

Appendix B: SC Housing Rehabilitation Construction Repair Standards

I. General Requirements.

1. All violations identified in the **HTF-2E SC Housing Essential Property Standards Checklist** inspection must be repair/replaced to meet the standard.
2. All rehabilitation or repair work funded by SC HTF must meet or exceed current South Carolina Building Code standards, and all local permitting and inspection requirements.
3. In those jurisdictions with an adopted minimum housing code, all units rehabilitated with SC HTF funds must meet or exceed those local codes, rehabilitation standards, ordinances and zoning ordinances upon completion of rehabilitation.
4. Luxury repairs and or replacements are prohibited.
5. No unlicensed person shall work on any project funded by SC HTF.
6. Each page of the Work Write-up must have original signatures and dates from the Sponsor, Contractor(s) and Homeowner.
7. **HTF-1B Hazardous Materials Affidavit** must be executed by the Beneficiary (Homeowner).

II. Contract Standards

A. Contract Work Write Up (WWU) HTF-2B.

1. The Sponsor must enter into a written agreement/contract with its Contractor that specifically acknowledges SC Housing standards to perform rehabilitation work.
2. The Contractor must use SC Housing's WWU form to document repairs to be conducted.
 - a. The WWU must contain complete information and details of the Contractor(s).
 - b. For multi contractor/ trade projects each contractor will execute a separate WWU.
 - c. The WWU must include completed cost for each line and details of work to be completed.
 - d. Each page of the Work Write-up must have original signatures and dates from the Sponsor, Contractor(s) and Homeowner.
 - e. The Work Write-up (HTF-2B) is to be submitted as part of the Application.
 - f. SC Housing will not accept a WWU completed by anybody other than the Contractor(s). If it is discovered that someone besides the Contractor(s) is completing the WWU SC Housing may suspend or debar the persons involved.
3. The Contractor(s) must provide all labor and materials and all work must be in compliance with:
 - a. the current Home Repair Manual,
 - b. Appendix A SC Housing Essential Property Standards,
 - c. Appendix B SC Housing Rehabilitation Construction Repair Standards,
 - d. The current Construction Cost Sheet,
 - e. 2018 International Residential Code (IRC) and all state and local revisions.

- f. The Contractor must contact the building code official within the locality in which the proposed construction repairs are to be undertaken.
- g. The locality's building inspector must review the Work Write-ups and ensure all code and local requirements are being met with respect to the work being undertaken.
- h. SC Housing does not require bringing the entire home up to current code, but all repairs undertaken must meet current code and SC Housing standards.

III. Inspection Standards

A. Inspection Process.

1. SC Housing schedules inspections in the most efficient and timely manner possible.
2. Inspectors will do their best to make appointments that satisfy all individuals involved.
3. Inspections are typically scheduled on Mondays and conducted Tuesday- Friday.
4. Ongoing "special requests" will not be honored.
5. The Sponsors, beneficiary or designee and contractor must be present for all inspections.
6. Multi Trade Projects will only conduct one (1) initial inspection.
7. SC Housing inspectors must be permitted to communicate with all parties involved in the repair project at any time.

B. Change Order Process

1. Any changes to the scope or cost of the rehabilitation work after the Sponsor receives an approved initial Work Write-up must be addressed via a change order.
 - a. Changes in materials or scope of work must first be communicated with the SC Housing inspector and approved before proceeding.
 - b. Changes Order Request (HTF-2C) must be completed in detail and signed by the sponsor, contractor(s) and beneficiary.
 - c. Change Order Request are to be submitted electronically to SC Housing.
 - d. SC Housing will review the proposed Change Order and either approve or deny the request.
 - e. SC Housing will communicate its decision to the Sponsor in writing.
 - f. SC Housing may revoke a portion or the entire award if a Sponsor makes changes to the project without prior approval.

C. Change of Contractor Process.

1. A request to change the Contractor must be due to documented, extenuating circumstances.
 - a. Change in contractor must first be communicated with the SC Housing program staff and approved before proceeding.
 - b. The Sponsor must submit another initial inspection request along with a new Work Write-up executed by the new Contractor(s) following all previous guidelines.
 - c. SC Housing will review the requested Contractor change to determine if it will be allowed and conduct another initial inspection of the project following all previous guidelines.
 - d. If a Contractor change is approved by SC Housing, the timeline for completion as per the Funding Agreement is still in effect.

