

**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**

**HHLF 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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## **Section 1.01 GARAGE REPAIRS**

### **(a) GARAGE FLOOR:**

- (i) Garage floors under 500 sq. ft. may be replaced as a floating slab (see attached drawing for detail).**
- (ii) Floors greater than 500 sq. ft. require a footer (see drawing). Structure must be safely jacked and old floor removed completely. A four inch (4") curb is required around the perimeter along with ½" anchor bolts spaced six inches (6") o.c.**

### **(b) SILL PLATES & STUDS:**

- (i) Sill plates and studs must be replaced with pressure-treated wood.**
- (ii) Sections of rotten wall stud must be cut and removed from any sound adjacent substrate. Replacement studs must be at least two feet (2' – 0") longer than the piece being removed, and "sistered" into the original stud.**

### **(c) LEANING WALLS:**

- (i) Cross bracing shall be installed once walls are plumb to prevent future movement.**

### **(d) ROOF:**

- (i) Closely examine rafters and sheathing of both gable and shed roofs to determine if water damage is present. Rafters may be sistered, as described in "Sill Plates & Studs" above, however, rotten sheathing must be replaced which involves a tear-off of the exterior covering to replace boards as necessary.**
- (ii) Check for low or uneven areas on shed roofs. Roofing material must run up the sides of the parapet and coping must be repaired or installed. Gutters must be present, well attached and functioning on gable roofs. Downspouts must be attached to a storm sewer system or an operable "French drain" must be present in the yard. Damaged or missing areas of roof covering must be replaced in kind.**

### **(e) WOOD SIDING, SHINGLES & TRIM:**

- (i) All clapboards, shingles, and trim that are missing, damaged, rotten or have cracks more than twelve inches (12") long must be replaced.**
- (ii) Regardless of the amount of replacement that may need to be done, wooden siding and shingles shall be replaced in kind, with all dimensions, surface texture, taper, and color matching the original exactly.**
- (iii) Peeling, chipping or damaged paint must be carefully removed. All bare wood must be primed and painted.**

### **(f) GARAGE DOORS:**

- (i) Both overhead and man doors shall be plumb and level, operate with ease, and close completely.**

- (ii) Overhead doors shall not have a lifting weight of more than forty pounds (40#).**
- (iii) Installation of a safety feature to stop automatic doors, should anything pass by it while the door is in operation, is recommended.**

**(g) MOISTURE:**

- (i) Ensure that soil around the perimeter of the garage is at least eight inches (8") below any type of wood siding to reduce the possibility of moisture retention. If this is not possible, consider replacing the bottom piece or course with pressure-treated wood that has been primed and painted prior to installation.**
- (ii) If the structure is not currently ventilated, allow heat to escape by installing a ridge vent in a gable roof, or louvered side-wall vents into a shed roofed garage. Soffit vents can also be an installation option for either type.**

**(h) ELECTRICAL SERVICE:**

- (i) Consider installing a new grounded line from the fuse/circuit breaker box in the house, as well as a new receptacle box inside the garage with a Ground Fault Interrupter.**
- (ii) A motion-detecting security light is another useful and practical update to undertake when having you garage repaired.**