

## DIVISION 9 - FINISHES (SUBJECT TO DIVISION 1)

### 9.A. GENERAL

The work covered by these specifications include furnishing all labor, materials, tools, and equipment required for installation of finishes as enumerated in the attached Bid Document.

### 9.B. MATERIALS

1. Stucco - to be factory prepared stucco as manufactured by U.S.G. or approved equal.
2. Plaster - to be factory prepared plaster as manufactured by U.S.G. or approved equal. (A and B above to be of type satisfactory for intended use.)
3. Water - clean and potable free of substances harmful to stucco.
4. Admixture - "Thorougard" by Standard Dry Wall Products or approved equal.
5. Metal Lath - 3.4 lb. diamond mesh galvanized.
6. Casing bead - 24 ga. galv. expanded flange.
7. Expansion Joint - 24 ga. galv. expanded flange.
8. Outside Corners - #1. A. exp. corner bead.
9. M.R. Gypboard - shall be ½" moisture resistant gypboard as manufactured by Gold Bond, USG, or approved equal.
10. Standard Gypboard - shall be ½" Gypboard as manufactured by Gold Bond, USG or approved equal.
11. Rock Lath - to be as manufactured by USG, Gold Bond, or approved equal.
12. Ceramic Tiles - to be manufactured by Monarch, American Olean Tile Company, or approved equal.
13. Ceiling Tiles - to be 12" x 12", 24" x 24" or 24" x 48" (see Bid Document) mineral fiber type III, class 25, LR grade 1. White finish fissured texture, square edge as selected by owner.
14. Suspension System - to be exposed Tee Grid, semi-recessed Tee Grid, or concealed accessible grid system (see Bid Document) as manufactured by Conwed, Alcan, Armstrong or approved equal. Where suspension system is exposed type, members are to have low-sheen satin white enamel finish.
15. Vinyl Sheet Flooring - shall have a 12 mill wear layer as manufactured by Armstrong, Congoleum, or approved equal. Color to be selected by owner from samples submitted.
16. Vinyl Composition Tile Flooring - shall be 1/8" thick and 12" x 12" in size and shall be as manufactured by Azrock, Armstrong, or approved equal.
17. Cove Vinyl Base - to be four (4") inches high and to be as manufactured by Armstrong, V.P.I., or approved equal.
18. Rubber or Vinyl Stair Treads - to be 1/8" gauge as manufactured by R.C. Munsson Co., or approved equal.

19. Paints - manufacturer to be chosen by the owner. To be of type and grade as recommended by the manufacturer for the kind of surface on which it is to be installed. No lead-base paints are to be used.
20. Wall Coverings - Vinyl or paper wall covering shall be of good quality.
21. All carpeting for residences shall conform to HUD Bulletin No. UM44-C and shall individually meet the flammability requirements of the Department of Commerce Standard DOC FF 1-70. Nylon (continuous filament) pile fiber shall be 27.9 oz./sq. yd., density of 4000. Berber carpets may be a nylon or nylon blend. Submit brand and color to Rehab Office and owner for approval.
22. Flashing must be high grade and rust resistant.

### **9.C. LATH & STUCCO REPAIR**

1. Where existing surfaces are to be patched, area shall be cleaned thoroughly and checked for sound condition. Install metal lath over areas that need support.
2. Dampen area to reduce absorption from plaster or stucco.
3. Apply scratch and brown coats in portions as recommended by manufacturer.
4. Apply finish coat of factory prepared material, adding water only, and bring plaster to a thickness flush with surrounding surface.
5. Protect adjacent finished surfaces by covering with plastic or tarps. Cover floors with building paper. Upon completion of work, remove all temporary coverings and clean smears caused by plastering.
6. Provide a good rigid, slack free backing, taking extra care in developing at least a 1" lap at metal edges, securely wired together and staggered.
7. All materials must be clean and free from any oil or foreign matter.
8. Where existing surfaces are to be patched, inspect all areas of building for cracked, loose, and/or poor bonded stucco. Remove any such stucco, replace and/or secure lath as required to conform with code.
9. If existing stucco is painted (other than with a cement base paint), such surfaces must be wire brushed or sandblasted, depending on the existing textures, and refinished with new cement base paint or dash coat.
10. A good bonding agent and an air temperature of 40° Fahrenheit or above must be present before any stucco application may be attempted.
11. When nailing gypsum lath, use 12 or 13 gauge lathing nails having approximate 3/8" heads, with nails spaced not more than three nails to each bearing on the vertical, and four nails to each bearing on the ceiling. Length of nail shall be that which will provide at least 1" penetration in horizontal supports, and 3/4" penetration into vertical supports. Metal lath for corner reinforcing shall be provided. The maximum gap without reinforcing not to exceed 1/2".