IV. Contractor Standards

A. License Requirements.

1. Contractors must have an appropriate trade license and licensed by the SC Dept. of Labor Licensing and Regulation and/or DHEC with one of the following licensures:
 - a. Waste Water, DHEC
 - b. Water Well
 - c. Residential Specialty Contractor:
 - RBS - Vinyl and Aluminum Siding.
 - RBS- Insulation.
 - RBS –Roofer.
 - RBS - Floor Covering.
 - RBS - Mason.
 - RBS - Dry Wall.
 - RBS - Carpenter, nonstructural license.
 - RBS - Painters/Wall Paper.
 - d. Residential Builder classified as:
 - RBB - Residential Builders License.
 - RBW -Residential Builder Exam Waiver with Mechanical Trades restriction.
 - RBE - Residential Specialty Contractor Electrical License.
 - RBH - Residential Specialty Heating and Air License.
 - RBP - Residential Specialty Plumbing License.
 - e. Mechanical Contractor classified as:
 - AC – Air Conditioning.
 - PK – Packaged Equipment.
 - EL – Electrical.
 - PB – Plumbing.
 - f. General Contractor classified as:
 - BD – Building Includes (GR, IR, MB, MS, SS, WF).
 - LB – Limited Building.
 - UB _ Unlimited Building.
 - GR – General Roofing.
 - SR – Specialty Roofing.
 - g. Home Inspector
 - h. Lead contractors and consultants must be licensed with the EPA and listed here:
 - <https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearchAbatement>
 - i. Asbestos contractors and consultants must be licensed with SC DHEC and listed here:
 - <https://apps.dhec.sc.gov/Environment/AsbestosContractorsAndConsultants/>
 - j. Mold Remediation
 - Mold remediation contractors must hold a national certification such as IICRC or OSHA.
2. Licensee must have with LLR or DHEC:
 - a. An “Active” Status with LLR or DHEC.
 - b. Surety Bond on File with LLR; or be Qualified by Financial Statement per LLR.

- i. A licensee cannot exceed their bond or financial limits.
- c. All licenses and bonds must be current and not expire before the projects estimated completion date.
- d. Sponsor is to supply copy of contractor's license from SC LLR website to SC Housing at application.
- e. SC Housing may require additional information not listed above.

B. Contactor Insurance requirements.

1. An effective \$1 million "General Liability (GL)" insurance policy.
2. Lead and Asbestos testing contractors must carry a \$1 million "Professional Liability Coverage (Errors and Omissions, or E&O)" for Lead Based Paint and Asbestos Evaluation Work.
3. Lead and Asbestos abatement contractors must carry a \$1 million "Contractor Pollution Liability Coverage (CPL)" for lead and asbestos control work.
4. Mold contractors must carry a \$1 million "Contractor Pollution Liability Coverage (CPL)" for mold.
5. A Worker's Compensation (WC) policy.
6. All insurance policies must be current and not expire before the projects estimated completion date.
7. Sponsor to submit Certificates of Insurance (COI) with application.
8. SC Housing may verify GL and WC insurance coverage, including, but not limited to, verifying coverage on the Workers' Compensation Commission's website or contacting the insurer.
9. SC Housing may require additional information not listed above but not limited to, quarterly and yearly Workers' Compensation insurance audits.

C. Project limits.

1. Contractors may not work on more than eight (8) SC HTF projects at one time or exceed their LLR dollar limitations, whichever is less.

D. Subcontracting.

1. Licensed Residential Builders with classification RBB or RBW and General Contractors with classification BD, LB or UB may subcontract on a single project that requires trade work of more than their license allows and must:
 - a. Provide subcontractors LLR credentials as listed above.
 - b. Provided subcontractors Insurance credentials as listed above.**
 - i. RB, RBW, BD, LB and UB contractors can cover the workers compensation of their subcontractors this must be checked on the WWU contract.**
 - c. Subcontractors information must be provided on the WWU.
 - d. Subcontractors must sign the WWU.
 - e. Labor only subcontracting is not allowed and considered a violation.
 - f. Subcontracting outside of the above allowance is strictly prohibited and considered a violation.

