

EXHIBIT 1
AFFORDABLE HOUSING PROGRAMS
REHABILITATION STANDARDS

A. SCOPE OF WORK (LINE ITEM SPECIFICATIONS)

The Scope of Work shall consist of Line Item Specifications that describe all the work to be performed in the Contract in accordance with the standard specifications of the Guide. It is intended that the Scope of Work shall describe the exact items that are going to be installed, replaced, and/or repaired. The sole intent of these Standards is to clearly describe the methods in which they will be installed, replaced and/or repaired, and what end results are to be expected.

B. DEFINITION OF CONTRACT WORDS AND PHRASES

1. Line Item Specification Shall Mean - A work item specification which shall be performed in accordance with definition of Scope of Work (Exhibit A), and in accordance with the Guide.
2. The Line Item Number Shall Be - to identify the Line Item.
3. The Line Item Description (Short Title) Shall Be - preceded by the (most commonly used) action word, install, replace, or repair, or other definitive action word, such as, remove, or construct, or by word combinations, such as, demolish and clear, or excavate and fill, as defined herein.

Additional detailed description may be included in the Line Item Description when the nature of the Line Item is such that a special description or additional specification is necessary to clarify the intended action.

4. The Line Item Quantity Shall be - inserted for each location, or group of locations, of the Line Item. The appropriate Unit of Measure and Quantity shall be used and inserted.
5. The Line Item Location(s) Shall Be - inserted as a single location or group of locations.
6. The Brand and Model May Be - inserted when applicable. The brand name used in the Scope of Work is for the purpose of identifying the quality and the standards of the item to be used. If the Contractor chooses to use another name brand, the Contractor will submit in writing that the product he intends to use will meet/be equal to or exceed the quality and standards of the brand and model specified in the Scope of work.
7. Install Shall Mean - Install the selected Line Item at the selected location, finished and complete, including removal of the existing units, all modification, materials and work at and in the vicinity of the selected location, leaving the item fully operational, all in accordance with the Guide.

8. Reinstall/Rehang/Relocate Shall Mean - Remove the existing item, perform corrective repairs to the item, and in the manner described under Repair and reinstall the item at either the selected original location, or new location, finished and complete, including removal of existing units, all modification, materials and work at and in the vicinity of the selected location, leaving the Item fully operational, all in accordance with the Guide.
9. Construct/Reconstruct/Frame/Reframe Shall Mean - Construct/ Reconstruct or Frame/Reframe the selected Line Item at the selected location, using standard construction practices of the trade, finished and complete, including removal of existing units, all modification, materials and work at and in the vicinity of the Location, leaving the Line Item fully operational, all in accordance with the Guide.
10. Replace Shall Mean - Remove the selected (existing) Line Item and install the selected Line Item at either the Selected; a) original location, or b) new (relocated) location, finished and complete, including removal of existing units, all modification, materials and work at and in the vicinity of the location, leaving the item fully operational, all in accordance with the Guide.
11. Repair Shall Mean - repair the existing Line Item at the selected location, complete, including all necessary and required replacement parts, work and materials at the location, leaving the Item fully operational, all in accordance with the Guide.
12. Secure Shall Mean - Use a means to tighten and/or secure the selected existing Line Item at the Selected Location , including all necessary and required work and materials at the Location, leaving the Item fully secure, all in accordance with the Guide.
13. Remove/Strip shall mean - Remove and legally dispose of the selected existing Line Item at the selected location, and either a) cap/plug/close/cover/seal the location, or b) proceed as described by another Line Item, all in accordance with the Guide.
14. Demolish Shall Mean - Remove and legally dispose of the selected existing Line Item at the selected location, complete, including all components and all related, attached or detached, structures, services and appurtenances, all in accordance with the Guide.
15. Scope of Work Shall Mean - all the work described by the Line Item Specifications as listed for a specific job and as described under Scope of Work, all in accordance with the Guide and the Contract.
16. Guide Shall Mean - A Guide to the Standard Specifications. Additional phrases are: Standard Specifications, Rehabilitation Standards, Rehabilitation Guide, and the Guide as used herein.

C. GENERAL REQUIREMENTS

The County of Fresno Affordable Housing Programs (AHP) will not supply a plan for this project the plan shall be supplied by the contractor. An 8½ inch x 11 inch floor plan and elevation plan must be submitted with the bid proposal for approval by homeowner, and AHP staff.

