

### Rehabilitation Specification: GRNT 21-0012

**Applicant:** Maria Mercado  
**Address:** 751 NW 23rd Avenue  
**Parcel #:** 22395-000-01  
**Phone:** 352-875-4243



Work must comply with the current **Florida Building Code.**

#### TYPES OF PERMITS REQUIRED:

Building  Roofing  Plumbing  Electrical  Mechanical  Gas

#### CONTRACTORS REQUIRED:

General/Builder/Residential  Roofing  Plumbing  Electrical  HVAC  Gas  Specialty

**Project must be fully completed in 45 days.**

#### GENERAL CONDITIONS

1. It is the responsibility of the contractor and/or sub-contractors to obtain any and all required permits necessary to perform the work described above and to properly post/display them clearly at the job site.
2. It is also the responsibility of the contractors and sub-contractors to ensure all required inspections are requested and passed, up to and including the final inspections from the City of Ocala Building Department and the Community Development Services Department.
3. Due to this being an owner-occupied residence, the contractor **MUST** coordinate with the Owner and City of Ocala Building Department/Inspectors when requesting the necessary inspections for this project. (Owner may move out during construction.)
4. All references to equivalent imply the substituted goods/materials must meet or exceed the specifications of the brand requested.

**Item 1 – Roofing**

1. *This work will require a re-roof permit.*
2. Tear off all roof surfaces to deck sheathing and repair any and all damaged or rotted areas, as required by code.
3. Contractor will provide and install, if necessary, up to 640 sq. ft. of deck material (sheathing) and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 640 sq. ft., determined as a change order.
4. Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections.
5. Inspect all structural roof components visible during re-roof. Provide and install materials needed to "scab" or reinforce areas of rot or minor damage on trusses.
6. If major (requires an Engineer) structural damage is discovered, it must immediately be brought to the attention of the Rehab Inspector to determine how to proceed.
7. Provide and install ALL new roof components, 2" aluminum drip-edge, concealed "shingle over" ridge vent (install maximum amount of ridge vent), electrical mast collar, lead boots for plumbing vent pipes and risers for vents, colored to match roof. Include new range hood vent (8" or 10" w/ integrated damper) if vent currently exists, bathroom exhaust vents (2 at 4" – 6" each, w/ dampers) are mandatory, and new vents for gas water heaters and furnace (new boot and riser vent colors to complement/match roof covering/house colors).
8. Provide and install completely new metal flashing around any chimneys and fasten and seal in place fully. Confirm all areas are sealed and do not leak.
9. Provide and install new materials for any other vent penetration not listed above. Ensure all new and existing ductwork is properly and securely connected to new roof vents.
10. Dry-in with a code approved, secondary water barrier over sloped roof.
11. Provide and install as-needed code approved "peel and stick" self-adhering membrane as a secondary water barrier over 100% of shallow/metal roof area and ensure all required or needed flashing is completely and properly installed.
12. Provide and install, code compliant, dimensional asphalt shingles, minimum 130 MPH wind rating with a minimum 30-year warranty. Owner will choose color following contract signing, and Rehab Specialist must approve. (lighter, ENERGY STAR colors suggested)
13. For flat roof areas use Ruberoid or equal or better.
14. Provide and install code approved Galvalume metal roofing over the shallow pitch roof area when allowable. Owner will choose color following contract signing, and Rehab Specialist must approve. (lighter, ENERGY STAR colors suggested)
15. Remove and properly dispose of all debris and nails around home, and ensure no nails are left, especially in driving, parking, and walking areas.

16. Provide homeowner and Rehab Specialist with written copy of roof warranty from contractor and manufacturer, including the shingle color and brand name and model line of shingles and underlayment used, immediately following roof final inspection.
17. NOTE: It is the contractor's responsibility to schedule and successfully pass all required inspections.

### **Item 2 – Water heater/plumbing**

1. This work WILL require a Plumbing permit.
2. Drain, remove, and properly dispose of old water heater. Remove and dispose of old cold-water valve.
3. Provide and install new ¼-turn, brass ball valve at cold-water inlet, per code. Provide all other pipes, fittings and materials needed to properly complete the installation of the new water heater.
4. Provide and install new, 50-gal electric water heater, with 12-year warranty, 5500/5500-Watt. - Equal/Better.
5. Provide and install new pan and drain to exterior of home per code. If required, elevate pan and water heater as required by code and secure from tipping.
6. Terminate vent materials at the ceiling.
7. If needed, electrician shall provide a new Code Compliant connection to the house power and properly sized circuit breaker, to ensure safe operation of water heater. (If existing components meet code, no changes are necessary)
8. Ensure all equipment has been properly registered and that all warranty registrations, paperwork, or documents have been filled out and provided to the owner. Assist owner with all necessary paperwork for TECO Rebates, if any. Provide copy of same information (Not including full operator's manual(s)) to Rehab Specialist at Final.
9. Reset toilet in master bath so that it is level and straight.
10. Re-caulk toilet in hall bath.

