” wide x 16 3/4" deep.

American Standard Lucerne wall hung sink with 4” (0355012) or 8” (0356015) centers measures 20 1/2" wide x 18 1/4" deep.

American Standard Declyn wall hung sink with 4” (0321026) centers measures 18 1/2" wide x 17” deep.

American Standard Comrade wall hung sink with 4” (0124024) centers measures 20” wide x 18 1/4" deep.

Appropriate concealed carrier arm or exposed arm system wall support to be installed for proper installation.

**Counter Mounted Roll Under Sink:** Onyx ADA Bowl with integrated countertop through the Onyx Collection.

Tiffany Marble ADA Bowl with custom vanity through Tiffany Marble. Specify custom caulking for color match.

Countertop shall measure ## x ##. OR See plan for countertop size.

Countertop shall include right OR left side AND/OR back backsplash.

Color selection to be made by homeowner.

Countertop shall be predrilled for use with a faucet 4” OR 8” centers.

Appropriate blocking shall be installed in wall to support countertop.

**ADA Roll Under Wall Mounted Vanity:** Cabinet shall be commercially available ADA roll under wall mounted vanity from a variety of cabinet suppliers. Roll under cabinet available at home improvement stores. In the Omaha area, Cabinet Factory Outlet Plus is a dealer for Koch Cabinets.

Ensure that roll under cabinet has finished shroud underneath for leg protection.

These come in stock widths but custom sizing is also available – plan calls for XX” sink base.

15” drawer cabinet to be installed with 2 drawer minimum in unit.

Finish to be medium-grade matching the existing in style and color.

**Plywood Shroud:** A plywood shroud is to be custom made using 1/2" plywood with 2 x 4 framing angling back from under the front edge of the countertop to the back wall 9” above the floor.

The shroud is to have an 18” x 20” plumbing access hatch secured with 2 countersunk screws on each side of the plywood close ends (if they exist).

The shroud is to be sanded smooth to the touch.

Sand and round any sharp corners.

Coordinate finish with homeowner.

**Bracket Support:** All wall-hung sinks and/or countertops are to be supported with appropriate blocking and support brackets.

Countertop to be supported using brackets with 1000 pound load capacity.

Brackets such as A&M Hardware, Inc. 21” ADA Vanity Bracket available in black, white, primer, stainless steel, or aluminum.

For black bracket, optional mounting holes can be installed for finished side panel if desired.

Load limit range is 860 pounds to 1560 pounds per pair.

Spring clips, screws, and mounting holes for easy on/off of front skirt attachment.

Brackets such as Workstation Heavy-Duty Reversible Brackets measure 15” x 21”.

“Leg Protection” to be used with bracket supports.

**Leg Protection:** Protective undersink pipe protection such as IPS/Truebro Lav Guard 2 or Soft Guard Plus.

Protective undersink pipe protection such as IPS/Truebro Basin Guard or Lav Shield – available in custom finishes.

**Shower Floor - Surface Mounted OR Recessed:**

See plan for proposed shower floor size.

Install shower threshold at shower entry.

Utilize a 2” drain for the shower. Drain screen shall be flush with shower floor and be stainless steel (not plastic or PVC).

See plan for proposed drain location. OR Field verify for best drain location.

Silicone sealant to be applied at all edges, corners, and material changes for watertight fit.

Shower wall system to be installed on walls over the shower base.

Provide price point to homeowner as reference to coordinate selection of shower floor style and color by homeowner.

**Surface Mounted:** Mounting floor shall be made level for proper shower drainage.

Reinforce joists as needed under shower mounting area to maintain level.

Secure waterproofing membrane as needed on a clear and clean floor.

**Recessed:** Recess info floor so finished shower floor is no greater than 1/4" above floor level.

Reinforce notched joists under the shower mounting area by attaching trimmer (sister) and header joists to the notched joists with steel gussets and connecting the trimmer (sister) joist to existing support beams with joist hangers. Gussets shall be attached to joists per manufacturer instructions.

Shower subfloor shall be 3/4” CDX plywood securely fastened with nails/screws or other mechanical fasteners to joists and cross blocking as needed.

Prepare substrate for shower floor applications (mortar bed or pre-sloped pan) allowing for appropriate floor drainage of 1/4" per foot.