**9.D. DRYWALL (GYPSUM BOARD)**

Gypsum board, when applied to ceiling framing shall be 5/8" thick. When applied as a ceiling overlay it may be either 3/8" or 1/2" thick, as specified in the bid document. Gypsum board, when applied to wall framing shall be 1/2" minimum thickness. When applied as a wall overlay it may be either 1/2" or 3/8", as specified in the bid document. Type "X" fire rated shall be used when required by the building code. Type "M" moisture resistant gypsum board shall be used around all bathtubs, unless otherwise specified in the bid document.

All gypsum board shall have tapered or beveled edges.

Drywall screws shall be the preferred method of installation. Where nails are used, a bead of construction adhesive shall be applied to each stud before hanging the drywall.

Screws shall be driven with their shanks perpendicular to face of board as follows:

SIZE	CEILING	SIDEWALLS
3/8" & 1/2"	7" to 8" o.c.	1 1/4" GWB Annular ring flat head 1/4" diameter
5/8"	6" to 7" o.c.	1 7/8" GWB Annular ring flathead 1/4" diameter

All joints and corners shall be taped. Sand and feather edges after each coat. Inside corners shall be reinforced with tape. Outside corners shall be protected by a metal and corner bead.

All tape and metal accessories shall be imbedded in thin layer of joint cement.

Apply a minimum of three (3) coats of joint compound over all nails and tape. Sand and feather edges after each coat. All joints, nails, screws, and corners shall be finished so that the wall appears smooth with no imperfections.

If called for in the Bid Document, the walls and ceilings shall be textured to match as closely as possible existing walls and ceilings in the house.

Water resistant drywall (MR Board) shall only be installed around the tubs or showers if ceramic tile is not used. If ceramic is specified in the Bid Document, light weight concrete board shall be used.

All new drywall shall be primed and painted with two top coats.

**1. Removal of Existing Wall or Ceiling Surfaces**

Remove all surfaces as indicated on Bid Document. Removal shall be without damage to adjacent existing work. Contractor shall properly dispose of all surfaces that are removed.

**2. Repair Existing Drywall**

Cut out all damaged drywall to the nearest appropriate studs. If necessary, install backing for horizontal joints. Install drywall patch of like thickness to the wall with appropriate drywall nails or screws. Tape, finish, and texture patched area to match wall. Spot prime patched area to be ready for paint.

**9.E. PLASTER REPAIR**

Remove all loose, spalling, or damaged plaster and lathing materials. At areas of loose plaster and exposed wood lath, carefully cut out damaged or loose pieces of wood lath

without damage to existing sound areas of lath and plaster. In damaged areas install new 2.5 lb. wire lath anchoring firmly to existing sound lath and framing to provide backing for plaster repair. Apply plaster in three (3) coats, scratch and brown with white coat finish, allowing at least 24 hours curing between brown and finish coat.

Provide backing at holes and large cracks prior to filling and finishing. Cracks are to be repaired by widening existing cracks to form a "V" groove. Use patching plaster at crack repairs when appropriate. Spackle minor cracks and fissures as required to provide surface ready for painting.

#### **9.F. CERAMIC TILE REPAIR**

1. Ceramic tile repairs are to be made to all walls and floors where tiles are loose, cracked, or missing. Repairs shall be made with near matching materials, or where not available by removal of all portions of the defective tile and replacing with a type readily available.
2. Remove all deteriorated joints and regrout with grout patching mix.
3. Replace broken or cracked tile accessories such as grab bars, soap dishes, towel bars, tumbler holders, with suitable accessories of close matching design. Anchor with mortar set, organic adhesive, or anchoring device that will firmly attach accessory to wall.

