

Rehabilitation Specification: GRNT [Grant #]

CRA: west Ocala

Applicant: RICHARDSON, AQULAR

Address: 2217 SW 2ND ST

Parcel #: 2260-172-020

Phone: 352-282-2907



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 90 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.

Item 1- Roof

- 1) Contractor shall follow best practices when asbestos and/or lead is present in affected areas as per lead/asbestos reports when lead/asbestos has been found in the project.
- 2) This work Will Require a Re-Roof Permit.
- 3) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.
- 4) Remove and dispose of old skylights if installed. Satellite dishes shall be removed and reinstalled at owner direction.
- 5) Contractor will provide and install, if necessary, up to 608 sq. ft. of deck material and will provide a per sq. foot cost of material and labor on any unforeseen sheathing damage over 608 sq. ft., determined as a change order.
- 6) Contractor will provide and install, if necessary, up to 300 lf. of fascia or rafter/truss tails and will provide a per foot cost of material and labor on any unforeseen decking or fascia or rafter/truss tail damage, determined as a change order.

Check all truss to bond beam/top plate connections, ensure that truss straps have minimum 3 visible nails/screws in the side of the truss/rafter. Use #10D nail or SDS screw. Nail should be bent over on the opposite side. Install Simpson H2.5 Galvanized Hurricane Tie to each truss top plate/bond beam (where tie downs are missing or visually uninspectable). Fasteners for hurricane clips shall be rated for the material to which it will be installed, (wood or masonry), minimum embedment shall be according to manufacturer's specification. **ALL HOLES SHALL BE FILLED. IT MAY BE NECESSARY TO ATTACH TO THE MASONRY STRUCTURE.** *This must be inspected by the Rehab Inspector before closure.*

- 7) Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections. Roof coverings shall be applied to solidly sheathed roofs (install dead wood as necessary) or spaced sheathing where code approves, except where the roof covering is specifically designed to be applied to spaced supports.
- 8) Inspect all structural roof components, rafter tails, fascia boards visible during re-roof. Provide and install materials needed to "scab" or reinforce areas of rot or minor damage on roof framing members.
- 9) 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.
- 10) 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 heater and furnace (if needed) (New Boot and Riser Vent colors to complement/match roof covering/house colors).
- 11) Provide and install completely new metal flashing in valleys, around chimneys (where necessary) and fasten and seal in place fully. Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches (762 mm) and does not intersect the ridgeline. Confirm all areas are sealed and do not leak.
- 12) Provide and install new materials for any other vent penetration not listed above. Insure all new and existing ductwork is properly and securely connected to new roof vents.
- 13) Dry-in with a code approved water barrier over sloped roof.

- 14) Provide and install, code compliant, asphalt shingles, minimum 130 MPH wind rating and minimum 30-year warranty. Flat roofs use RUBEROID® torch system equal or better. Owner to choose color following contract signing, and Rehab Specialist must approve. (Lighter, Energy Star colors suggested). If code requires, install code compliant metal roofing.
- 15) Provide and install code approved "Peel and Stick" per FBC 2023 8th edition, over 100% of any shallow roof areas and insure all required or needed flashing is completely/properly installed.
- 16) Remove and properly dispose of all debris from roof and nails around home, and ensure no nails are left, especially in driving/parking/walking areas.
- 17) 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.
- 18) NOTE: It is the contractor's responsibility to schedule and successfully pass all required inspections.
- 19) Install new soffit/fascia and porch ceilings (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner color choices. Remove frieze blocks/other soffit if installed for proper airflow.
- 20) If installed, Replace gutters/downspouts with new seamless 6" gutters w/gutter guards to original condition. Adjust for proper water flow. Include splash blocks, splash guards, etc. Seal all joints to eliminate/reduce leaks. Provide owner color choices.
- 21) If installed and damaged, make level 4 legs(corners) of top of chimney and install full coverage, 24-gauge galvanized steel hood (chimney cap) if old cap is missing and/or damaged beyond repair. Secure according to the manufacture's instructions.
- 22) If installed, check draft hoods on top of gas appliances (water heater, furnace) before the start of work and at completion, to make sure they were not moved during construction.
- 23) Remove chimney cap over garage. Patch hole.
- 24) If installed, install new gutters/downspouts with new seamless 6" gutters to front/back. Adjust for proper water flow. Include splash blocks, splash guards, etc. Seal all joints to eliminate/reduce leaks. Provide owner color choices.

Item 2 – Windows

- 1) Contractor shall follow best practices when asbestos and/or lead is present in affected areas as per lead/asbestos reports.
- 2) Remove and properly dispose of all existing windows/SGD.
- 3) Provide new, Install and seal (Sashco – Big Stretch Elastomeric Caulk or Equal) new, ENERGY Star Certified (For Florida), vinyl or fiberglass, Single-Hung, colonial style, windows shall be built WITH GRIDS INSIDE THE GLASS PANES(only for those that need further instruction), insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Match, except where the code requires something different.
- 4) Install new sliding glass door (if installed) (follow window specs).
- 5) Ensure units are properly fastened and completely sealed around frames per code.
- 6) Window color to be white unless owner directs something different.
- 7) Provide and install new trim to the interior and if necessary, to the exterior (stucco patch, rot-proof trim, etc.), around window openings, as needed, to ensure a clean and complete, "Like-

New" (Matching) finished appearance.

