

**HERITAGE HOME PROGRAM (HHP)**  
**A Linked Deposit Program of the Cuyahoga County Treasurer and  
the Cleveland Restoration Society**

**Cleveland Restoration Society**  
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**BID SPECIFICATIONS**

**HHLP funds cannot be used to fund the purchase or installation of the following items:**

- **Vinyl siding**
- **Vinyl windows**
- **Swimming Pools**
- **Hot tubs**
- **Decks**

Appropriate permits shall be secured through the Building Department of the city that the work is being completed in and the contractor shall be registered with such Building Department in order to secure permits.

**ALL REHAB AND INSTALLATION MUST BE PER CITY BUILDING CODES  
AND MANUFACTURER’S SPECIFICATIONS.**

**PROJECT COSTS EXCEEDING CONTRACT AMOUNT ARE TO BE PAID BY  
HOMEOWNER(S).**

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**Article I. FINISHES**

**Section 1.01 EXTERIOR PAINTING**

**(a) MATERIALS**

- (i) Paint Brand: Benjamin Moore, Sherwin Williams, Pratt and Lambert, or approved equal.**
- (ii) Paint Color: To be selected by the Homeowner and CRS Historic Preservation Specialist. A total of up to 5 exterior colors shall be used. Location of each color will be determined in field.**
- (iii) Caulking: DAP acrylic-latex or equal.**
- (iv) Exterior Putty: Sterling glazing compound or other oil-based putty.**
- (v) Knot Sealer: BIN or approved equal.**
- (vi) Paint for Exterior Wood Surfaces: Alkyd-primer with same brand alkyd or latex finish coat.**
- (vii) Masonry Paint: Flat latex**
- (viii) Metal Paint: Rustoleum primer or zinc chromate primer. Alkyd, enamel or latex finish coat.**
- (ix) Porch Floors and Wood Steps: Two coats of grey deck enamel. Homeowner may choose to stain new porches rather than paint. Submit brand for approval.**
- (x) Paint for Gypsum Drywall: Latex base vapor barrier primer for gypsum wallboard followed by two coats of latex, eggshell finish.**
- (xi) Sealer for Charred Wood: Kilz, BIN or approved equal.**

**(b) WORKMANSHIP**

- (i) Preparation of Exterior Wood Surfaces for Painting: Use an adequate number of drop cloths to protect ground and surrounding surfaces from paint chips. NOTE: All paint chips must be swept or vacuumed up from all surfaces at the end of each work day. Remove all loose, alligatored, or damaged paint to the sound substrate using sharp drag scrapers, heat plates, and heat guns. Sound paint may be left in place. Carefully blend and feather smooth all scraped areas into adjacent sound paint, leaving no ridges or jagged paint edges. Where wood has been exposed to the weather remove all gray and oxidized wood to produce a clean, sound surface. On new clapboards, sand well to remove “mill glaze.” Coat all knots and pitch streaks with knot sealer. Power wash all surfaces prior to painting with a low pressure rinse of clean water. Allow surfaces to dry thoroughly before proceeding. Open-flame torches, sandblasting, and water blasting are not allowed.**

- (ii) **Preparation of Other Wood Surfaces for Painting:** Remove all loose, alligatored, or damaged paint to the sound substrate using sharp drag scrapers, heat plates, heat guns, followed by hand sanding or mechanical sanders equipped with HEPA vacuums. After scraping and sanding, wash all surfaces to be painted with T.S.P. followed by thorough rinsing with clean water. Whenever mildew is present, remove with bleach and water or approved mildewcide, followed by a clean water rinse. Allow surfaces to dry thoroughly before proceeding. **Open-flame torches, sandblasting, and water blasting are not allowed.** Sound paint, leaving no ridges or jagged paint edges.
- (iii) **Lead:** All paint preparation shall comply with local, state, and federal regulations for handling and disposal.
- (iv) **Preparation of Metal Surfaces for Painting:** Remove all dust and debris from surfaces and prime with metal primer immediately.
- (v) **Preparation of Masonry for Painting:** Remove all loose and scaling paint from brick surfaces using hand scrapers and hand wire brushes. **The use of disc sanders or other power tools is not allowed.** Use water and detergent, or approved masonry cleaner, to remove all dirt and mod from bricks. Allow to thoroughly dry before painting.
- (vi) **Preparation of Exiting Plaster:** Remove any wallpaper and wash off residue. Remove loose and scaling paint. Fill all holes and cracks with spackling compound. Sand surface, blending filled areas and remaining paint with wall surface. Dust off surfaces and remove dust and debris from site. Allow dust to settle before priming.
- (vii) **Preparation of Fire-Damaged Areas for Painting:** Remove all charred wood by scraping. Remove dust and debris from site. Apply two coats of sealer. Soot-damaged walls: wash with Tri-Sodium Phosphate. Apply two coats of sealer.
- (viii) **Caulking:** After priming, caulk all open joints except those under the clapboard butts.
- (ix) **Exterior Puttying:** After priming, use glaze compound or other oil-based filler to fill all holes and surface defects. Allow putty to “skim” over before painting. If latex paints are to be used, allow putty to set for four days to prevent blistering.
- (x) **Painting:** Apply one coat of white primer to all surfaces to be painted. Use of tinted primer is prohibited. Apply paint fully and completely. Must achieve total coverage even if more than one coat of paint is required. Brush out with no sags, runs, drips or other defects. **Spray application of primer and paint is prohibited unless approved by CRS prior to work commencing.** Allow alkyd coats to dry at least 24 hours before re-coating. Follow manufacturer’s recommendations for latex.
- (xi) **Weather Conditions:** Do not paint when the temperature is or will be below 50 degrees F., when rain or cooler weather appears likely, or on surfaces that are not completely dry.

- (xii) **Protection & Clean-up:** Protect all adjacent surfaces. Remove all drips, spatters and excess paint from all window glass, roofs, pavement, floors, and other surfaces.
- (xiii) **Manufacturer's Directions:** All painting work shall be carried out in strict accordance with manufacturer's directions and recommendations as to preparation, cleaning, mixing, and preparing painting materials and application.
- (xiv) **Coordination:** Review other sections of these specifications in which primer is to be used to ensure compatibility of finished coats. Do not paint factory-finished fixtures, such as doors and window hardware, plumbing fixtures, and electrical fixtures. Paint electrical panels, wires, boxes, and fittings that are on the exterior of the building and that are exposed to view. Paint gutter and downspouts to match adjoining surfaces when specified.