The contractor is responsible for the cost of the plans, plan check and any corrections required by the local jurisdiction. Truss specifications, energy calculations and any additional documents or reports which are required for plan check approval are the responsibility of the contractor.

Contractor shall provide an approved site plan, drawn to scale, locating all buildings and accessory structures by dimension from property lines and other buildings. Indicate north arrow, adjacent streets, driveways, accessory equipment, water wells, septic systems, propane tanks and easements.

Contractors shall include all permit fees in the bid, obtain all necessary permits prior to starting any demolition work, and pay all fees, including School Impact Fees, etc., as required.

All work shall be done in accordance with the 2007 California Building Codes and all requirements adopted by the jurisdiction in which the work is done.

Contractor-hired employees are subject to Worker's Compensation Law requirements. A current valid Certificate of Worker's Compensation Insurance is required prior to issuance of permits.

Temporary power and associated fees shall be paid by the general contractor.

Chemical toilet and regular service for the toilet is required on-site during construction.

1. UTILITY SERVICES

Both parties (Contractor and the County) shall obtain, complete, 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 if applicable. The contractor shall allow the amount of \$4,000.00. 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 allowance, a change order will be generated (with prior approval from AHP staff) and the owner will pay the difference, plus 15 percent for profit and overhead.

Check with utility companies for service and tie-in locations for sewer, water, gas, and electric. Ensure locations are noted on the approved site plan. Connect all utilities to the site and house from the source. (Note - source may be in the street or across the street.)

Contractor incurred utility installation costs shall be reflected in the appropriate category on the AHP Bid Proposal Line Item Cost Sheet. *Example: Trenching costs for the electrical service (if required) should be included in the "Rough Electrical" section and costs for the water line trenching and installation should be reflected in the "Rough Plumbing" section.*

Electrical Service: Install a 125 amp (hom2125), Single phase, ring type, electrical service pane, Model #30882 or equal.

2. DEMOLITION/SITE WORK/EXCAVATION

Demolition, site clearance and grading shall include demolition, and the removal and disposal of all structure(s) and/or all other as specified in the Line Item(s) of the Scope of Work, including all related and unrelated, attached and detached, surface and subsurface structural systems, materials, fixtures and utility systems; all pavement and concrete slabs, poles, posts, and all other improvements,

The Contract is to provide fill dirt for lot, yard, and pad per local jurisdiction regulations. Obtain a compaction report if required by the local jurisdiction.

Grading and drainage of pad/lot must meet local jurisdiction regulations. Any grading work occurring with this project requires a grading permit or voucher to be obtained prior to building permit issuance. Obtain and complete an Elevation Certificate, if required (for properties in flood zone).

All required setbacks to be observed and, if applicable, property corner markers are to be located and exposed for inspection by the contractor prior to the ground plumbing inspection. Survey of the property lines may be required, refer to AHP Specifications.

Remove all debris as required, and dispose of all debris from the property to a legal dump site or land fill. If required, remove trees, bushes, and other items from property (refer to AHP Specs). Obtain a Demolition permit, if required.

Provide approved site address numbers or address sign prior to first inspection.

3. SEPTIC SYSTEM

Refer to AHP Specs for required installation and removal, or demolition, of any septic tank and system. If removal or demolition is required, fill materials and appropriate compaction shall be required.

4. FOUNDATION AND CONCRETE WORK

Slab shall be a minimum of 6 inches above finished grade, a minimum 4-inch concrete slab over 2 inches sand fill, with 6 mil vapor barrier and 6"-6"-10 wire mesh or fiber-mesh concrete. All concrete shall have a compressive strength of 2500 PSI in 28 days (refer to Foundation plan).

Include 24 lineal feet of walkway, 36 inches wide, 3½-inch minimum thickness concrete. The location will be determined prior to signing the Notice to Proceed. Provide a 16' x 20' driveway, minimum 4-inch concrete slab. Refer to the Specifications for details on approach and sidewalk requirements.

Termite treatment below the house slab is required. Pour concrete within three (3) days of treatment and provide Certification of Treatment to the AHP staff.

5. **MASONRY**

Reference scope of work for masonry requirements.

6. **ROUGH FRAMING/EXTERIOR WOOD SIDING**

Wall framing shall be installed per plan. Plumbing walls may require 2" x 6" framing materials.

Roof Sheathing: 7/16-inch OSB, unblocked, with PSCL sheathing clips between all trusses, with ½-inch CCX PTS Plywood Plugged Group 1 Exterior to be used on all exposed overhangs.