Secure waterproofing membrane as needed on a clear and clean floor.

Prefabricated, fiberglass floor such as EL Mustee Caregiver 360 Barrier Free Shower Floor measures 60” wide x 30” deep. Can be used in conjunction with Durabase Entry Ramp (360.100) measures 60” wide x 12” deep.

Prefabricated, fiberglass floor such as EL Mustee low rise step in shower such as the Durabase Rectangular Shower Base #### measuring ## x ##. Threshold step in height is 4 1/2" tall.

Prefabricated, fiberglass floor such as Delta Classic 500 Shower Pan Base measuring ## x ##. Threshold step in height is 3 1/2" tall. Drain location to be center OR left OR right.

Prefabricated, cultured marble floor such as the Onyx Collection Ramp Style OR Low Profile with Add-On Ramp (4 1/2" OR 6”). Center drain only.

Prefabricated, cultured marble floor such as the Onyx Collection Mid Height Shower Base with a step in curb height of 2 1/4" – 2 3/4" tall. Center drain only.

Prefabricated, cultured marble floor such as the Onyx Collection Full Height Shower Base with a step in curb height of 4” tall. Center drain only.

Prefabricated, cultured marble floor such as the Tiffany Marble Collection Custom Shower Pan with custom threshold height ##” OR ADA Ramp (1 1/2" high x 12” deep). Center drain only. Specify custom caulking for color match.

Tile used shall be appropriate for use on the floor (not wall tile) and have a thickness of 1/2" to 3/4".

Tile to be installed on an appropriate, structurally sound substrate capable of supporting the entire floor assembly. Substrates to include concrete floor, cementitious mortar beds, or 1/2" cement backer board. Note: Other than on a cement floor, cement backer board is to be used throughout the entire area where tile is installed.

Prepare substrate for shower floor applications (mortar bed or pre-sloped pan) allowing for appropriate floor drainage of 1/4" per foot.

Use 2” x 2” slip-resistant tile on the shower floor.

Epoxy grout to be used to prevent mold and mildew. Sealant to be applied on grout only if recommended by manufacturer.

**Shower Threshold:**

Best Bath WaterStopper T-shaped water dam measures 1 3/8” tall. Available in 2 colors – grey and beige. Water dam installation requires appropriate end cap – either 3/8” radius or 2 1/4" radius - to ensure proper seal at ends.

Onyx Collection Roll-Over Vinyl Threshold measuring 1 3/4" tall. Available in 4 colors – taupe, beige, grey, and white. Standard sizes include 36”, 48”, 60”, and 72”. Vinyl can be trimmed on site to fit.

**Shower Walls:**

Shower walls to be installed over 1/2” cement board securely fastened with nails/screws or other mechanical fasteners to wall studs with grab bar blocking installed to accommodate grab bars as noted on plans.

Vertical joints of paneling and cement board shall be staggered to avoid penetration of water leaking through system.

Thoroughly seal (caulk) at all edges, corners, and material changes to prevent water penetration.

Edge and corner trim accessories to be installed along seams and top of shower wall panels as needed.

Exposed wall surface above shower wall system shall be moisture-resistant drywall of thickness to matching existing walls for flush installation.

See “New Ceiling/Walls, Finishing, Repairing, and Patching” for finish.

No Plastex, FRP, or similar material is allowed as a substitute.

Shower wall systems shall have a minimum of 2 soap/shampoo shelves.

Provide price point to homeowner as reference to coordinate selection of shower wall style and color by homeowner.

Fiberglass walls such as EL Mustee 557 bathtub panels for 30”/32” x 60” bathtubs, panels measure 57” high.

Thermoplastic walls such as EL Mustee 260 shower panels for up to 40” deep x 60” wide shower floor, panels measure 71 1/2" tall.

Onyx Collection Panels custom ordered to fit to height of 72” (minimum) with 1 Corner Shower Caddy.

Tiffany Marble custom order to fit height of 72” (minimum) with 1 Corner Shelf Combination Unit. Specify custom caulking for color match.

Tile walls shall be 4” x 4” (minimum) ceramic wall tile installed to height of 72” (minimum) with at least 1 shelf for soap and 1 shelf for shampoo. Epoxy grout to be used to prevent mold and mildew. Sealant to be applied on grout only if recommended by manufacturer.

