

Scope Clarifications, Reference Images, and Requested Features

1. Concrete Pad — Foundation

Construct one reinforced concrete pad measuring approximately **10 feet by 12 feet** at the bottom of the new porch stairs and wheelchair ramp. Position the pad so the stairs are generally centered on the pad and the lower ramp entrance terminates onto the pad without an abrupt lip or elevation change.

Include site preparation, minor excavation, grading, compacted base material, forms, reinforcement, concrete placement, finishing, control joints, cleanup, and removal of excess material. Concrete shall be a minimum of approximately four inches thick unless a greater thickness is required by site conditions or applicable standards.

Provide a slip-resistant broom finish and positive drainage away from the manufactured home. The finished transition between the concrete pad, stairs, ramp, and surrounding grade shall be smooth and usable by the client.



Figure 1 — Proposed 10' × 12' concrete pad at the bottom of the stairs and ramp. Image is conceptual; contractor shall field-verify final position and elevation.

2. Front-Door Replacement and Opening Modification

Remove and dispose of the existing approximately 32-inch-wide exterior entrance door, door frame, trim, hardware, and related materials as necessary.

Widen and structurally reframe the existing wall opening to receive one new **36-inch-wide Prehung insulated exterior inswing door**. Include required header and framing modifications, shims, fasteners, flashing, sill protection, weatherproofing, exterior sealants, and repair of affected exterior siding, interior wall finishes, and trim.

Install an accessible lever-style lockset and deadbolt rather than a round doorknob. Provide a low-profile exterior threshold and a smooth transition between the interior floor and porch landing. The completed installation shall provide at least the required clear opening for wheelchair access when the door is open.

Match the door color and surrounding finishes as closely as reasonably possible. Adjust the door to operate smoothly, latch securely, remain weather-resistant, and avoid binding or dragging.



Home Depot logo Victoria 10PM 77904 What can we help you find today? Shop All Services DIY Log In Cart

... / Front Doors / Steel Doors / Steel Doors With Glass / Steves & Sons Steel Doors With Glass Internet # 205741530 Model # STL5LCPK385DM Store SKU # 100125285

Top Rated

Shop Steves & Sons

36 in. x 80 in. Element Right-Hand/Inswing Clear Glass 9-Lite External Grille White Primed Steel Prehung Front Door

★★★★★ (175) Questions & Answers (54)

\$349⁰⁰

Pay \$299 after \$50 OFF your total qualifying purchase upon opening a new card. [See if you qualify for a Home Depot Consumer Card](#)

- Galvanized steel and polystyrene core to resist wear and tear
- Paintable for a customized look
- Features tempered glass for added protection
- [View More Details](#)

Victoria Store

✓ 2 in stock Aisle 25, Bay 003

Color/Finish: White

Common Door Size (WxH) in.: 36 x 80

32 x 80 36 x 80

Door Handing: Right-Hand/Inswing

Left-Hand/Inswing Right-Hand/Inswing

[See This in My Room](#)

3. Door Awning

Construct and install one small weather-protection awning above the new front entrance door. The awning shall be wide and deep enough to provide reasonable protection for the client while opening, closing, locking, or unlocking the door.

The awning should be approximately five feet wide, with an appropriate projection from the exterior wall. Maintain adequate clearance above the door and provide a shallow slope directing water away from the home.

Include structural brackets or framing securely fastened into suitable structural members, metal roofing or other approved exterior roofing material, flashing integrated with the exterior wall or siding, drip edge, sealants, fasteners, and a small gutter at the front edge.

Direct gutter discharge away from the entrance landing, stairs, ramp surface, concrete pad, and manufactured-home foundation. Do not allow roof runoff to discharge onto a primary walking or wheelchair travel surface.



Figure 3 — Conceptual front-door awning with shallow roof slope and small front gutter. Final size and attachment method shall be verified by the contractor.

4. Exterior and Accessibility Lighting

Install two new exterior porch or entrance light fixtures and provide lighting for the new deck, ramp, stairs, and entrance area.

Install low-voltage LED lighting along the **inside of the ramp and stair handrails or guardrails** so the light is directed downward toward the walking surfaces. Do not install freestanding or ground-mounted pathway lights around the concrete pad or yard.

Provide sufficient lighting to identify the ramp edges, landings, stairs, door threshold, and changes in elevation without creating excessive glare in the client's eyes.

Include all required exterior-rated fixtures, low-voltage transformer, weatherproof wiring, conduit or concealed cable routing, junctions, fasteners, switches, timer, photocell, or other controls. Lighting shall be arranged to operate automatically on a timer or dusk-to-dawn control.

5. Deck, Porch, Stairs, Landings, and Accessibility Ramp

Construct one pressure-treated wood porch, stairs, switchback wheelchair ramp, and associated landings in accordance with the attached conceptual drawings and field-verified site measurements.

The proposed porch shall measure approximately **6 feet deep by 16 feet wide**. The porch shall provide a clear route between the ramp, front entrance door, and stairs while also providing usable outdoor space for the client.

The switchback ramp is anticipated to consist of two ramp runs measuring approximately **18 feet each**. The contractor shall field-measure the total vertical rise from the finished concrete pad elevation to the finished porch elevation and adjust ramp length as necessary to maintain a maximum running slope of approximately **1:12**.

Each ramp run shall provide a minimum **36-inch clear width measured between the finished handrails**. The contractor shall determine the required overall framing width, so posts, guards, handrails, and lighting do not reduce the required clear travel width.