Hardiplank Lap Siding shall be installed per plans and manufacturer's installation requirements at locations per plan.

Fascia shall be 2" x 6", #2 hemlock fascia or equal, with bevel cut joints, using Hot Dipped Galvanized nails. Caulk joints and prime.

7. **ROOF COVERING**

Roofing shall be fiberglass-reinforced asphalt composition shingles, 30-year limited warranty, and "dimensional" style with hi-profile ridge. Tamko brand Heritage 30 or equal, class A rated and comply with ASTM D3462. Color selection to be by owner, from standard colors.

Include 1½" x 1½" metal drip edge, roof jacks, 30-lb. ASTM felt, valley metal, metal wall flashing where needed, dormer vents as required.

Install continuous rain gutters and downspouts at front entry where applicable.

8. **WINDOWS**

Windows shall be lifetime warranty, dual glaze, Low-E vinyl windows, complete with screens, hardware, and weather-stripping throughout. Milgard-Horizontal Sliders Vinyl #5231 Series or equal. Tempered panels are to be used next to exterior doors when less than 24 inches from the door. Install per manufacturer's instructions. Provide the owner with a copy of manufacturer's specifications and a copy of the manufacturer's residential warranty. Windows shall be rated with a U-factor .42, SHGC 50. Manufacturer's window stickers must be in place at the time of frame inspection.

Escape and Rescue Window's must meet the requirements of the 2007 CBC, section 1026.

9. **ROUGH PLUMBING**

Unless otherwise specified, all water piping materials shall be copper or Aqua-Pex with brass fittings and hard pipe at all piping outside of walls. All fixtures shall operate without leakage, noise, vibration, or hammering. No solder containing lead shall be used in any pipe or fixture.

10. **ROUGH ELECTRICAL**

- Phone and cable outlets shall be in each room except baths and laundry.
- Exterior phone box compatible with local requirements shall be installed in an approved location.
- Doorbell for the front entry and lighted address numbers on the front of the house shall be installed.
- Install receptacle and low-voltage wiring for automatic garage door opener.
- Provide a 220-volt clothes dryer outlet.
- Electrical service entrance location shall be determined prior to obtaining permits, and the location shall be noted on the approved plot plan.

11. **MECHANICAL/HVAC**

Install a 3-ton dual pack heating and air conditioning unit, 13 SEER gas, with ducting into all rooms per energy requirements. Include duct testing and Certificate of Compliance to homeowner. Goodman Manufacturing offers a 10-year limited warranty on all parts, and 10-year limited warranty on compressor (substitutions shall match warranty requirements).

Bath Exhaust Fan: Install Nutone 80 CFM ceiling bath fan, Model 684NT or equal.

12. **PLASTER/STUCCO/DASH**

Install stucco mesh over 15-lb. felt. Use a 3-coat stucco application, to include scratch, brown and dash coats, with weep screed per plan.

Color cote finish shall have a spray texture. Color selection to be by owner, from standard colors supplied by the contractor.

13. **DRYWALL/TAPE AND TEXTURE**

Drywall texture shall be an "orange peel" type on the walls and ceiling of the kitchen, dining room, baths, and laundry rooms. The bedrooms and living room shall have a "knock down" type texture.

14. CABINETS AND COUNTERTOPS

Wall and base cabinets shall be installed per plan in the kitchen, laundry, and bathrooms. Wall and base cabinets to have solid oak face frames. Doors shall be shaped with finger-pull edges, solid oak face frames and oak veneer recessed or raised. Carcass to be minimum 3/4-inch oak veneer MDF or plywood, glued and nailed, MDF or plywood shelves with veneered edges and self-closing hinges. Drawers shall be made of wood or composition material, with metal slides. Drawer faces to be 3/4-inch oak plywood or oak veneer MDF with shaped finger-pull edges. Kitchen shall have one stack of drawers a minimum of 22 inches in width, with one built-in cutting board above; vanities shall have two drawers. Wall cabinets to be installed with screws, not nails.

Countertops for the kitchen cabinets and the vanities shall be a post formed decorative laminate countertop with a rounded front edge, and a coved back-splash having a 4-inch minimum height.

15. CERAMIC TILE – TUB/SHOWER

Reference scope of work for ceramic tile requirements.

16. FINISH CARPENTRY

Finish carpentry work and miscellaneous items not mentioned or described shall be furnished and/or installed in accordance with the UBC, Division, Scope of Work, and as required to complete this work.