#### **9.G. PLASTIC WALL TILE - REPAIR**

Plastic wall tile shall match existing as closely as possible and be applied to wall surface in manner as prescribed by tile manufacturer. (Color and style to be chosen by owner.)

#### **9.H. CERAMIC WALL TILE**

1. Ceramic tile shall be standard grade 4¼" x 4¼". All tile shall be set true, level and plumb. Standard wall tile adhesive shall be used unless otherwise specified. Wall surface shall be free of defects before applying tile, and surface preparation shall conform to manufacturer's specifications. All tile around bathtubs or shower stalls shall be installed over ½" light weight concrete board.
2. Preparation of all existing surfaces receiving wall tile is the responsibility of the contractor. Wall tile shall not be applied over walls covered with wallpaper or fabric wall covering. Remove all such materials down to bare walls. Painted walls to receive tile work shall be scored with rough sandpaper and washed before the application of adhesive. Furring strips shall be installed on walls if and where required. Starting of tile work implies contractor's acceptance of condition of walls.
3. Grout all joints in tile with a material, and in the manner recommended by the tile manufacturer. Fill joint at tub with adhesive tub caulking material, or silicone caulk. Where chrome accessories are indicated in Bid Document, they shall be purchased by contractor and installed by mechanics installing tile.
4. Tile shall be sealed with a silicone sealer following manufacturers directions.

#### **9.I. PLASTIC COVERED HARD BOARD**

All hard board shall be installed as recommended by manufacturer. Moldings, edges, fillers, fasteners, and adhesive shall be as recommended by manufacturer. Molding strips for use between panels shall be of same material, color and design as panel. Pattern, color, and design to be chosen by owner.

Where wood molding strips are installed, they shall be either painted (color to be chosen by

owner) or stained and varnished.

#### **9.J. ACOUSTICAL SUSPENDED CEILINGS**

Acoustical suspended ceilings shall be installed level and true in complete accordance with manufacturer's instruction. Hanger wires to be minimum 12 ga. galvanized soft annealed steel wire spaced as required by manufacturer's instructions with lag hangers only. Layout of ceiling to be started at center of room to provide like sizes at room perimeter for uniform appearance and balance. Ceiling panels to be 2' x 2' or 2' x 4'. Installation in high moisture areas shall be scrubbable vinyl coated type. Finished ceiling height, installation and materials shall conform to code. Fill any holes in plaster with sheetrock or plaster before installing suspended ceiling. Remove all loose plaster.

#### **9.K. FURRED CEILING WITH ACOUSTICAL CEILING TILE**

Ceilings shall be furred down with 1" x 3" wood furring strips spaced and leveled uniformly to receive new acoustical tile ceiling. Ceiling to be trimmed at perimeter after tile installation. Layout for installation of ceiling acoustical tiles shall be started at center line of room from both axis of room walls. Ceiling grids and/or furring strips shall be laid out to conform to size of tile specified. Tiles shall be installed square and true as required and recommended by tile manufacturer. Owner to select tile finish from samples submitted by contractor.

Repairs to existing acoustical tile ceilings and suspension systems are to be made using like and matching material.

#### **9.L. REPAIR EXISTING CEILING TILE**

Furnish and install all labor and materials necessary to repair existing ceiling. Ceiling surface shall be plumb and level with no objectionable marks. All other surfaces shall be protected during the repair.

#### **9.M. UNDERLAYMENT**

1. Underlayment shall be required whenever vinyl sheet goods or vinyl tile is installed. It shall be of a type recommended by the manufacturer of the floor covering, and installed in such a way as to maintain the guarantee of the floor. 1/4-inch mahogany plywood may be used as underlayment with the approval of the installer. In no case will particle board be approved.
2. Underlayment shall be stapled whenever possible. The staples shall be approved for underlayment and provide a minimum penetration of one inch to the subfloor. When nails are used they shall be 1½ inch ring shank underlayment nails. Nails or staples shall be installed two inches o.c. at all edges, and four inches o.c. over the face of each piece. All staples or nail heads shall be countersunk below the surface of the underlayment.
3. Underlayment shall be installed just prior to laying the finished floor. All panels shall have the end joints staggered in respect to each other, and in respect to the joints in the subfloor. Panel end joints shall be spaced 1/32 of an inch to allow for expansion and contraction. All staples, nailheads, dimples, depressions, joints, damaged areas, etc., shall be filled with a compound designed specifically for this purpose. Underlayment may be installed over the old floor with the approval of the owner, installer and rehab office.
4. By installing the vinyl, the installer takes responsibility for the condition of the underlayment. It is the installer's responsibility to assure that the underlayment has been properly nailed, stapled, sanded, and filled. It is the recommendation of the Rehab Office that underlayment be installed by the same installer as the vinyl.
5. With the approval of the Rehab Specialist and the owner, an embossing leveler may be

used.