E. Multi Contractor/ Trade Projects.

1. Sponsor may use differently licensed individual contractors to complete repairs.
 - a. Sponsor is limited to two (2) individual contractors to complete a project.
 - b. These contractors must meet LLR credentials as listed above.
 - c. These contractors must meet Insurance credentials as listed above.
 - d. Each contractor will provide a completed WWU covering only the repairs they are to complete.
 - e. Sponsor will pay each contractor separately and collect a Certification of Payment (HTF-4C) and a copy of the cashed/cancelled check given to the contractor by the sponsor reflecting full payments for all construction cost for each contractor.

F. License or Insurance Violations.

1. If SC Housing discovers any person working on an HTF project is unlicensed, uninsured or performing work as an unapproved subcontractor; SC Housing will suspend or debar them from any other work on HTF projects.
 - a. All outstanding projects the contractor may have that have not been started/ finished will be taken from the contractor.
 - b. The sponsor will be responsible for securing a contractor(s) to finish/ complete the project.
 - c. SC Housing will not pay any funds out to or for contractors found in violation above.
2. If it is found that any Sponsor, Contractor or Home Inspector is not or has not been completing 100% of the SC Housing Essential Property Standards; SC Housing will suspend or debar that Sponsor, Contractor or Home Inspector.
3. Any Sponsor, Contractor or Home Inspector who attempts to circumvent, falsify, manufacture, or otherwise attempts to avoid the SC Housing Essential Property Standards, License and or Insurance requirements will be suspended or debarred.

G. Project Cost

A. Allowable Cost.

1. All Work Write-ups must reflect the allowable costs and item/material specifications listed on the Construction Cost Sheet. The Construction Cost Sheet can be found on SC Housing's HTF webpage at:
<https://www.schousing.com/library/HTF/2022/2022-Construction-Cost-Sheet.pdf>
1. Hard Cost: These costs include the actual construction cost of labor and materials needed to meet SC Housing's standards and requirements to rehabilitate a home.
2. Soft Costs: These costs are the reasonable and necessary costs related to the project costs.
 - a. **Building permit fee(s).** Sponsor must submit copies of the paid invoices/receipts for permits before construction and or repair work begins. The invoice/receipts must clearly show the governmental department that issued the permit and how much was paid for the permit. Generally, the "job value" amount listed on a building permit or a combination of building permits should equal the total amount on the approved **(HTF-2B) Work Write-Up (s)**. All permits must be pulled by the contractor not the Sponsor, there will be no exceptions. To ensure permits are matched with the appropriate project, Sponsors must write the HTF project

- number on the permits and receipts if the permits and receipts do not contain information sufficient to identify the project address they will not be accepted.
- b. **Pest control treatment** is an eligible cost; however, the Sponsor must gain SC Housing approval before moving forward with treatment.
 - i. Sponsor- Contractor will be required to submit paid invoices along with cancelled checks for said paid invoices for payment.
 - c. **Projects subjective to Lead-Based paint and Asbestos costs:** SC Housing will allow and reimburse sponsor for this project related expenses.
 - i. Sponsor- Contractor will be required to submit paid invoices along with cancelled checks for said paid invoices for payment.
 - d. **Projects subjective to mold cost.** SC Housing will allow and reimburse sponsor for this project related expenses.
 - i. Sponsor- Contractor will be required to submit paid invoices along with cancelled checks for said paid invoices for payment.
 - e. **Projects subjective to Radon cost.** SC Housing will allow and reimburse sponsor for this project related expenses.
 - i. Sponsor- Contractor will be required to submit paid invoices along with cancelled checks for said paid invoices for payment.
 - f. **Projects subjective to cost for completion of the SC Housing Essential Property Standards checklist** by appropriately licensed professionals. SC Housing will allow and reimburse sponsor for this project related expenses; expenses exceeding five hundred (\$500) dollars must receive prior SC Housing approval.
 - i. Sponsor- Contractor will be required to submit paid invoices along with cancelled checks for said paid invoices for payment.
 - g. **Project subjective to on-site storage containers** such as “PODS”. SC Housing will allow and reimburse contractor for this project related expense.
 - i. Eligibility for the need of onsite storage for the beneficiary’s household items will be determined by the approved scope of work.
 - ii. Sponsor and Contractor must adhere to their timeline for completion of the project which will be the time line that a rental of a storage container is approved for.
 - iii. Additional funds will not be made available for storage container rental for any reason be it the cause of the sponsor, contractor or beneficiary.
 - iv. Sponsor- Contractor will be required to submit paid invoices along with cancelled checks for said paid invoices for payment.