Baseboard shall be 2 1/4-inch reversible finger jointed pine, installed in the bedrooms, closets, living room and hallway.

Closets shall have a shelf, pole and shelf pole bracket per plan. Shelf material shall be a minimum of "A" grade primed particle board.

Exterior trim shall be Harditrim planks or equal. Caulk joints and prime.

17. DOORS

All doors, jambs, casings and hardware shall be installed expertly and in accordance with the plans and standard details, and shall be installed plumb, level, square, in plane, true to line and be securely anchored. All components shall fit accurately, with proper and uniform clearances, and shall operate freely, without binding or dragging.

Interior doors: Colonial style, 6-panel, hollow core, molded, primed, pre-hung doors, including casing on both sides, two butt hinges, and privacy lock sets in bedrooms and bathrooms.

Entry door: 1 3/4-inch solid core, 6-panel, pre-hung, Hemlock, solid wood, with wood jamb, including interior and exterior casing, three 4-inch butt hinges, vinyl weather stripping, interlocking threshold, wide angle peep sight, one entrance and one mortise deadbolt, keyed alike.

Sliding wardrobe doors: Bedroom closet doors to be hardboard, primed, hollow core, bypass, top-hung doors. Include overhead track, all hardware, jamb, and casing on both sides.

Other exterior doors: 1 $\frac{3}{8}$ -inch solid core, flush panel, exterior fiberglass sheathed, door, with entrance lock set, and mortised dead bolt keyed alike. Include three 4-inch butt hinges, interlocking threshold, and vinyl weather stripping.

Sliding glass door: 6' x 6' 8" dual glaze, Low-E, vinyl sliding glass door, with screen. Pella ThermaStar 30 series #47839 or equal.

Overhead garage door: Sectional metal garage door including hardware, sized per plan. Amarr Stratford Series, 15-year Limited Warranty with 25-gauge minimum metal or equal. Garage door opener shall be a Craftsman $\frac{3}{4}$ -hp Screw Drive opener #53924 or equal. Opener shall have a security light feature.

18. PAINTING

All paint to be lead free. Follow manufacturer's installation instructions. No show-through, runs, sags, or brush marks. All patch and fill to blend and not be visible. All unpainted hardware to be paint free. Remove all paint from glass, inside and out.

Exterior: Prime and paint exterior wood, siding and doors with one coat primer and two finish coats of premixed acrylic latex, Pittsburgh Paints Speed Hide Premium or equal. Color selection to be one standard color by the County from contractor samples.

Interior: Prime and paint interior walls with one coat primer (PVA) and two finish coats of latex flat wall paint, Pittsburgh Paints Speed Pro Premium or equal. Prime and paint interior doors, trim, and baseboard with one coat primer and two finish coats of latex semi-gloss paint, smooth finish, Pittsburgh Paints Speed Craft Premium or equal. Color selection to be one standard color by the County from contractor samples.

Cabinetry: Stain and clear coat with a minimum of two coats. Color selection to be one standard stain color from contractor samples.

19. FLOOR COVERINGS

Vinyl flooring: FHA approved Armstrong Radcliffe (6-year Limited Residential Warranty) or equal. Install in kitchen, dining, entry, laundry and bathrooms. Flooring to be 0.070-inch vinyl sheet goods installed with a minimum of seams per manufacturer's recommendations. Install metal edge strips in openings.

Vinyl flooring shall have a minimum 3 inch cove in the kitchen, laundry and bathrooms. One pattern, to be chosen by the County from contractor samples.

Tile flooring shall extend a minimum of 3 inches onto the wall in the kitchen, laundry and bathrooms.

Carpet: FHA Approved installed in living room, hall, and bedrooms. Minimum 40-oz, 10-year wear and 5-year stain warranties. Minimum 6-lb 3/8-inch re-bond pad underneath. One pattern, to be chosen by owner from contractor samples.

20. FINISH PLUMBING

Install a 33" x 22" x 8" double bowl, stainless steel, self-rimming kitchen sink, including trap, supply lines and shut-off valves and disposer. Single handle faucet, chrome finish. ADA approved Moen "Chateau" series #7426 or equal.

Water heater shall be a 40-gallon gas, glass lined, high recovery, with a 6-year limited tank and parts warranty, Rheem brand "Fury" 22V4036F1 or equal. Include pressure and temperature relief valve and piping, installed to code, vent, thimble, and gas piping from shut-off. Two earthquake straps installed 1/3 distance from top and 1/3 distance from bottom of water heater per UPC.