### **Item 3 – Electrical**

1. Install dryer outlet in laundry area.
2. Install properly sized circuit breakers, to ensure safe operation.
3. Repair/replace drywall as needed, match texture.
4. Check all circuits/outlets/switches for proper operation and replace defective units and/or broken/missing cover plates.
5. Install ductless Undercabinet Range Hood with Charcoal Filter over the stove. Include wiring, breakers, boxes, etc. for proper operation.

**Item 4 – Exterior Doors (Qty 2)**

1. Remove and dispose of front entry door and back door with animal opening and associated, jambs, casings, and trims.
2. Provide, install and properly seal new pre-hung, steel 6 panel doors on rot-proof jambs, double-bored for entry locks and deadbolts. Confirm hinge and threshold colors will match lock sets. Ensure doors open and close smoothly and are fully sealed from exterior elements, light, water, air, etc. Ensure that new thresholds meet interior flooring in a neat and finished way or that an appropriate transition is installed to give a completed and "like new" appearance.
3. Provide and install new, rot resistant, exterior trim and new interior casing on all doors. Prime and paint doors and trim, and casing, interior and exterior, colors to match existing house trim or new color MUST be pre-approved by owner and Rehab Specialist. Confirm dimensions, design, and door swing during pre-bid inspection for each door unit.
4. Provide and install peephole viewer, model DS238, or equivalent, into new front entry door, at a height agreed to by owner. Color shall match door hardware.
5. Caulk and fill or repair all cracks, gaps, holes or other damage around perimeter of home with a paintable, water-based elastomeric, acrylic caulk before applying any primer or paint. Suggested "Big Stretch" High Performance, water-based sealant by Sashco or Equal/better.
6. Prime all exterior doors, trim, with Sherwin-Williams Multi-Purpose Interior/Exterior Latex Primer/Sealer, (or equal, per Data Sheet) unless product is not specified for use on a specific building material/surface.
7. Paint exterior surfaces using Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better per data sheet). Owner to select trim color (1) and front entry door color (1), following contract signing, however, color selections MUST BE PRE-APPROVED by the Rehabilitation / Inspection Specialist before application of paint materials.
8. At Rehab Final Inspection, provide a list of the manufacturer, type, sheen/finish and color of all coatings used and the respective locations where they were applied, to the owner and Rehab Specialist.
9. Provide and install matching lever-style, Kwikset "SmartKey" entry locksets with deadbolts, keyed alike, at two (2) exterior door locations. Provide "re-keying tool" and instructions to owner at final inspection. (Finish color of lock hardware, hinges, and thresholds to be selected by owner following contract signing.)

**Item 5 – Exterior**

1. Repair/replace any damaged or misaligned soffit and fascia.
2. Repair/replace any damaged, misaligned, or loose siding.
3. Cover wall fan access with sheeting and house wrap and matching vinyl siding.

- Contractor will provide and install, if necessary, up to 100 linear feet vinyl siding including corners and j-channel and will provide a per foot cost of material and labor on any unforeseen damage over 100 linear feet., determined as a change order.

### Item 6 – Interior

- Repair drywall in laundry room and master bedroom. Match surrounding texture.
- Replace missing baseboard in master bedroom.
- Replace 4 interior bedroom/bathroom doors with Prehung 6 panel colonial style doors. Install doorknobs to match existing.
- Prep floor so that it is clean, dry, and level. Remove existing ceramic tile and plank flooring in master bedroom. Provide and install new waterproof vinyl plank flooring in the following areas: master bedroom. Save ceramic tile. Repair as needed. Provide color choices.
- Provide and install proper transitions throughout where necessary where different flooring/types meet.
- Provide and install new base molding and if needed shoe molding around full perimeter of flooring.
- In all rooms where the ceilings/walls were damaged or discolored due to roof leaks or other damage, make any necessary repairs to ceilings/walls and texture finish to match.
- Paint interior complete. Provide and apply at least one "full-coverage coat" of Kilz 2 primer" (white) or equivalent (provide SDS sheets for any requested alternate which MUST BE PRE-APPROVED by Rehab Specialist).
- Paint all surfaces using Sherwin-Williams "SuperPaint Acrylic Latex" (or equivalent, per data sheet). Owner to select wall color (1), trim color (1) and front entry door color (1), following contract signing, however, color selections MUST BE PRE-APPROVED by the Rehab Specialist before application of paint materials.
- Provide and apply one or more (if necessary), full-coverage coats of Sherwin-Williams Flat White Ceiling Paint. Wall/doors and trim to be semi-gloss with color to be determined by owner.
- Paint all exterior doors with Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equivalent, per data sheet).
- Take special care to cover and protect the floors, surrounding area and furniture/personal belongings from paint spills or splatter, including the walls. Any damage is the responsibility of the contractor.

### Item P – Permits

This amount of \$225.00 is the estimated permit cost/allowance for this project.