

BNP CONSTRUCTION QUALITY STANDARDS

A. Compliance (Code, Warranty & Hazardous Materials)

1. Code – All BNP homes must be up to current building code, as evidenced by approved permits from the City of Detroit’s Buildings, Safety, Environmental and Engineering Department (“BSEED”). This includes compliance with:
 - a. 2015 Michigan Residential Code;
 - b. 2015 Michigan Rehabilitation Code; AND
 - c. 2015 Michigan Energy Code.
2. Code – In order to complete a renovation, BNP requires proof of approved permit. BNP will notify the General Contractor (“GC”) of any missing permit approvals no later than the first punch walk.
3. Code – BNP also employs exterior and interior requirements to ensure the delivery of homes in a consistent manner for all BNP participants. These requirements are described in Section C and Section D below.
4. Warranty – All BNP homes must be warranted by the GC for a total of 18 months from the date of key handoff.
 - a. Warranting an item includes items that are renovated, as well as items that are inspected by the Contractor and deemed to not require renovation in order to meet code and/or be functional for at least 18 months from the date of key handoff.
 - b. The performance/payment bond is converted into a warranty bond after the key handoff and final payment. BNP reserves the right to pull on the warranty bond if the GC is non-responsive to BNP participants’ warranty calls in the 18-month period following key handoff.
5. Hazardous Materials – All BNP homes receive a hazardous material survey, provided to the contractor in Part IV. BNP focuses on the monitoring and clearance of the materials listed below; any materials identified in the survey outside of those listed below will be addressed in the standard modifications.
 - a. Asbestos – BNP contracts for any necessary abatement of asbestos-containing materials from the home prior to the GC receiving a Notice to Proceed (“NTP”). A post-abatement clearance is obtained by BNP. The GC will not have any involvement in the inspection, abatement or clearance of asbestos-containing materials, however, in the instance asbestos-containing materials are determined by BNP to be capable of safe encapsulation, this will be noted within the standard modifications (Part I).
 - b. Lead in water – BNP requires all lead service lines to be removed and replaced with copper, both on the private and public sides. This is accounted for within the standard modifications if applicable. BNP also requests clearance tests after both portions of the service line is confirmed to be copper; this clearance test is not the responsibility of the GC, though may require coordination with the GC during construction.
 - c. Lead dust – All BNP homes were built prior to 1978 unless otherwise noted on the standard modifications and therefore BNP assumes lead-based materials to be in the home. BNP requires all GCs to use EPA RRP lead safe practices throughout the entire construction period and obtains a clearance at the end of construction to ensure the home is safe for occupancy. BNP shall cover the cost of the approved lead dust clearance; any failed lead dust clearance will be charged back to the GC on the final pay application.
 - d. Mold – If mold is identified within the home’s hazardous material survey, it is the responsibility of the GC to remove all mold and will not be included in the standard

modifications. BNP shall cover the cost of the approved mold clearance; any failed mold clearance will be charged back to the GC on the final pay application.

B. Security

1. The GC is responsible for security of the home and all of its contents from the time the NTP is sent until the keys are turned over at the completion of construction.
 - a. BNP will have Secure View installed at homes prior to starting construction.
 - b. Field staff will ensure Secure View is still properly installed at the time of notice to proceed. If/when the GC removes the Secure View during construction, the GC is responsible for the proper reinstallation.
2. At the time of key handoff, GC is no longer responsible for the security of the home and BNP will take over all security responsibility.
3. At the time of key handoff, if the closing is not scheduled for the same day, the Secure View will stay installed.
 - a. On the day of the closing, whether it is the day of key hand off or a later date, the GC will be responsible for the removal of Secure View and any touch ups as needed on the window wrap and/or paint.
 - b. BNP will notify the GC regarding the scheduling of the closing date and any schedule changes that might occur, to ensure proper coordination for Secure View removal.

C. Interior

1. All rotted wood on or in home shall be removed and replaced.
2. All unlevelled floor shall be levelled.
3. Electrical shall be replaced or repaired to meet code, at the discretion of the GC.
4. All HVAC shall be replaced or repaired to meet code, at the discretion of the GC.
 - a. Complete heating and ventilating system shall be sized for the home;
 - b. Any retained ductwork shall be cleaned;
 - c. The furnace shall be 95% or greater energy efficiency;
 - d. The system shall be prepped for future AC conversion; to include "A" coil.
 - e. The PVC power vent shall be through sidewall.
5. Existing plumbing shall be demolished; all installed plumbing shall be PEX.
 - a. The water heater shall be 95% high efficiency, 40-gallon; power vent unit.
 - b. The PVC power vent shall be through sidewall.
6. Basement walls and floors shall be finished in a manner to reduce water infiltration as much as possible.
 - a. All basement wall cracks shall be caulked;
 - b. All basement walls shall be painted with DryLok or equivalent; AND
 - c. Basement floor shall be painted and sealed.
7. All partition walls in basement should be demolished unless otherwise noted in standard modifications.
8. Any exposed exterior wall or ceiling should be insulated per Michigan Energy Code.
9. All interior doors shall be adjusted, repaired or replaced to open and shut properly.
 - a. All door hardware shall be replaced per product specifications; AND
 - b. All doors shall have a door stop.
10. Provide utility hookup at stove and dryer locations per standard modifications.
11. Provide connection and cabinet space for microwave.
12. Install adequate lighting throughout home per code.
13. All steps shall be repaired or installed per code.