B. Prohibited Cost.

1. The following costs are prohibited:
 - a. Business License Fee/Renewal Fee.
 - b. Contractor License Fee/Renewal Fee.
 - c. Costs associated with record keeping.
 - d. Relocation expenses of residents.
 - e. Tools and equipment.
 - f. Luxury improvements and or replacements.
 - g. Appliances such as Dishwasher, Under Counter Ice makers, Trash Compactors, Washer, Dryer, Freezers etc.

- h. Additions to an existing structure.
- i. Landfill, dumpster, or portable toilet.
- j. Removal of abandoned vehicles, garbage, trash or debris.
- k. Demolition or removal of unsafe or blighted accessory structures/ outbuildings and equipment.
- l. Wholesale replacement of fencing.
- m. Wholesale replacement of sidewalks, driveways and parking areas not limited to concrete, asphalt and gravel.
- n. Replacement landscaping of trees, shrubs, flowers, sod, grass etc. Bare sections of lawn created by repairs will be strawed and seeded.
- o. Foundation replacements.
- p. Blue prints or plans unless it is required by local officials and consented to by SC Housing. To be eligible for reimbursement, Sponsor must receive prior approval from SC Housing before ordering blueprints or plans.

C. Cost Reasonableness

SC Housing will perform a cost reasonableness evaluation of the proposed rehabilitation and may adjust the requested funds amount based on a review and an inspection of the property. Sponsors are strongly encouraged to ensure Applications submitted are cost reasonable to prevent such adjustments or a rejection of the Application. Detailed, itemized information must be submitted and must include costs identified separately by line item.

VI. Photograph Requirements.

A. Preliminary Scope of Work Inspection and Application Photos.

- 1. All photos must be in color, at least 3” X 5” in size and submitted electronically.
- 2. Photos must be submitted that clearly identifies all four sides of the home.
- 3. Photos must be submitted of the interior of the home that show all room of the home.
- 4. Photos must be submitted that clearly identifies all proposed and or planned repairs. These must include:
 - a. Photos of attic framing and roof decking for roof repairs.
 - b. Photos of floor system repairs from the crawl space or basement.
 - c. Photos of HVAC equipment and duct work from outside, inside, attic, crawl space or basement.
- 5. Applications that fail to submit photos of all planed repairs may be denied for inspection from the desk.

B. Final Inspection Photos.

- 1. All photos must be in color, at least 3” X 5” in size and submitted electronically.
- 2. Photos must be submitted that clearly identifies all completed repairs including but not limited to:
 - a. Demo work photos must be taken during the different phases of the demo that clearly show the progress and replacement of all products.
 - b. All framing work in the crawl space, basement or attic.
 - c. All hidden, behind the wall, framing and MEP work.
 - d. Underlayment installed for LVT or Sheet Vinyl.

3. Roofing photos must be taken during the different phase of the roof install and must include:
 - a. The bare roof deck, sheathing,
 - b. New sheathing,
 - c. Synthetic felt,
 - d. Valley lining,
 - e. Ice and Water shield,
 - f. Step and counter flashing,
 - g. Chimney flashing,
 - h. Roof deck cut out for ridge vent and
 - i. Drip edge.
4. Sewer/ Septic system photos are required of all steps of the installation that clearly show all the materials being used.
5. Failure to submit photographs as described above may result in a reduction in the Contractor(s) final payment and the Sponsor's Project Delivery Fee in an amount determined by SC Housing and commensurate with work costs associated with the work that was not sufficiently documented by photographic evidence.

VII. Rehabilitation Construction Standards.

A. General

1. SC Housing does not require bringing the entire home up to current code, but all repairs undertaken must meet current SC Building Codes and SC Housing standards.
2. All work regarding handicapped accessibility must meet the requirements of 2010 ADA and ANSI Section A117.1.
3. All material used shall be new, in new condition and of standard grade.
4. All work performed shall be "finished" work. For example, if an exterior door unit is specified then that unit shall be painted/ finished and new lockset installed.
5. All work shall be performed and completed in a manner supported by the manufacturer's specifications, standard construction practices, and/or recognized building codes.
6. All material or products replaced should be of like kind but not luxury.
7. Luxury products and or repairs are not permitted. Examples of this include but are not limited to:
 - a. Replacing a shingled roof with a metal roof.
 - b. Replacing a tub or tub/shower with a garden tub or whirlpool tub.
 - c. Replacing vinyl flooring with ceramic or hardwoods.
 - d. Replacing standard FHA rated carpets with high performance heavy ounce carpets.
 - e. Installation of trim molding such as crown or tall base boards.
 - f. Replacing or installation of appliances such as Dishwashers, Under Counter Ice makers, Trash Compactors, Washers, Dryers, Freezers etc.