## 9.N. HARD SURFACE FLOOR COVERINGS

1. All floor covering materials shall be installed only with the adhesive recommended by the manufacturer of the floor covering being installed.
2.
  - a. Sheet vinyl shall meet minimum FHA requirements, in 6' or 12' wide sheets, as manufactured by Armstrong or equal manufacturer.
  - b. Vinyl asphalt tile shall meet minimum FHA requirements and be 12" x 12" square tile as manufactured by Armstrong or equal manufacturer (1/8" composition tile). Adhesive shall be waterproof type as recommended by manufacturer.
  - c. Vinyl base shall be 4" high cove base. Furnish with pre-formed inside and outside corners.
  - d. Install required underlayment, (see 9.M.) fill minor voids with patching compound recommended by manufacturer.
  - e. Final job shall have smooth and even finished surfaces, tightly joined and accurately formed. All work shall be done in accordance with manufacturer's installation directions. Maintain a temperature of 65° Fahrenheit during installation and for a minimum of 24 hours after installation. All surfaces must be clean and dry and free of excess adhesive. Clean with cleaner as recommended by floor covering manufacturer.
  - f. General Contractor shall undercut doors as needed.
  - g. When necessary for proper installation, all existing floor covering and underlayment shall be removed before installation of new underlayment and floor covering, or as indicated in Bid Documents.
  - h. When installed over concrete, all old adhesive shall be removed, and floor prepared so there is a smooth and sound surface. When cutback adhesive was used for old floor, it shall be used for new flooring.
  - i. When existing quarter round, shoe molding or base are removed to install floor covering, new of the same style shall be installed and have same finish.
  - j. If quarter round, shoe molding or base are missing before installation, then new of the same style shall be installed. Vinyl base may be installed in lieu of missing base with the written approval of the Homeowner and the Rehab office. When replacing bathroom floor, the contractor shall include in the cost of the new floor the cost to pull and reinstall all plumbing fixtures necessary to install the new floor, except when the Bid Document calls for replacement or pulling and resetting of plumbing fixtures as a separate line item. All floor covering to be installed by trained and competent workmen.
2. **FLOOR TILE REPAIR** - Furnish all labor and materials necessary to repair existing floor tile. All surfaces shall be clean, dry, and free from excessive adhesive. Surfaces shall be smooth and straight.
2. **FLOOR CLEANING** - Furnish and install all labor and materials necessary to clean floor, base, and/or vinyl base. Cleaning products shall not be abrasive as to damage surface, or hazardous to the applicator or residents. Surfaces shall be clean of grease, dirt, and

residue.

## **9.O. CARPETING**

### **1. INSTALLATION**

- a. The contractor shall install carpet as required under other articles of these specifications and as hereinafter specified. Work shall include furnishing and installing all necessary installation accessories, irrespective of whether they are mentioned herein or not, but all as necessary to meet the actual installation conditions of each location in which carpet is required so as to produce a first class workmanlike secure installation in the opinion of the Rehab Office.
- b. General broom cleaning of surfaces which support the carpeting will be done by General Contractor. Before starting any carpeting operations in any one location, the Carpet Subcontractor shall remove from the surfaces supporting the carpeting all dust, dirt, debris, oil, grease, or other substances which may in any manner affect the satisfactory execution and serviceability of the carpeting. Debris resulting from the installation operations shall be promptly removed from the site and none shall be left under any carpet.
- c. Carpet shall be installed only after all other work in a given location has been completed. Carpets shall be laid with the seams running in the same direction, or as directed in the field by the Inspector. All seams shall be made so that pile of adjoining pieces has the same directional run, and so as to be practically invisible in the opinion of the Rehab Specialist. Each run of carpet located between the adjoining parallel seams shall be a single piece of carpet.
- d. All doors shall be cut off where necessary by the General Contractor to clear the new carpet.
- e. Carpet shall be carefully stretched to a uniform tightness until perfectly smooth and even as well as free from ripples, sags, or buckles.