**Window Trim Kit:**

EL Mustee Duratrim Fiberglass Window Kit 300.600W (white) or 300.600BN (bone) for windows up to 36” wide.

Onyx Collection Custom Window Sills and Trim Kit consists of window sill, inside jambs, outside casing, lower apron, adhesive and color matching silicone.

**Bathtub To Step-In Shower Conversion:**

Shower curtain and rod to be adjusted as needed to lower curtain to contain water during shower.

Opening to be cut in the front OR middle OR back area of tub. OR See plan for proposed area for opening.

CleanCut certified installer (Kohll’s Pharmacy & Homecare) to remove a 24” section of the existing metal/fiberglass bathtub.

CleanCut Step for standard installation. CleanCut Ultra-Low for deep tubs. CleanCut door (hinged to right or left side) for use as a bathtub and shower. Conversion can be reused as a bathtub with the use of the CleanCut Convertible insert. See website for measurements required for each application.

**Tub/Shower Faucet:**

Faucet is to be a light, commercial grade, ADA compliant faucet with pressure-balancing, temperature limit stops, shower arm, 2” stainless steel drain, diverter tub spout for bathtub, and miscellaneous plumbing supplies and accessories as needed.

**Shower Faucet:** Moen Chateau (L2352), American Standard Colony Soft Faucet with FloWise Showerhead (T675507).

**Bathtub/Shower Faucet:** Moen Chateau (L2353), American Standard Colony Soft Faucet with FloWise Showerhead (T675508).

**Hand Held Shower System:**

Hand held shower system with 2-setting pause control hand held showerhead, 70” (minimum) hose, and adjustable height mounting bracket.

Delta Universal Showering Hand with pause control (59462).

Delta 70” Hand Shower Hose (U490R-70).

Delta Fundamentals 2-Setting Slide Bar Hand Shower (57011) with 24” rail and 60”-82” stretchable metal hose.

Delta Adjustable Slide Bar/Grab Bar 2-Setting Hand Shower with 24” grab bar (52001) or 36” grab bar (52003). Each available with 70” UF – ultraflex hose or with 60”-82” DS stretchable hose.

Delta ADA Grab Bar Hand Shower Mount in White (U6300) for 1 1/4" or 1 1/2" diameter grab bars.

Delta Fixed Wall Mount for Hand Shower in White (U3001).

Delta Adjustable Shower Arm Mount for Hand Shower in Chrome (U3401).

Delta 3-Way Shower Arm Diverter with Hand Shower Mount (U4920).

Delta Diverter Tub Spout – Hand Shower in Chrome (U1072).

Safe-er-Grip Portable Shower Arm suction cup holder (70456).

Moen Engage Magnetix Six-Function Handshower and Rainshower with Magnetic Docking System (26009SRM) and 60” hose.

Delta In2ition 5-Setting Two-In-One Shower (58569) with a 60”–82” stretchable metal hose.

**Miscellaneous Shower Accessories:**

If window present in shower area, install a custom cut economy grade shower curtain fit to outside dimensions of window. Curtain to be hung using a rust-resistant curtain rod.

Heavy duty, mildew resistant shower curtain with weighted bottom to be fitted for front of shower to be used with standard straight or curved shower curtain rod or with the Best Bath Removable Rod.

Two heavy duty, mildew resistant shower curtains with weighted bottoms to be fitted for perimeter of shower with L-shaped shower curtain rod with ceiling suspension rod at corner. L-shaped shower curtain rod with J-hook ceiling suspension rod such as Best Bath Corner Curtain Rod Kit.

Verify length and height of shower curtain rod and secure rod with flanges screwed to both walls above entry ensuring that curtain touches the floor and is approximately 1” inside shower threshold.

Reinstall miscellaneous (previously removed) bathroom accessories in appropriate locations as needed.

Shower curtain such as Best Bath heavy duty vinyl shower curtain with weighted hem measuring ##“ wide x ##“ tall.

Shower curtain such as Best Bath heavy duty vinyl attendant shower curtain measures ##“ wide x 36” tall. Product includes stainless steel wall hooks, surgical tubing, and snapping splash guards.