B. Effective Useful Life (EUL)

1. The EUL is the amount of time during which for e.g. products, materials, systems, equipment is expected to remain in good useful condition.
2. EUL is not a warranty.

3. The EUF includes the assumption that any and all maintenance is performed with in appropriate time as to not cause any damages. Deferred maintenance will drastically reduce the EUF up to terminating the EUF.

C. Roofing and Gutters.

1. Replaced Pitched shingled roofs shall have an EUL of twenty-five (25) years.
2. Replaced Low Slope roofs shall have an EUL of ten (10) years.
3. Must submit with initial inspection request a roof drawing (may be hand drawn) that includes:
 - a. All roof pitches.
 - b. All penetrations.
 - c. Square footages.
 - d. Square calculations for all material types.
4. Roofs that are leaking or have holes or patches or less than ten (10) years of remaining useful life shall be replaced.
5. Townhomes, duplexes or other owner-occupied homes that have any shared walls are not eligible for roofing replacement unless all shared wall households are income eligible or have a parapet wall in place on the roof line.
6. Three-tab shingles may be used on pitches of 2/12 and greater.
7. Architectural shingles may be used on pitches of 4/12 and greater.
8. Roofs with pitches of 2/12 and less must be covered with a low slope roofing product such as modified bitumen, EPDM or TPO. No torch down products. These products must be installed per manufactures recommendations.
9. Existing metal roof such as a mobile home that is in good repair can be coated with Gaco Roof 100% Silicone roof coating or similar roof product. This product must be installed per manufactures recommendations.
10. Roof shingle and low slope roofing product replacement must include:
 - a. Complete tear off down to bare roof deck
 - b. Replacement of damaged sheathing
 - c. New synthetic felt
 - d. Drip edge
 - e. Step and counter flashings
 - f. Chimney flashings, if necessary
 - g. Valley lining
 - h. Ice and water shield
 - i. Ridge vent
 - j. Pipe boots
 - k. Roof penetration flashing. Example range hood vent, gas vent
 - l. Replacement and /or painting of fascia, soffit, siding or trim, if necessary.
11. Step Flashing must be factory painted 0.019" thickness minimum, 4"h X 4"w X 8"L minimum step. Includes Ice & Water on deck and up sidewall.
12. Counter Flashing must be factory painted 0.019" thickness minimum. Masonry counter flashing must be cut in 1" deep crimped over and sealed with roof caulk. Non-masonry counter flashing must include a face reglet to be sealed with roof caulk. Includes Ice & Water on deck and up sidewall.
13. The racking application of shingles is prohibited and will not be funded by SC HTF.

14. Replacement of existing metal roofing is allowed if required by the structure of the home or historical society.
 - a. The Contractor's credentials and capacity must be approved by SC Housing.
 - b. Documentation of Contractor experience with installation of metal roofing must be submitted with the Application.
 - c. Metal roofing must be installed per the manufacturer's recommendations including all trims.
 - d. Metal roofing requires a complete tare off of existing roof covering down to bare roof deck.
15. Documented water damage to ceilings and walls may be repaired as part of the roof replacement.
16. Gutters can be installed if required to disperse water away from the foundation to resolve foundation / crawl space water issues and must;
 - a. Be aluminum seamless gutters.
 - b. Have a leaf guard system, screen wire leaf guard systems are prohibited.
 - c. All water from gutter system must be discharged no less than six (6') feet from the building foundation by:
 - i. Concrete splash blocks with positive sloped drainage away from foundation; or
 - ii. Be piped underground to an appropriate location.