### **2. PROTECTION & CLEANING**

The contractor shall take all necessary precautions to protect the existing construction and finishes of the building against any damage due to the carpeting operations. The contractor will be responsible for the cost of such damages, which shall be repaired to the satisfaction of the Rehab Office.

The contractor shall take all necessary security measures to protect the stored and installed items of carpeting against theft or damage until accepted by Owner.

After completion of carpeting operations in an area, contractor shall remove all waste and surplus items of carpeting. Salvage, except for unused rolls, shall be the property of the Owner, if wanted.

## **9.P. PAINTING**

### **1. General**

Inspect all surfaces before starting work and report deficiencies to the Rehab Office. Starting work implies acceptance of surfaces. All new plaster surfaces must be thoroughly clean, dry, and completely cured. New plaster surfaces shall also be primed. Paint material shall be applied in a consistency adequate enough to give thorough and acceptable coverage. All materials shall be completely free of all lead or lead compounds.

For all work done on homes build before 1978, contractors are responsible for understanding all applicable lead based paint regulations and be certified in Lead Safe Work Practices before work is done.

1. Prohibited practices on pre-1978 homes due to lead based paint regulations. The following list of specifications and regulations is mandated by the U.S. Department of Housing and Urban Development (HUD) when conducting lead paint activities in homes that are being assisted or rehabilitated with federal funding.
  - A. **Set Up of the Exterior Work Area:**

When working on the ground floor, lay protective sheeting 10 feet from the edge of the work surface or as space permits. When working on the 2<sup>nd</sup> story or above, extend the sheeting farther out to catch paint chips, dust, and debris. Vertical shrouding on scaffolding should be used if work is close to a sidewalk, street, or another property, or the building is more than three stories high. Protective sheeting should be taped and/or stapled to wood siding or ribbon board. A wood strip may need to be attached to a masonry wall. Build a curb around the work perimeter when a sidewalk or another property is near, or when wind may blow debris off of the protective sheeting.
  - B. **Set Up of the Interior Work Area:**

Ask the occupants to leave the room(s) where the work will be done, and make sure to keep them out until the final cleanup is completed. Place "DO NOT ENTER" tape across the doorway or post a sign. Place protective sheeting on the floor extending about 5 feet from the edge of the work area. Tape the sheeting to the baseboard under the work area using masking tape (or durable tape where masking tape will not work). Remove all drapes, curtains, furniture, and rugs within 5 feet of the work area. Cover any furniture within 5 feet of the work area that can not be moved. Put all of the necessary tools and supplies on the protective sheeting before beginning work to avoid stepping off of the sheeting. To avoid tracking dust off of the sheeting, wear non-skid shoe covers on the protective sheeting and remove them each time you step off of the sheeting. Another acceptable method is to wipe both the top and bottom of shoes with a damp paper towel each time you step off of the protective sheeting. Also, cleaning of the shoes with a tack pad or removing the shoes every time you step off of the protective sheeting is acceptable.
  - C. **Restricted Practices:**

Do not use power sanders or grinders without HEPA vacuum attachments. If the sanding or grinding machines are "shrouded", which means surrounded with a barrier that prevents dust from flying out around the perimeter, AND attached to a HEPA vacuum, they can be used. Because some dust may still blow out around the perimeter, workers near the machine should wear half-mask respirators rated by NIOSH as N100 (or HEPA) at a minimum.

Do not use open flame or high heat removal of paint. There is no acceptable use of an open flame torch or high temperature heat gun (above 1100 degrees F) to remove paint. A heat gun set below 1100 degrees F may be used with caution. It is recommended for small areas only, such as the edge of a door, the top of a window stool, or the friction surface of a window jamb.

Do not use paint strippers containing methylene chloride. Strippers containing methylene chloride should not be used because this chemical is extremely toxic and is known to cause cancer. Chemical strippers without methylene chloride are safer to use, as long as the precautions printed on the container are followed. Take extra precautions to mask areas near stripping.