- 8) If an electrical outlet is in such a location as to be affected by this requirement, it is the responsibility of the contractor to make necessary accommodations to properly relocate the outlet per code.
- 9) Repair openings (Interior and Exterior), sills (sills should match existing) when damaged or if/when opening must be modified for egress. If sills are missing, then install marble sills. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 10) Replace shutters if installed, sized for new windows as needed.
- 11) Paint (2 coats plus primer) any new exposed material to match surrounding area. Use Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better per data sheet)

Item 3 – Exterior paint

- 1) Carefully pressure wash/clean 100% of the exterior of the home, including, front entry way and sidewalk, walls, soffits, fascia, and gables, etc.
- 2) Remove all non-essential cable/phone wiring on the exterior. Consult owner before removing. All useable cable/phone wiring shall be reinstalled using coaxial cable clips.
- 3) 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.
- 4) Prime all exterior doors, trim, front entry ceiling, etc. 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.
- 5) Provide and apply at least one "Full-Coverage Coat" of Sherwin Williams "PrimeRx Peel Bonding Primer" OR "Loxon Conditioner (White)" OR Equal/Better (Provide MSDS Sheets for any requested alternate – MUST be pre-approved by Rehab Inspector) to all exterior CMU walls, gables, and other surfaces as appropriate.
- 6) Paint painted portion of front porch.
- 7) Paint all exterior surfaces using Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better 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 Rehabilitation / Inspection Specialist before application of paint materials.
- 8) Replace house numbers with code approved numbers. **DO NOT USE STICK ONS.** Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch.
- 9) Paint brick at owner direction.

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.

Item 4 – Interior repairs

- 1) Replace 6 interior doors with 6 panel doors and lever style locks.
- 2) Replace all closet doors with 6 panel bifold doors.
- 3) All interior door openings shall be made as large as possible.
- 4) Repair drywall ceilings and walls throughout.
- 5) Remove kitchen wall cabinets and save for reinstallation.
- 6) Remove kitchen soffits and repair ceilings.
- 7) Reinstall cabinets.

Item 5 – Bathroom

- 1) Provide and install solid wood backing to accommodate up to three (3) new ADA Grab Bars at owner direction.
- 2) Replace vanity/lavatory with similar size.
- 3) Replace shut off valves, escutcheons and supply lines.

Item 6 –Interior painting

- 1) Provide and apply "Kilz" (equal or better) stain resistant primer to all walls/ceilings and new and/or unpainted drywall as needed throughout.
- 2) Paint entire interior of home.
- 3) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 4) Ceilings to be painted flat, walls/doors/trim to be painted semi-gloss.

Item 7 – Flooring

- 1) Remove all existing flooring.
- 2) Repair/replace damaged floor/subfloor throughout as per the manufacturer's instructions. Repair all cracks, holes and soft areas in existing flooring.
- 3) Install a water resistant LVP flooring with a minimum cost of \$3/sf. in areas of bare concrete.
- 4) Install transitions from tile to LVP.
- 5) Replace all damaged base, install new matching base where missing. Install matching shoe mold to base.

Item 8 – Electrical

1. 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.
2. Install new interior electrical panel with appropriate GFCI and/or AFCI breakers.
3. Label panel complete.

4. 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.
5. Repair electrical boxes so that they are tight and secure before installing devices.

6. Interior:

7. If Bathroom, Kitchen, or laundry outlets are not currently GFCI protected outlets/switches, provide and install all needed materials to change to GFCI, outlets or breakers per code.
8. Replace all receptacles, switches and plate covers.
9. Install new ceiling fans in bedrooms, living room (Hampton Bay Glendale III Mod#AK488-ORB) equal/better.

10. Exterior:

11. Install exterior GFCI outlet at condenser location, front and rear (if not installed).
12. Provide and install all LED (60-100-watt equivalent), dimmable bulbs as needed in new or remaining fixtures throughout exterior of the home.
13. Provide and install new LED Security Floodlight-type fixtures at each corner (total 4).
14. Security/Flood Lights must have at least two aimable LED bulbs in each fixture. Suggested – Good Earth Lighting, Model #SE1084-WH3-02LF0-G or Equal. Confirm with owner if “Motion Activated” or not. Flood lights shall be alone on a singular breaker and controlled by a switch in a convenient location.
15. Replace all receptacles, switches and plate covers.
16. Install exterior receptacles front and rear if missing.
17. Install similar exterior lights to existing at all exterior doors.

18. Smoke/CO Alarms:

19. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
20. 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.
21. 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.
22. Any devices requiring new wiring circuits/switches shall be included in the total price.
23. Any sub panels not needed can be removed.
24. Contractor may be required to coordinate with other contractors during repairs.

Item 9 – Exterior Repairs

- 1) Repair carport ceiling where drywall is loose.

Item 10 – Exterior Doors

- 1) Replace 3 exterior doors and associated, jambs, casings, and trims.

- 2) Provide, Install, and properly seal new pre-hung, steel or fiberglass 6 panel door on rot-proof jambs, double-bored for entry locks and deadbolts. Confirm hinge and threshold colors will match lock sets. Ensure proper swing before ordering and that 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 house trim or new color to be pre-approved by owner AND Rehab Specialist. Confirm dimensions, design, and door swing before ordering for each door unit.
- 4) Provide and install Door Viewer, Model DS238, OR Equivalent, into each new Entry Door, at a height agreed to by owner. Color to match door hardware.
- 5) Provide and install matching Lever-Style, Kwikset "SmartKey" Entry Locksets with deadbolts, keyed alike, (key to owner keys). Provide "re-keying tool" and instructions to owner at Final. (Finish color of lock hardware, hinges, and thresholds to be selected by owner following contract signing).
- 6) All doors shall be painted with 1 primer and 2 finish coats.
- 7) Install 1 Storm Door at owner directed location, install a full-light storm door with retractable window and screen. Use Larson Model # 14604032 OR substantially Similar with all necessary hardware, matching front entry door hardware and color.
- 8) Save existing storm door for reinstallation at owner directed location.

Item P – Permits

This amount of \$300.00 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 Contractor's 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