14. All handrails shall be repaired or installed to meet code and painted to match trim.
15. All windows shall be in working condition; it is up to the GC to determine if repair or installation of new windows is required to achieve working condition.
 - a. If installation of new windows is determined, new windows shall be single-hung vinyl low-E insulated glass for main floor/upper level windows and glass block for basement windows.
 - b. Working condition of windows includes the provision of a functional window screen. Window screens shall not have any holes at time of key handoff.
16. All interior trim and/or woodwork shall be repaired or replaced as needed with a consistent profile to match existing interior trim and/or woodwork.
17. Any painted surfaces should be prepared, primed and painted for 100% coverage, no bleed through or flashing.
 - a. As noted in Section A-5 above, ALL BNP homes were built prior to 1978 therefore lead safe practices are required;
 - b. All paint colors and sheens shall be determined based on package selection indicated in standard modifications; AND
 - c. All drywall shall be finished to Level 3 or better.
18. Provide new toilet, sink, vanity, bathtub and fixtures in bathroom per product specifications unless otherwise noted.
19. Provide and run a dehumidifier with hose running to drain immediately after electric service is established in the home.
 - a. The dehumidifier shall be left in home for BNP participant.
 - b. BNP is responsible for all utility bills throughout construction; GC must coordinate with BNP for establishing utilities.
20. Provide smoke & carbon monoxide detector per code.
21. Bedrooms to have combo ceiling fan and light per product specifications.
22. All bedrooms and walkways to be carpeted, unless noted otherwise in standard modifications.
23. The entryway, kitchen, dining room and all bathrooms shall be tiled with LVT.
24. Provide connection for laundry facilities in basement per standard modifications.
 - a. Laundry connection and set up to include a laundry tub per product specifications.
25. At the end of construction and before the lead dust clearance is scheduled, all surfaces inside the home shall be cleaned in accordance with EPA RRP standards.

D. Exterior

1. All debris shall be removed from yard including trash, construction debris and overgrown vegetation (not including any trees over 10 inches in diameter).
2. A positive grade away from the home must be attained.
 - a. Any disturbed soil must be raked and/or replaced with top soil where needed.
 - b. Any disturbed soil must be seeded.
3. All BNP homes shall have a roof that is warranted by the GC for an 18-month period from key handoff.
 - a. The determination of roof replacement or repair shall be determined by the GC;
 - b. All rotted or damaged wood on roof shall be removed and replaced prior to roofing installation; AND
 - c. All roof replacements must be stripped to the deck.

4. All masonry shall be inspected and tuck pointed unless otherwise noted in standard modifications.
5. Regarding any non-brick exteriors:
 - a. Unless noted otherwise in standard modifications, any aluminum siding shall be removed and replaced with vinyl siding.
 - a. Existing vinyl siding that is retained shall be power washed, caulked, primed and painted for 100% coverage, no bleed through or flashing.
6. Secure and cap any chimney or exhaust not being used; if the flue will be in use after key handoff, provide a mesh and rain cap.
7. All exterior cantilever buildings or decks must be enclosed with lattice.
8. All gutters shall be in working condition; it is up to the GC to determine if repair or installation of new gutters is required to achieve working condition.
 - a. Whether repaired or replaced, gutters shall not leak or have rust.
 - b. All gutter systems that are attached to the home (deck not included) shall include 4-6 foot downspout extensions.
 - c. All downspout extensions shall be installed in a direction that does not impact neighbors' property.
9. Sewer must be snaked and scoped to confirm there are no blockages and no repairs needed to ensure proper functionality for an 18-month period from key handoff.
 - a. Video of scope must be submitted to BNP in order for payment.
 - b. If a blockage or other repair is needed on the sewer line or associated J-, P-, or S-traps, BNP may request in Standard Modifications pricing from the GC to be applied to the contract contingency (i.e., in addition to the GC bid).
10. Any flashing shall be repaired or installed per code.
11. All steps shall be repaired or installed per code.
12. All handrails shall be replaced or installed per code.
13. Any painted surfaces should be prepared, primed and painted for 100% coverage, no bleed through or flashing.
14. All first floor exterior doors, excluding the front door, shall include an additional security door.
 - a. All security doors shall be key operable from the outside only and include a cover over the inside deadbolt.
15. All exterior doors, including security doors, must be keyed alike.
 - a. Four (4) identical keys must be provided at key handoff.
16. Provide a mailbox hung on exterior of home that includes address numbers.
17. All porches must adhere to #1, #4, #5, #7, #11, #12, and #13 where applicable.
18. At the end of construction and before the lead dust clearance is scheduled, all surfaces outside the home shall be cleaned in accordance with EPA RRP standards.

E. Exclusions

1. Asbestos survey, abatement and post-abatement clearance
2. Mold survey, report and approved post-removal clearance
3. Approved lead dust clearance
4. Initial boarding up the structure
5. Large tree removal (over 10 inches in diameter)