D. HVAC Work

1. Replaced HVAC equipment shall have an EUL of fifteen (15) years.
2. Replaced HVAC distribution system shall have an EUL of 25 years (25) years.
3. Repaired HVAC distribution system shall have an EUL of fifteen (15) years.
4. Must submit with initial inspection request a floor plan (may be hand drawn) that clearly indicates the dimensions of the home with room layouts and:
 - a. Square footage and calculations used to determine the tonnage of the equipment.
 - b. The locations of all vents, returns and attic access.
5. HVAC Equipment may be replaced.
 - a. HVAC equipment repair or replacement, less than 13 years old, must include a complete evaluation/review of the unit, insulation, duct work and thermostat from a licensed HVAC company. A copy of the evaluation/review must be included with the **Scope of Work Inspection**.
 - b. HVAC equipment must be 15 SEER with 12.0 EER Energy Star rated at a minimum.
 - c. HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
6. New first time HVAC systems may be installed.
 - a. HVAC equipment must be 15 SEER with 12.0 EER Energy Star rated at a minimum.
 - b. HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
7. Duct work may be repaired or replaced and must be:
 - a. Appropriately sized
 - b. Insulated to R-8 minimum.
 - c. Sealing of joints and seams shall be with UL listed bucket mastic (not tape).
8. Contractor shall supply the sponsor with the AHRI for the equipment installed that must be provided with the request for **Final Inspection**.

9. HVAC equipment must be registered thru the manufacturer for the warranty by the Contractor. A copy of the warranty registration must be provided with the request for **Final Inspection**.
10. A 200 AMP service upgrade to electrical is permitted if necessary for HVAC install.
11. It is the Sponsor's responsibility to inform the homeowner of increased utility rates.

E. Sewer/septic systems.

1. Replaced septic systems shall have an EUL of twenty (20) years.
2. Repaired septic system shall have an EUL of ten (10) years.
3. Existing systems that are nonfunctioning or malfunctioning may be repaired or replaced.
4. A detailed quote from a DHEC licensed septic tank Contractor is required that includes pumping services, tank size, drain field type and footages, discarding of existing tank, straw and seed of disturbed area and type of materials to be used, etc.
5. Must also provide sketch (may be hand drawn) of the proposed layout.
6. Photographs are required of all steps of the installation that clearly show the materials being used.

F. Water wells.

1. Replaced water wells shall have an EUL of fifteen (15) years.
2. Repaired water wells shall have an EUL of five (5) years.
3. Existing water wells with broken pumps can be repaired or replaced.
4. In the event existing water wells have gone dry or contaminated beyond repair, SC HTF funds can be used to dig the well deeper or dig a new well.
5. A detailed quote from a licensed well driller that includes proposed depth and materials being used is required.

G. Handicap Dwelling Accessibility.

1. Replaced or repaired accessibility features shall have an EUL of twenty (20) years.
2. Installation, repair and or alterations of accessibility features for disabled or handicapped beneficiaries must meet current ADA, ANSI and SC Building Code requirements; e.g. accessible tubs or showers, grab bars, railings, path of travel, turn arounds, clear floor spaces and reach ranges.
3. The Sponsors may be required to provide documentation demonstrating a need for installation/repairs.

H. Handicap Ramps.

1. Replaced handicap ramps shall have an EUL of twenty (20) years.
2. Repaired handicap ramps shall have an EUL of ten (10) years.
3. Installation or repair of ramps for disabled or handicapped beneficiaries must meet current ADA, ANSI and SC Building Code requirements.
4. The Sponsors may be required to provide documentation demonstrating a need for installation/repairs.
5. Ramps can be constructed of treated wood products or be aluminum from a ramp manufacture.

I. Structural.

1. Repaired or replaced structural systems shall have an EUL of forty (40) years.
2. Any part of the foundation, floor system, sub-flooring, walls, ceiling, roof system, chimneys and other items affecting structural integrity may be repaired or replaced.
3. Foundation replacements are beyond the scope of this program and prohibited.
4. Piers can be added, replaced or repaired and must be masonry with a footing.

J. Exterior Surfaces.

1. Replaced exterior surfaces shall have an EUL of twenty (20) years.
2. Repaired exterior surfaces shall have an EUL of ten (10) years.
3. Damage exterior surfaces may be repaired with like materials.
4. Damaged exterior surfaces that require replacement shall be vinyl siding with a minimum thickness of .040”.
5. Rake, Eve (facia) and boxing materials that require extensive repair or replaced should consist of vinyl and coil stock materials.