Washer valves and drain are to be recessed using an Oatey brand - recessed two valve outlet box #38924 or equal. Water supply to refrigerator to include recessed shut-off valve.

All fixture traps, tail pieces, and water valves shall be ABS/PVC and UPC approved.

Bathrooms-Provide fixtures as follows:

Fiberglass tub/shower enclosure unit, Lasco brand #2603 Fiberglass 32" x 60" x 72", white finish or equivalent including shower rod and curtain.

Single handle, chrome finish, Posi-Temp pressure balancing (anti-scald valve) tub and shower valve, with a lever handle and water-saving shower head. ADA approved Moen "Chateau" series #L2353 or equal.

Water saving white toilet with toilet seat, American Standard #2241.016, 1.6 gallons per flush or equal.

Enameled Steel bathroom sink, American Standard #3004.207, 20" x 17", white finish. Single handle lavatory, chrome finish. ADA approved Moen "Chateau" series #L4635, 4-inch centers or equal.

Include ABS drain waste vent, type M copper supply and shut-off valves.

21. FINISH ELECTRICAL

Complete electrical wiring per NEC and City/County Code requirements. All fixture numbers are Home Depot fixture numbers.

Light fixtures and switches shall comply with Title 24 specifications. Refer to the approved plans for further information.

Receptacles and switches are to be Ivory Leviton or equal.
Install ceiling fans in the master bedroom and living room. Harbor Breeze 52-inch with light kit #5AMW52WH1D or equal.

Interior light fixtures:

Living Room: 11-inch two light dome flush mount in polished glass finish with clear glass swirl, Model CF275YC/PB or equal.

Dining Room: 11-inch two light dome flush mount in polished glass finish with clear glass swirl, Model CF275YC/PB or equal.

Kitchen: Lithonia Lighting 1ft. x 4ft., 2 Lamps, 32 Watt Lightpuff, Model 3260RE or equal.

Kitchen Sink: 6-inch opal globe, ceiling fixture, Model 4760-WH or equal.

Hallway: 6-inch opal globe, ceiling fixture, Model 4760-WH or equal.

Bathrooms: 14-inch, 2-light residential low profile fixture, Model FM54 ACLR LP R4 or equal.

Bathroom above Vanity: Wall mounted 24-inch 4-light white glass fixture, Model HB5 86285 or equal.

Bedrooms: 12-inch white square ceiling fixture, Model HB585920 or equal.

Laundry: Circleline fluorescent, 14-inch 54-watt ceiling drum fixture, #A307-164 or equal.

Garage Interior: Keyless porcelain fixture, Model 09875R40000 or equal.

Exterior Light Fixtures:

Doors and Garage: Brass wall lantern, Model HB8051PSTL-01 or equal, each side of garage door and on front porch. Metal jar type fixture at other exterior doors and garage walk door or equal.

22. DOOR HARDWARE and WEATHERSTRIPPING

Kwikset polished brass "Hancock" series or equal. Privacy lock sets in bathrooms, passage for the bedrooms.

Front exterior door: 1¾-inch solid core, flush panel, exterior fiberglass sheathed, door, with entrance lock set and mortised dead bolt, keyed alike. Include three 4-inch butt hinges, interlocking threshold, and vinyl weather stripping.

Exterior Doors shall have an interlocking threshold, vinyl weather stripping, wide angle peep sight, one entrance and one mortise deadbolt, keyed alike. Kwikset polished brass "Hancock" series or equal.

23. TOILET ACCESSORIES

Install two 24-inch towel bars, Franklin Brass brand, chrome finish #1454 or equal, and one toilet paper holder, Franklin Brass brand, chrome finish #E1400P or equal.

Install a recessed medicine cabinet, Nutone brand model #401ADJ or equal.

Install a 48" x 30" mirror in each bathroom.

24. KITCHEN EQUIPMENT

Range Hood: Install an enameled range hood with integral controls and light. Fan must be capable of 190 CFM at 7.0 sones, 7-inch vent. Attach hood to cabinet with screws. Vent to exterior and install roof or wall cap/damper assembly. Hood is to be 30-inch minimum. Owner's choice of color from standard colors, Kenmore #51841 or equal.

Microwave/Exhaust Hood: Install range hood with integral controls and light. Fan must be capable of 190 CFM at 7.0 sones, 7-inch vent. Attach hood to cabinet with screws. Vent to exterior and install roof or wall cap/damper assembly. Owner's choice of color from standard colors, Maytag 2.0 Cu. Ft. Over-The-Range Microwave Oven MMV4205BAW or equal.