Provide a level switchback landing measuring at least **5 feet clear in the direction of travel** and approximately 12 feet overall across the two ramp runs, as depicted in the attached plan. Maintain adequate clear space for wheelchair turning without interference from posts, railings, or handrail extensions.

Construct the stairs from the porch to the concrete pad with uniform riser heights and tread depths. Position the stairs generally near the center of the 10-foot-by-12-foot concrete pad.

Include all required structural posts, beams, joists, blocking, bracing, concrete footings or approved supports, deck boards, stair stringers, treads, risers, landings, structural connectors, corrosion-resistant fasteners, guards, handrails, edge protection, and transitions.

Guardrails may use the requested horizontal wood runners for visual consistency. However, provide continuous, graspable handrails on both sides of the ramp and stairs as required. The graspable handrails shall remain usable and shall not be obstructed by the horizontal guard components or lighting.

Install all wood components using pressure-treated exterior-grade lumber suitable for ground-contact or above-ground use, as applicable. Cut ends shall be field-treated. Smooth or sand sharp edges and projecting splinters in areas touched by the client.

Coordinate the ramp, stairs, porch, door threshold, awning, gutter, concrete pad, and lighting so the completed assembly functions as one safe and accessible entrance system.

Floor plan diagram showing dimensions for a house. The overall width is 36'. The layout includes a front porch (12' x 10'), a living area (16' x 3'2"), a kitchen (12' x 3'2"), a dining area (18' x 3'2"), and a bedroom (12' x 5'). A bathroom is located between the living and dining areas.

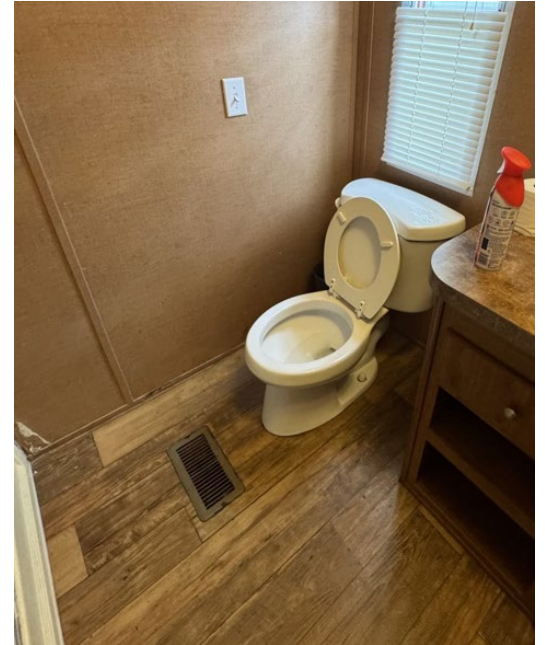
Important: Renderings are provided to communicate the intended appearance only. Dimensions shown on the measured floor plan and written specifications shall control over apparent dimensions in the rendering.

6. ADA-Height Elongated Toilet

Remove and dispose of the existing toilet and install one new chair-height or accessibility-height elongated toilet. The new toilet shall be WaterSense-rated and include the toilet bowl, tank, seat, wax seal or approved gasket, mounting hardware, supply connection, and all incidental materials required for a complete installation.

Inspect the existing toilet flange, shutoff valve, water-supply connection, and surrounding floor before installation. Notify the Administrator before completing additional repairs if the flange, plumbing connection, subfloor, or flooring is damaged.

Set the toilet securely, connect and test the water supply, verify proper flushing, and confirm that no leaks are present. Caulk the base as appropriate while maintaining the ability to identify future leakage.



7. Bathroom Grab Bars

Furnish and install four accessibility grab bars in the primary bathroom. Proposed locations include the toilet area and the entrance or approach to the shower or tub.

Final grab-bar locations, lengths, orientations, and mounting heights shall be reviewed with the client and Administrator before installation.

Fasten each grab bar into wall framing, installed blocking, or another approved structural anchoring system capable of supporting the intended load. Ordinary plastic drywall anchors are not acceptable.

Include stainless-steel or corrosion-resistant fasteners, waterproof sealant at penetrations, escutcheon covers, and minor repair of affected finishes. Where wall opening is required to install blocking, include patching and finishing necessary to return the affected area to a complete condition.



8. Kitchen Ceiling Repair

Complete the kitchen ceiling repair only after the roof leak has been permanently repaired, tested, and the affected materials have adequately dried.

Remove loose, deteriorated, stained, or damaged ceiling material above the kitchen sink as necessary. Repair or replace the affected ceiling surface, including backing or support materials where required.

Include patching, joint treatment, sanding, matching existing texture, stain-blocking primer, finish paint, protection of cabinets and furnishings, cleanup, and disposal of removed material.

Match the surrounding ceiling color and texture as closely as reasonably possible. Notify the Administrator if the opened area reveals extensive concealed damage beyond the localized repair allowance.



Closing Remarks

The contractor's bid shall include all labor, materials, delivery, installation, testing, warranty, cleanup, and incidental work required to provide complete installations for each individual bid specification. The contractor shall not omit necessary work solely because an incidental component is not separately listed.

All dimensions and quantities shall be field-verified. The contractor shall immediately report discrepancies, concealed damage, or conditions that may affect cost, accessibility, structural integrity, or successful completion of the work. No additional or substituted work shall be completed without prior written approval from Crossroads Community Action and TDHCA when required.