



Other Requirements

Bidders must adhere to all Gwinnett County, Georgia, State of Georgia, and International Residential Codes (2018 ed. or more recent)

All attics must have sprayed-on R-38 foam over rafter insulation and a minimum 15-minute thermal barrier applied over the foam

It is preferred to use ladder tees and open corners on all exterior walls such that a minimum of R-6 insulation may be installed.

All attics must have a minimum of 128 sq. ft. of additional storage (5/8" plywood or OSB applied to the top of ceiling joists) and safely accessible by attic stair

All doors, windows, crevices, openings, and contact points at fenestrations must be sealed with foam, caulked, and otherwise made impervious to weather and insect infestation.

Front yards and driveways must meet local building codes and allow for a minimum of two parked cars and a turn-around to prevent owners from backing into the street.

A minimum of 2,500 sq. ft. of Bermuda or equal sod must be placed in the front yard. Hydroseed is to be used to control erosion and present a play area for children in back and side yards.

Front yards must have a minimum of 20 landscaping plants aesthetically planted as a beauty strip between house and yard or driveway.

Pine straw may be used within 2 feet of the perimeter of the houses.

HVAC units must attain a minimum of 15 SEER rating

Windows must have a U value of Less Than or Equal to .32

All exterior walls must maintain an R-13 or better insulation.

Good or better quality heat pump water heaters are to be installed

ADA designated tubs and showers shall have ADA handicap grab bars

Door knobs and plumbing fixture handles shall be of the lever type.