Dishwasher: Install a Frigidaire 24-inch # FDB751RCQ or equal. The owner to select color from standard colors.

Disposer: Install a ¾-hp Kenmore #60572 or equal.

Cooktop/Oven: GE Appliance natural gas slide-in #JGSP23WEYWW, self-cleaning, 30-inches wide or equal.

25. INSULATION

Refer to the approved plans and energy calculations.

Provide an insulation certificate signed by the installer and builder stating the insulation conforms to requirements to the County prior to final inspection.

26. TERMITE WORK

Refer to Wood Destroying Pests and Organisms report and scope of work.

27. SPECIAL CONSTRUCTION

Reference scope of work special construction requirements.

28. CLEAN-UP

Review scope of work to ensure all required debris has been removed from the property.

Remove all course of construction debris and dispose of all debris from the property to a legal dump.

29. **LANDSCAPING**

Reference scope of work for landscaping and fencing requirements.

30. **LEAD-BASED PAINT**

All work pertaining to Lead-Based Paint shall conform to the standards set by applicable federal, state and local laws, regulations, ordinances, and guidelines that exist at the time of the rehabilitation. Required regulations include but are not limited to the following:

HUD	Department of Housing and Urban Development Lead-Based Paint Regulations; Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing
ASTM	American Society for Testing of Materials
ANSI	American National Standards Institute
U.L	Underwriters Laboratories, Inc.
OSHA	Occupational Safety & Health Administration

HUD Regulations - became effective September 15, 2000, requiring that federally funded housing programs conduct evaluations to detect lead-based paint or lead-based paint hazards. According to the HUD regulations and State Law, certified lead-based paint professionals (inspectors or risk assessors) are required to perform such evaluations.

The HUD Lead-Based Regulations - require clearance examinations after interim controls, paint stabilization, standard treatments, ongoing lead-based paint maintenance, or rehabilitation. According to the HUD Lead-Based Paint regulations, certified inspectors or risk assessors may perform clearance examinations after such activities, even if no lead-based paint inspection was performed prior to those activities. The program encourages the use of certified inspectors and risk assessors for clearance examinations. Likewise, certified lead-based paint abatement supervisors and abatement workers, and individuals who have taken an accredited lead-based paint abatement supervisor or worker course, may legally perform interim controls, paint stabilization, standards treatments, ongoing lead-based paint maintenance, and rehabilitation. ***Certified lead-based paint abatement supervisors and workers must still perform all abatement activities where the terms of federal funds dictate a property will undergo lead-based paint abatement.***

Federally funded rehabilitation assistance of pre-1978 units up to \$5,000 per unit requires that program participants repair paint that has been disturbed. If the assistance is greater than \$5,000 per unit, the entire property is evaluated by a risk assessment. If the assistance is greater than \$5,000 and not more than \$25,000 per unit, all lead hazards are addressed by interim controls using lead safe work practices. Above this amount, abatement (permanent elimination) of all lead hazards identified by the risk assessment is required. Lead hazard reduction must be performed in a manner consistent with the findings in the risk assessment report (§35.1320).

On projects exceeding the \$25,000 per unit threshold, HUD does not require that all lead-based paint and lead-based paint hazards must be removed from the property. At this level of assistance, the regulation requires only that all identified lead hazards must be abated on the property. Until a risk assessment report provides the list of LBP hazards on the property, the decision not to fund to a specific level is premature. For example, a property may only contain lead-based paint on its exterior doors and abatement (replacement) of the doors can be performed in a very cost-effective manner.

31. MATERIALS AND PRODUCTS

Quality of Materials and Products: All substitute materials and products used to replace standards components shall be of good quality, at least standard grade, reasonably priced, and approved by County. Excessively expensive replacements or installations are prohibited. Owners' second hand material may be used when agreed to be County, parties of the contract and the local authority having jurisdiction. Materials installed should provide appropriate structural strength, adequate resistance to weather and moisture and reasonable durability and economy of maintenance.

Design Compatibility: Inherent historical architectural character of the structure and neighborhood is an important resource and every effort should be made to preserve and restore the architectural heritage of historically significant buildings and neighborhoods. Alterations or repairs of all buildings should be made to match or improve the original as to style, material and appearance and compatibility with other structures in the neighborhoods.