

EXHIBIT "A"
MANDATORY IMPROVEMENTS

[REDACTED]
126 Jackson Avenue
Coalinga, CA 93210

EXAMPLE

1. STRUCTURAL

- A. **Demolition of the home shall not be started until demolition permits and building permits for the proposed single-family residence are obtained from the County of Fresno.**
- B. Obtain a demolition permit and demolish the existing home and unpermitted structures in the property. Dispose of resulting debris at an approved disposal site and grade area to match surrounding grades. Provide clean fill dirt as required to fill any void left by demolition.
- C. Remove all debris from the property. **This is required to be completed prior to the first progress payment.**
- D. Obtain all permits and construct a new single-family residence. The new house shall be a minimum three bedrooms, two bathrooms, **between 1,200 and 1,300** square feet and an attached **two car** garage. **Provide new approach and driveway to match new two car garage.** Refer to the AHP Reconstruction General Specifications. A preliminary floor plan and elevation shall be included in the construction agreement package and shall be approved by AHP Staff.
- E. **Existing metal covered patio to remain if it doesn't interfere with the construction of the new house. If the patio was installed without permit, obtain the necessary permits and bring up to code.**
- F. Locate property stakes. If the property stakes cannot be located have the property surveyed by a licensed surveyor.
- G. This property is located in seismic category "D". A soils investigation will be performed, and the results of this investigation must be incorporated into the design of the new single-family residence.

2. ELECTRICAL

- A. Provide electrical for the new single-family residence per current National Electrical Code. Refer to the AHP New Construction General Specifications.

3. PLUMBING

- A. Install new plumbing per current Uniform Plumbing Code. Refer to the AHP New Construction General Specifications.

- B. ***Install a new handicap accessible shower enclosure and water closet in master bathroom. The shower enclosure shall be a Model APG6036BF2 or equal. The water closet shall be a Kohler Comfort Height K-3517 or equal.***

4. **MECHANICAL**

- A. Install a heating and air conditioning system sized for the new single-family residence. Refer to the AHP New Construction General Specifications.

5. **TERMITE REPORT**

- A. No report required. Contractor shall treat the area of the new SFR prior to construction.

6. **LEAD-BASED PAINT**

- A. No report required.

7. **GENERAL**

- A. ***Provide 3'0" doors for handicap accessibility at the following locations: Entry, master bedroom, and master bathroom.***
- B. Install approximately **150** feet of 6' high chain link fencing to the west side of the property for security reasons.
- C. Utilities: Both parties shall obtain, fill out and submit the required forms to the appropriate utility companies in a timely manner to disconnect and reconnect the electrical service, water service and natural gas service. The contractor shall allow the amount of \$4,000.00 for this item. Upon acquiring all of the fee estimates in writing; if the cost is below the \$4,000.00 allowance, the contractor will refund the difference less 15 percent for profit and overhead. If the cost exceeds the \$4,000.00, a change order will be generated and the owner will pay the difference plus 15 percent for profit and overhead. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.
- C. ***All changes in the Construction Agreement will be made using the Affordable Housing Programs Change Order form #69. It will include the reason for the changes, the type of change, the amount, and the unit cost, make and model number if applicable. Description details also may be required. Change orders must be submitted to the Affordable Housing Program and approved prior to initiating the change.***

EXAMPLE

EXHIBIT "A" MANDATORY IMPROVEMENTS


9153 South Ormus Avenue
Raisin City, CA 93652

1. STRUCTURAL

- A. Demolition of the home and detached garage shall not be started until demolition permits and building permits for the proposed single-family residence are obtained from the County of Fresno.
- B. Obtain all permits and construct a new single-family residence. Minimum four bedrooms, two bathrooms, 1,400 square feet and an attached garage. A preliminary floor plan and elevation shall be included in the construction agreement package and shall be approved by AHP staff. Refer to the attached small lot plot for approximate location of the residence. Refer to the AHP New Construction General Specifications.
- C. Remove all the abandoned vehicles and debris from the property. **This is required to be completed prior to the first progress payment.**
- D. Demolish all structures; existing septic system; and remove any trees that will affect the new single-family residence and attached garage. Dispose of resulting debris at an approved disposal site and grade area to match surrounding grades. Provide clean fill dirt as required to fill any void left by demolition. A compaction report may be required.
- E. Locate property markers. Have a boundary survey performed by a licensed surveyor.

2. ELECTRICAL

- A. Provide electrical for the new single-family residence per current National Electrical Code. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications. Note: the electrical service is currently installed over the property to the north and construction will affect the service drop for the property to the south. Submit PG&E application ASAP.