Antimicrobial Wall Mount Privacy Screen from R&B Wire (PST/AML) includes telescoping/swing away curtain rod. Screen is made of antimicrobial laminated vinyl extends from 50” to 90”. Kit includes wall bracket, telescoping rod, curtain and hooks. Curtain measures 107” wide x 71” tall. Available in variety of colors. Open lip curtain rod socket to be installed on opposite wall to support swing away rod when curtain/rod is in place. Open lip curtain rod socket is sold separately.

**Medicine Cabinet:**

Reuse the existing medicine cabinet. Relocate as indicated on plan.

Surface mounted, economy grade medicine cabinet installed allowing door to swing towards adjacent wall offering clear access to the cabinet interior.

Medicine cabinet to match the existing in style, color, and finish in home/existing bathroom fixtures.

Medicine cabinet to have a mirrored front.

Mount cabinet to be used in a seated position.

Medicine cabinet to measure 24” x 32” minimum.

**Rectangular Wall Mounted Mirror:**

Wall mounted frameless mirror with beveled edges measuring 24” x 36” minimum.

Mount mirror to be used in seated position.

Swivel wall mounted mirror allows for easy control to be adjusted for use in seated or standing position. Mirror to measure 24” x 32” minimum.

**Exhaust Fan:**

Exhaust fan to be sized appropriately for size of room.

Wire to separate switch.

Wire to same switch as light fixture.

See plan for proposed switch location – field verify for best location.

Exhaust fan shall have moderate sound level of 1.5-3.0 sones.

Wall mounted exhaust fan to be installed in exterior wall and vented to outside with a back flow preventing louvered grill – specifically for use with mobile homes.

Ceiling mounted exhaust fan to be installed vented to outside with back flow preventing louvered grill.

Ceiling mounted exhaust fan to include light and heat.

**Light Fixture:**

Wire light fixture to separate switch.

Wire light fixture to same switch as existing in room.

See plan for proposed switch location – field verify for best location.

Fixture to allow for 2 light bulbs minimum.

Economy grade ceiling mounted light fixture, style to match existing in home.

Economy grade vanity light fixture, style to match existing in home.

**Washer/Dryer Hookups:**

All hookups including plumbing, gas, electrical, and exterior vents to be installed or relocated to allow for existing washer and dryer to be installed in new location.

Water supply to washer shall include a standard, consumer-grade, single handle quarter turn dual shut off valve mounted in a prefabricated valve and drain box recessed into the wall.

Washing machine to include proper vent system.

Washing machine to sit in washer pan.

Dryer vent shall have a backflow preventing mechanism and shall be vented to the outside.

Dryer shall have new vent hose.

Contractor to move and install washer and dryer into proposed location and connect to new hookups.

**Window Removal:**

Existing window to be removed.

Infill opening with structure to match the existing construction.

Insulate and apply interior wall finish to match the existing.

Apply siding on exterior to match existing on home OR INDICATE TYPE OF SIDING PRESENT.

Siding joints are to be staggered to avoid seams just in the area where the window was removed.

Seal joints between existing and new siding as needed.

Paint with primer and two coats of paint to match.

**New Tempered/Safety Glass Window:**

New single hung OR double hung OR sliding window to be installed in same location OR see plan for location.

Existing window measures ## x ##.

Window such as the Jeld-Wen Builders Series Window with nailing flange and tempered glass with a white interior and exterior.

**New Acrylic Block Window:**

New acrylic block window to be installed in same location OR see plan for location.

Existing window measures ## x ##.

Window such as Hy-Lite acrylic block casement vinyl window.

Window such as Hy-Lite acrylic block fixed vinyl window.

**Ceiling Track Lift System:**

Lifting device shall be a portable, light weight motor capable of lifting 400 pounds (minimum).

Device to be powered by a rechargeable battery with a battery charger.

Device to be controlled by wired or wireless remote control.

An extended handle or strap to be provided to aid family in connecting motor with trolley.

Two fitted slings (at least 1 for use in a wet environment) to be provided. Coordinate style of slings with family/consumer.

Body Support (Surehands System) or comparable device to be provided.

Follow insurance and/or the Nebraska Medicaid procedures for coverage after receipt of Service Authorization from ATP. Billing to ATP to include approval/denial notice from insurance/Nebraska Medicaid provider.