Do not use uncontained hydroblasting. Removal of paint using this method can

spread paint chips, dust, and debris beyond the work area. Contained pressure washing within a protective enclosure to prevent the spread of paint chips, dust, and debris is an acceptable practice. Because this method requires additional precautions, it should only be used by certified lead abatement workers.

Do not use uncontrolled abrasive blasting. This method can also spread paint chips, dust, and debris beyond the work area. Contained abrasive blasting within a protective, locally exhausted enclosure to prevent the spread of paint chips, dust, and debris may be used. Because this method requires additional precautions, it should only be used by certified lead abatement workers.

Avoid extensive dry scraping or sanding. This method can create large amounts of paint chips, dust, and debris that are hard to contain. Use wet methods or limited dry scraping and sanding. Mist surfaces before scraping and sanding. Dry scraping and sanding of very small areas (for example, around light switches or outlets) may be done if the flat surfaces below these areas are covered with protective sheeting. These methods should be avoided on areas larger than two square feet, and workers must have adequate respiratory protection (see #1 above).

D. Worker Protection:

Always wear safety goggles or safety glasses when scraping, sanding, hammering, etc.

At the end of the work period, remove dusty clothes and/or vacuum off dust. Wash clothes and other items separately from other clothes. DO NOT use compressed air to blow the dust off of the clothing.

Wear disposable protective clothing covers. They can be stored in a plastic bag and reused if they are fairly clean and there are no rips. Small tears can be repaired with duct tape. Wear a hat to protect the head from dust and debris.

When work creates dust or paint chips, workers should wear at least a NIOSH-approved respirator for lead work.

Post a warning sign on the premises and avoid eating, drinking, or smoking on site.

Wash your hands and face each time you stop working.

2. Materials

All materials shall be of high quality. Deliver all materials in original containers bearing manufacturer's labels. Owner and rehab office to approve of brand used.

Follow manufacturer's label instructions completely.

3. Interior Work

A. Keep premises as clean and orderly as possible, and well ventilated. Remove waste daily and at completion of job. Protect all adjoining surfaces by covering or moving.

B. Wash all surfaces with a solution of tri-sodium phosphate (or equal) in water. Prior to painting, all surfaces shall be free of dirt and grease.

C. Sand enamels and varnishes with 220 or finer sandpaper between coats.

D. Coat all knots, gaps, streaks, or stains, with one (1) coat of shellac based primer or other approved sealer before painting.

E. Fill nail holes, cracks and blemishes with a light weight spackle after primer coat has been applied. Spot prime spackle before applying finish coats.

- F. All coats are to be thoroughly dry before applying succeeding coats.
- G. Where painting is required on concrete and masonry surfaces, it shall be done on a clean, dust and scale free surface and in full compliance with specifications of manufacturer of finishing material.
- H. Unless otherwise specified, all woodwork shall be semi-gloss.
- I. All ceilings are to be flat white unless owner requests other.
- J. All bathroom and kitchen surfaces shall be painted semi-gloss.
- K. Unless otherwise specified all wall surfaces shall be painted with two coats of good quality latex paint, color to be chosen by the owner.

#### 4. Exterior Work

- A. Wash off heavy dirt accumulations with water and tri-sodium phosphate.
- B. Clean up and remove all debris daily and at completion.
- C. Allow solvent-thinned paints to dry 24 hours or longer between coats.
- D. Coat all knots, gaps, streaks, or stains, with one (1) coat shellac-based primer or other approved sealer before painting.
- E. Fill nail holes, cracks, and blemishes with exterior spackle or putty after primer coat has been applied. Spot prime spackle before applying finish coat application of finish coats.
- F. Where storm windows exist, the contractor shall remove all storm windows, prepare surface, back putty as required, replace broken glass, paint main window and trim, and reinstall storm window.
- G. Remove scale or rust from metal surfaces using lead safe work practices, down to bright metal, and prime as soon as possible with rust preventative paint. Remove oil and grease with mineral spirits.

Note: Contractor shall wear appropriate protection gear.