K. Exterior Doors.

1. Replaced exterior doors shall have an EUL of twenty (20) years.
2. Door replacement shall be Energy Star rated steel or fiberglass door unit.
 - a. Wood slab replacements will be allowed if door unit replacement is impactable. Door and frame mortise must be correct and professional in appearance.
3. Exterior door replacements must include new locksets and hardware, including thumb latch deadbolt.
4. Doors must be installed per manufactures recommendations and painted/ finished on all six sides along with the frame.
5. Peep hole/ door views are required on all six panel or flush slab doors with no sidelight or window next to the door. Installed at the appropriate height for the beneficiary.

L. Windows.

1. Replaced windows shall have an EUL of twenty (20) years.
2. Repaired windows shall have an EUL of ten (10) years.
3. Replacement windows shall be vinyl double hung Energy Star rated windows.
4. Replacement windows must meet disaster mitigation requirements (e.g. costal hurricane) including any protection requirements (e.g. hurricane panels).
5. All windows and trim must be wrapped with coil stock trim.
6. Windows will not be installed for weatherization alone.
7. Broken glass will be repaired if possible and feasible.

M. Interior Doors.

1. Replaced interior doors shall have an EUL of fifteen (15) years.
2. Replacement doors shall be Masonite and should match the design of the other doors.
3. Door slab replacement must include new hinges and lock sets. Door and frame mortise must be correct and professional in appearance.
4. Door units must include new locksets with privacy locks where required.
5. Doors must be installed per manufactures recommendations and painted/ finished on all six sides along with the frame.

N. Flooring.

1. Replaced or repaired flooring shall have an EUL of fifteen (15) years.
2. Existing hardwood floor in good repair shall be refinished.
3. Replacement flooring shall be LVT full glued or floating (depending on existing subfloor conditions) with a twenty-year (20) minimum warranty. Must be waterproof when installed in bathrooms or the kitchen.
4. Sheet Vinyl is acceptable to be installed in bathrooms, kitchens and utility rooms and must be full glued with twenty-year (20) minimum warranty.
5. Transition and or seam binder strips are prohibited to cross and entire room. They are acceptable for use at doors ways and room to room or hall transitions.
6. Underlayment for LVT and Sheet Vinyl must be either a rated underlayment which will have X's all over it or BC pine plywood. Photos are required of the installed underlayment.

O. Painting.

1. Painting shall have an EUL of fifteen (15) years.
2. All paints, sealant and primers must be low VOC with a minimum twenty-year (20) year warranty.
3. All surfaces covered with paint require a minimum of one (1) coat of primer and two (2) coats of paint.
4. All finishes must be washable, flat paint finishes are prohibited for use except on ceilings.

P. Kitchen/ Bath Cabinets and Counter Tops

1. Replaced kitchen cabinets and counter tops shall have an EUF of twenty (20) years.
2. Replaced Bath cabinets and vanity tops shall have an EUL of twenty (20) years.
3. Cabinets and bath cabinets shall be constructed with solid wood or plywood stiles, rails, doors and drawer fronts. with a twenty (20) year warranty.
4. Drawers must have dual slide tracks.
5. Site built cabinets are prohibited.
6. Countertops shall be manufactured post form laminate, granite level 1 or site built; site-built countertops must be constructed of $\frac{3}{4}$ " AC plywood with minimum 4" back and side splashes.
7. Vanity tops shall be solid surface (such as cultured marble), manufactured post form laminate, granite level 1 or site built; site-built countertops must be constructed of $\frac{3}{4}$ " AC plywood with minimum 4" back and side splashes.

Q. Electrical.

1. Replaced electrical distribution shall have an EUL of forty (40) years.
2. Replaced electric fixtures shall have an EUL of ten (10) years.
3. Systems or fixtures that are nonfunctioning or malfunctioning may be repaired or replaced.
4. All lighting fixtures shall be Energy Star rated with Energy Star rated bulbs.
5. Ceiling fans shall be 52" with light kit that are Energy Star rated.
6. Battery powered Smoke and Carbon Monoxide alarms shall be interconnected with a ten (10) year battery.

