

Rehabilitation Specification: GRNT 23-0041

CRA:

Applicant: Gloria Robeson

Address: 1405 NW 19th Ct

Parcel #: 2196-002-010

Phone: 352-895-4057



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

The project must be fully completed in 60 days.

GENERAL CONDITIONS

1. It is the responsibility of the contractor and/or sub-contractors to obtain 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.

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Item 1 – HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Or build closet in most suitable location. Line return air box with duct board. Closet in living room can be used, modify as needed.
3. Provide and install completely new, properly sized to home, electric Heat Pump Style HVAC System HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation and any other related components.
4. Install fresh air and return air as required by code.
5. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
6. Provide and install new Thermostat wires for ALL new equipment. If electrical supplies and disconnects are sized properly to handle new system, they may be re-used, otherwise it will be the contractor's responsibility to provide and install new electrical wiring and disconnects required for new HVAC Equipment.
7. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor where necessary.
8. New HVAC Unit MUST be a Minimum of 16 SEER2 and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae, etc.).
9. Replace all flex ducts and register boxes. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
10. Check clean and sanitize existing metal ductwork. Repair/replace insulation as needed. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
11. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
12. If existing Plenum Base is damaged, rotted or in any way deteriorated, provide and install ALL necessary materials to properly repair or rebuild the plenum with duct board or (if metal, then replace with metal).
13. Provide and install new standard filter box (if needed) and install new filter(s), minimum of MERV-5 Rating or better, in a readily accessible manner. Filter size should be common and readily available at any chain retail store such as Walmart. Install return air filter grille for filter.
14. Provide and install a new digital, Programable Thermostat, matched/compatible to new system. Owners' thermostat can be used if functional. Ensure that new thermostat (if used) is designed to utilize the maximum functionality of the new HVAC systems' capabilities (temperature and humidity control and programing) and Energy Efficiency.
15. Install new properly sized registers and returns as needed, throughout home and make all necessary repairs to home in all locations a component is removed or replaced.
16. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.

17. Copies of all documents, including Signed Energy Calculations, Manual D & J and AHRI Reports, Warranty Information, and ALL Paperwork required for any Energy Rebates that the owner may be eligible for must be made and provided to the Owner and Rehab Inspector at Rehab Final Inspection.
18. Provide the Owner with basic instructions on how to operate the new HVAC System / Thermostat, filter change schedule, and instruction on suggested service intervals.
19. Contractor shall repair/paint any areas damaged due to replacement.
20. Air handler shall be installed in the hall closet.

Item 2 – Interior Repairs

- 1) Repair all areas affected due to the HVAC/Electrical repairs back to original condition as necessary.
- 2) Provide and apply "Kilz" (equal or better) stain-resistant primer to all repaired areas and new and/or unpainted drywall as needed throughout.
- 3) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better. Match existing colors.

Item 3 – Electrical

1. Remove and properly dispose of existing Electrical Meter Enclosure.
2. Remove and properly dispose of existing, Main Feeder Wire from meter to interior breaker panel(s).
3. Provide and install new Meter Enclosure, mast, and weather head with separate or integrated 200-Amp Main Panel. Must meet all current NEC requirements as well as be compliant with the most current version of the Ocala Electric Utility's "Metering Enclosure and Equipment Standards".
4. Install new Main Disconnect, new Main Breaker(s) for Interior Sub-Distribution Panels (if required) and New Panel must have multiple open slots for exterior/added circuits (minimum 6) and any other current NEC compliant circuits required for the home, unless provided for in existing Interior Distribution Panels.
5. Provide and properly install new correctly sized for loads, Main Feeder Wire from exterior disconnect/breaker, through attic cavity, properly secured/protected per codes, to feed existing interior breaker panels.
6. If any other circuits need to be added/corrected to meet code or for proper function for owner, provide, and install all necessary components to bring into compliance.
- 7. Interior:**
8. Install new interior electrical panel with appropriate GFCI/AFCI breakers.
9. Label panel as specific as possible to identify location for receptacles, lights, equipment, rooms, etc.
10. If Bathroom, Kitchen, or laundry outlets are not currently GFCI protected outlets/switches, provide and install all needed materials to change to GFCI/AFCI, outlets or breakers per code.

11. Exterior:

12. Install new HVAC disconnect and exterior GFCI outlet at condenser location, front and rear (if not installed).

13. Install general LED lighting/switch in laundry area.

14. Smoke/CO Alarms:

15. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.

16. Provide and install new CO/Smoke Combo Alarms, throughout home. Minimum, one Smoke Alarm in each sleeping space and one Combo CO/Smoke Alarm in each common-area immediately adjacent to sleeping space(s), must have 10-year non-serviceable battery.

17. Existing locations where smoke alarms were previously located should be used, if possible, otherwise the old locations must be repaired and painted to "best match" of surrounding walls, texture and color.

18. Any devices requiring new wiring circuits/switches shall be included in the total price.

19. Any sub panels not needed can be removed.

20. Install necessary electrical circuits for a 16-seer2 electric heat pump HVAC system.

21. Contractor may be required to coordinate with other contractors during repairs.

Item P – Permits

This amount of 200.00 is the estimated permit cost/allowance for this project.

At project closeout and before final payment, Contractor shall submit to homeowner, a 3-ring binder to include:

Prime Contractors information w/warranty

Sub-contractor information

Registered roof warranty and claim information

All owner manuals/instructions

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.

Color choices (**all color/product choices and/or changes to previously agreed upon choices shall be done in writing**)

Also, to project manager:

Final Payment Affidavit

Owner final acceptance of the work

Material and/or contractor lien releases