- H. Old painted surfaces on wood shall be wire brushed or sandpapered or scraped. All loose paint shall be removed and bare wood spot primed. Hard, glossy, and non-chalking surfaces should be dulled, and surfaces washed or rinsed.
- I. Exterior painting is not to be done during or immediately following foggy, rainy or frosty weather, OR WHEN THE TEMPERATURE IS LIKELY TO DROP BELOW 40° FAHRENHEIT. Avoid painting surfaces while they are exposed to the hot sun.
- J. All coats are to be thoroughly dry before applying succeeding coats in accordance with manufacturer's recommendations.
- K. Where painting is required on concrete and masonry surfaces, it shall be done on a clean, dust and scale free surface and in full compliance with specifications of manufacturer of finishing material.

L. Bare surfaces shall receive at least one (1) coat of a primer appropriate for that surface. Oil based primers are usually recommended for wood surfaces.

M. Unless otherwise specified all surfaces are to be painted with a minimum of two (2) coats of good quality exterior latex paint. If good hide and cover cannot be achieved with two coats, surface shall receive number of coats necessary to achieve hide and cover.

5. Paint Porch Floor

Remove all loose paint from porch floor using lead safe work practices.

Paint with two (2) coats of quality oil-based exterior floor and deck enamel.

First coat to be thinned according to manufacturer's directions. Second coat to be applied 24 hours later, or longer, from first application unless otherwise specified by paint manufacturer.

6. Paint Fence

Remove all loose paint using lead safe work practices, remove dirt and/or oxidized paint. Dust clean. Spot prime all bare spots with primer as recommended by finish paint manufacturer. Allow to dry as per manufacturer's directions. Paint fence, including posts, stringers, pickets, etc., with one (1) coat primer and one (1) finish coat of oil-based exterior trim. All paint to be brush applied unless prior approval has been received in writing from the Rehab Office to use another method.

**9.Q. WALLPAPER REMOVAL**

Remove wallpaper from walls and/or ceilings using a commercial steamer or approved chemical stripper at discretion of Contractor. Protect floors and other surfaces from water or dye damage. Room to be vacated of all furniture and movable objects. Surfaces are to be stripped to plaster. Wash walls with a solution of tri-sodium phosphate in warm water to remove all paste residue. Remove all waste from area at the close of each work day, and upon completion of job. Allow area to dry thoroughly, and patch plaster using Bondex or equal prepared patching plaster, according to manufacturer's directions. If surfaces are to be painted, allow patch to cure, and seal with an approved sealer.

**9.R. WALLPAPER INSTALLATION**

Paper walls and/or ceilings as follows:

1. Surface Preparation

A. If Plaster:  
Plaster to be thoroughly dry, neutralized with zinc sulfate solution if necessary.  
Coat wall with sizing.

B. If Gypsum Board (Drywall):  
Seal entire surface of drywall with coat of latex, oil, or varnish base sealer. Coat wall with sizing.

C. If Plywood:  
Apply a smooth wall liner of blank wallpaper stock or smooth 3/4 pound deadening felt to prevent grain from showing through wallpaper.

2. Wallpaper colors shall be sunfast and waterfast.
3. Wall covering in kitchen and bathroom shall be vinyl.
4. All walls shall be repaired as required, prior to installation of wall covering.
5. Adhesive for wall fabric shall be that recommended by fabric manufacturer.

#### **9.S. PANELING**

Furnish and install moderately priced ¼" paneling.

Furnish all appropriate molding. Moldings shall have wood veneer facings stained to match paneling. All work shall conform to all applicable codes.

#### **9.T. REFINISH**

Furnish and install all labor and materials necessary to refinish designated object. Carefully remove any nails as not to cause damage. Strip all paint or varnish. Sand thoroughly to remove all blemishes, then wipe clean. Hand wipe a stain, if one is needed. Apply two coats of premium quality varnish (polyurethane). All nail holes to be filled with stain-based wood putty and coats to be sanded with 00 sandpaper between coats.

#### **9.U. STRIP PAINT**

Paint shall be stripped in a safe manner. Care shall be taken that adjoining surfaces are covered to avoid damage. Chemical stripper may be used only if manufacturer's directions are strictly followed, and paint residue properly disposed of. Electric heat guns may be used with care, and only if a fire extinguisher is on site. In no case will torches be allowed. Paint shall first be tested to determine lead content. If lead is present it shall be removed in accordance with HUD regulations.