R. Plumbing System.

1. Replaced plumbing distribution system shall have an EUL of forty (40) years.

2. Repaired plumbing distribution system shall have an EUL of fifteen (15) years.
3. Replaced or repaired plumbing fixtures shall have an EUL of Fifteen (15) years.
4. Replaced water heaters shall have an EUL of ten (10) years.
5. Systems or fixtures that are nonfunctioning or malfunctioning may be repaired or replaced.
6. All faucets and shower heads are to be Delta, American Standard or Moen. No plastic bodied faucets. ADA compliant and WaterSense certified.
7. Toilets are to be ADA compliant and WaterSense certified.
8. Kitchen sink shall be stainless steel, double bowl, 8” deep minimum (ADA dwellings 6” deep).
9. All supply lines are to be metal braided.
10. Escutcheons are required at all penetrations.
11. Water Heaters shall be 38-40 Gal. with a six (6) year minimum warranty and be installed per current SC Building codes with drip pan installed, drip pan and T&P pipped outside, disconnect with platforms, strapping and expansion tanks as required.
12. Tankless Gas Water are acceptable for use when swapping out from a gas tanked heater to tankless must be 5.5 GPM minimum.

S. Porches/ Decks/ Railings/ Ramps/ Landings.

1. Replaced porches, decks, railings, ramps and landing shall have an EUL of twenty (20) years.
2. Repaired porches, decks, railings, ramps and landing shall have an EUL of ten (10) years.
3. Can be repaired or replaced.
4. All repairs must be of like materials.
5. All lumber shall be treated.
6. Handrails and railing can be built from treated wood or be of steel, aluminum or vinyl and must be ridged.
7. Handrails must be graspable as per current SC Building code.
8. Concrete landings shall be installed on compacted soils, be four (4) inches thick, not exceed 2% slope and be broom finished.

T. Energy Efficiency Weatherization.

1. Energy efficiency weatherization shall have an EUL of twenty (20) years.
2. Blown in attic insulation, shall be installed or upgraded to R-30 minimum and must include installation of depth tape and insulation card in attic.
3. R-13 Wall insulation shall be repaired or upgraded when walls are opened.
4. R-19 Floor insulation can be repaired or added if all Essential Property Standard issues have been resolved.
5. Crawl space vapor barrier shall be 6 mil thickness or greater covering one hundred (100%) percent of the ground.
6. Weather stripping installed must be of premium grade, self-adhering foam is prohibited.

U. Grading

1. Grading shall have an EUL of ten (10) years.
2. Grading next to the dwelling structure shall be completed with minimum impact to the surrounding lawn and landscaping.

- a. Grading shall provide a five (5%) percent slope away from the building for a minimum of five (5) feet that provides positive drainage.
- b. Any off-site fill soils required for grading must be of the same type present on site and be free from organics and debris.
- c. Disturbed soils shall be compacted to ninety-five (95%) percent of the soil's maximum dry density.
- d. All graded and disturbed bare sections of lawn created by repairs will be strawed and seeded with drought resistant grasses.

V. Trees

1. Tree service/ removal companies are not licensed by SC LLR so there is no license for this profession. These companies are required to meet the insurance requirements of Section IV. B. Contractor Insurance Requirements.
2. Trees or tree limbs that are hazardous to the structure must be removed.
 - a. Contractor must ensure removal, topping, pruning etc. is allowed by local ordinances.
 - b. Contractor will be required to provide documentation from the AHJ that the tree work proposed meets local ordinances.
 - c. Contractor must provide a detailed estimate for all tree work.
 - d. Trees that are removed may include cutting close to the ground with in six (6) inches or grinding up to twelve (12) inches below finished grade.

W. Fencing/ Retaining Walls

1. Fencing may be repaired with like materials. Wholesale replacement is prohibited
2. Retaining walls may be repaired with like materials. Wholesale replacement is prohibited.
3. New retaining walls required for grading issues are acceptable and must be of cements products.
 - a. No luxury products or designs.
 - b. Retaining walls over 30" in height will require fall protection.

X. Appliances

1. The following appliances can be replaced if they did not meet the SC Housing Essential Property Standards.
 - a. Refrigerator must be 14 cubic foot minimum Energy Star rated frost free and black or white in color.
 - i. The refrigerators cubic foot should be replaced in existing like kind but never less than 14 cubic foot with out approval of SC Housing inspection staff.
 - ii. Ice maker should be supplied if plumbing allows.
 - iii. Shall be ADA complaint if required for the beneficiary.
 - b. Stove Top, Oven or Range replaced in existing like kind and black or white in color.
 - c. Over the Range Microwave Oven in existing like kind replacement or new as required by the SC Housing Essential Property Standards.
2. Luxury appliances such as Dishwasher, Under Counter Ice makers, Trash Compactors, Washer, Dryer, Freezers etc. are prohibited for repair or replacement.