Track to be installed in XXXXroom with a ceiling height of ##”. Room measures ##” x ##”.

See plan for proposed location of track. OR Track to be installed XXXX.

Proposed track to be installed in the ceiling.

Proposed track to be installed using wall-to-wall system.

Proposed track to be a free-standing frame positioned for use over XXXX.

Proposed track to be a two-post OR three-post OR four-post system. System to include wall mount OR bath bracket. OR System shall be wall mount only. Systems can be used with ceiling heights from 7’-0” to 9’-0” and a track length of 6’ -2” to 10’ –4 1/2" (except four-post which is 9’ -10”).

**Wall Mounted Lift System:**

Wall mounted lift to be installed in wall next to XXXX. Field verify for best mounting location and height.

Lift system to be installed using wall plate OR wall plate and extension (for larger range) OR mounted on standing support(s).

Device shall have a lifting capacity of 320 pounds.

Device to be powered by a rechargeable battery with a battery charger.

Device to be controlled by wired or wireless remote control.

Two fitted slings (at least 1 for use in a wet environment) to be provided. Coordinate style of slings with family.

Body Support (Surehands System) to be provided.

Follow insurance and/or the Nebraska Medicaid procedures for coverage after receipt of Service Authorization from ATP. Billing to ATP to include approval/denial notice from insurance/Nebraska Medicaid provider.

Lift system such as the Wall-to-Wall lift from Surehands.

**Inclined Lifts:**

Handrail to remain. OR Handrail to be relocated to opposite wall. OR Handrail to be removed. OR Handrail to be relocated along same wall – patch and repair wall surface to match the existing.

Electrical outlet available. OR Field verify best location for new electrical outlet.

If an extension cord is needed, ensure that cord is secured along the floor and baseboards so it is not a tripping hazard.

Stairs are ##” wide.

Upper landing measures ##” x ##”.

Middle landing measures ##” x ##”.

Bottom landing measures ##” x ##”.

Top nose to bottom landing measures ##”.

Minimum head room measures ##”.

Number of risers is ##.

**Stairglide:** Stairglide to be a straight track installed on steps leading from XXXX to XXXX.

Stairglide to be a curved track installed on steps leading from XXXX to XXXX.

Stairglide to have swivel chair, safety belt, flip-up arms, flip-up seat, and flip-up footrest.

Stairglide control to be located on armrest.

Additional controls to include two wall-mounted control switches – one at the top and the other at the bottom of each flight. Mounting location to be coordinated with homeowner.

Emergency shut-off features to include swivel lock switch and footrest obstruction switch.

Stairglide to be installed allowing full swivel of chair at upper level.

Stairglide shall be installed on right OR left side of stairs (looking up). OR See plan for proposed location of stairglide.

Power OR Manual folding rail to be installed at the bottom of the track.

**Handrail:**

Wood 1 1/2" diameter handrail to be installed in wall on stairs leading from XXXX to XXXX.

Handrail to measure approximately ##’ long.

Handrail to be installed along right OR left (looking up) OR both sides of stairs.

Handrail to be installed using interior grade brackets into the studs in the wall. Bracket finish to match existing door hardware finish in the home.

The ends of the handrail shall be brought back to the wall at a 45 degree angle.

Handrail to be sanded and finished smooth to the touch. Stain/seal the wood to match the existing trim in the home.

**Pull-Out/Pull-Down Cabinet Shelving:**

Pull-out / Pull-down shelves to be installed in selected cabinets only – XXXX.

Shelves to exit cabinet fully when pulled to full extension.

Shelves to pull out and down OR directly out.

Shelving shall be metal construction.

Wooden spacers may be needed to ensure secure installation and fit – field verify.

Cabinet to be modified as needed including removal of the center divider if possible.

Cabinet style is Face Frame OR Full Access.

Shelves such as Rev-A-Shelf chrome wall cabinet Pull-Down Shelf for 24” cabinet (5PD-24CRN measures 22 1/4" width by 18 3/8” high) for 36” cabinet (5PD-36CRN measures 34 1/4" wide by 18 3/8” high).

Shelves such as Rev-A-Shelf chrome wire Pullout Shelves wire basket series – SEE REV-A-SHELF.COM/2558 FOR ALL OF THE OPTIONS.