3. PLUMBING

- A. Install new plumbing per current Uniform Plumbing Code. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.
- B. Abandon the well located at the west end of the lot. Provide copy of the report from the Health Department to AHP staff.

- C. Install a new septic system. Contact the County of Fresno Development Services Department to ensure adequate sizing and proper location of the tank and system. Location is required to be shown on the plot plan prior to issuance of a building permit. Refer to the attached small lot plot for septic location; the location of the septic system has been approved by the Health Department. Contact AHP for any questions.
- D. Connect the new SFR to the Raisin City Water System.

4. **MECHANICAL**

- A. Install a heating and air conditioning system sized for the new single-family residence. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.

5. **TERMITE REPORT**

- A. No report required. Contractor shall treat the area of the new SFR prior to construction.

6. **LEAD-BASED PAINT**

- A. No report required

7. **GENERAL**

- A. Utilities: Both parties shall obtain, fill out and submit the required forms to the appropriate utility companies in a timely manner to disconnect and reconnect the electrical service, water service and natural gas service. The contractor shall allow the amount of \$4,000.00 for this item. Upon acquiring all of the fee estimates in writing; if the cost is below the \$4,000.00 allowance, the contractor will refund the difference less 15 percent for profit and overhead. If the cost exceeds the \$4,000.00 a Change Order will be generated and the owner will pay the difference plus 15 percent for profit and overhead. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.
- B. All changes in the Construction Agreement will be made using the Affordable Housing Programs Change Order form #69. It will include the reason for the changes, the type of change, the amount, and the unit cost, make and model number if applicable. Description details also may be required. Change orders must be submitted to the Affordable Housing Program and approved prior to initiating the change.

EXHIBIT "A"
MANDATORY IMPROVEMENTS

EXAMPLE

[REDACTED]
6044 E. Summit
Laton, CA 93242

1. STRUCTURAL

- A. Demolition of the home and detached garage shall not be started until demolition permits and building permits for the proposed single-family residence are obtained from the County of Fresno.
- B. Obtain all permits and construct a new single-family residence. Minimum four bedrooms, two bathrooms, 1,400 square feet and an attached garage. A preliminary floor plan and elevation shall be included in the construction agreement package and shall be approved by AHP staff. Refer to the AHP New Construction General Specifications.
- C. Remove any abandoned vehicles and debris from the property. **This is required to be completed prior to the first progress payment.**
- D. Demolish all structures and remove any trees that will affect the new single-family residence and attached garage. Dispose of resulting debris at an approved disposal site and grade area to match surrounding grades. Provide clean fill dirt as required to fill any void left by demolition. A compaction report may be required.
- E. Locate property markers. Have a boundary survey performed by a licensed surveyor.
- F. This property is located in seismic category "D". A soils investigation will be performed, and the results of this must be incorporated into the design of the new single-family residence.

2. ELECTRICAL

- A. Provide electrical for the new single-family residence per current National Electrical Code. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications. Note: the electrical service is currently installed over the property to the north and construction will affect the service drop for the property to the south. Submit PG&E application ASAP.

3. PLUMBING

- A. Install new plumbing per current Uniform Plumbing Code. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.

- B. Connect the new SFR to the Laton Water System.

4. **MECHANICAL**

- A. Install a heating and air conditioning system sized for the new single-family residence. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.

5. **TERMITE REPORT**

- A. No report required. Contractor shall treat the area of the new SFR prior to construction.

6. **LEAD-BASED PAINT**

- A. No report required.

7. **GENERAL**

- A. Utilities: Both parties shall obtain, fill out and submit the required forms to the appropriate utility companies in a timely manner to disconnect and reconnect the electrical service, water service and natural gas service. The contractor shall allow the amount of \$4,000.00 for this item. Upon acquiring all of the fee estimates in writing; if the cost is below the \$4,000.00 allowance, the contractor will refund the difference less 15 percent for profit and overhead. If the cost exceeds the \$4,000.00, a Change Order will be generated and the owner will pay the difference plus 15 percent for profit and overhead. Refer to the AHP Standard Plan Description of Materials and the AHP New Construction General Specifications.
- B. All changes in the Construction Agreement will be made using the Affordable Housing Programs Change Order form #69. It will include the reason for the changes, the type of change, the amount, and the unit cost, make and model number if applicable. Description details also may be required. Change orders must be submitted to the Affordable Housing Program and approved prior to initiating the change.