

Rehabilitation Specification: GRNT CDBG

CRA: west Ocala

Applicant: Sheri Bacon

Address: 2005 NW 1st St

Parcel #: 2260-148-002



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 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.

Contractors shall follow best practices when mold, asbestos and/or lead is present in affected areas as per mold/lead/asbestos reports.

Item 1 – Plumbing

- 1) Unclog all sewer drain lines, sinks, toilets, etc. as needed.
- 2) Replace all water shut off valves with quarter turn shut off valves.
- 3) Replace all supply lines.
- 4) Replace hose bibs, install vacuum breakers on all hose bibs.
- 5) Check and replace clean out caps as necessary if broken or missing.

Item 2 – Hall bath

- 1) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 2) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid.
- 3) Provide and install new $\frac{1}{4}$ -turn supply stop and supply line, new wax ring and new flange or stainless-steel flange repair ring (If broken or damaged) and nylon flange bolts (suggested). Ensure new toilet is level and secured properly and does not leak, use matching grout or caulk around base of new toilet at floor.
- 4) Provide and install new LED bathroom general lighting.
- 5) Reinstall existing medicine cabinet.
- 6) Install new vanity countertop/lavatory, match existing size. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 7) Touch up interior paint to match as required.

Item 3 – HVAC

1. **This work will require a permit**
2. Remove and properly dispose of existing HVAC System, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe, etc.
3. Paint inside of furnace closet. Refer to interior paint specs.

4. Provide and install completely new, properly sized to home, Gas HVAC System, including ALL new Copper Lines and Condensate Pipes, pipe insulation grilles, registers and any other related components.
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 system MUST be a Minimum of 16SEER2 and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae, etc.).
9. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
10. 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).
11. Provide and install/repair to new or like new condition w/ standard filter box and 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.
12. Provide and install a new digital, Programable Thermostat, matched/compatible to new system. Ensure that new thermostat is designed to utilize the maximum functionality of the new HVAC systems' capabilities (temperature and humidity control and programing) and Energy Efficiency.
13. Install new properly sized registers and returns, throughout home and make all necessary repairs to home in all locations a component is removed or replaced.
14. Install new ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
15. Obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
16. 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 Owner and Rehab Inspector at Rehab Final Inspection.
17. Provide Owner with basic instruction of how to operate new HVAC System/Termostat, filter change schedule and instruction on suggested service intervals.
18. Contractor shall repair/paint any areas damaged due to replacement.
19. Where line sets are run vertically on the exterior wall, cover with Rectorseal (equal/better) wall duct kit.

20. Contractor shall repair/paint any areas damaged due to replacement.

Item 4 – Electrical

1. Interior:

2. Label panel as specific as possible to identify location for receptacles, lights, equipment, rooms, etc.
3. Replace all switches/receptacles throughout interior/exterior. Code required receptacles/switches that are not currently GFCI protected outlets/switches, shall be replaced to meet current code. Provide and install all materials needed to change all breakers to GFCI/AFCI, breakers per code.
4. Replace all interior/exterior light fixtures.
5. Kitchen/laundry light: Good Earth Model#FP1247-AL5-48LFC-G
6. BR/LR/DR: Harbor Breeze Model#RLG52NWZ5L
7. Hall light: Project Source Model#MXL1140-L12K9027W
8. Exterior light: Project Source Model 5290101012

9. Exterior:

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

11. Smoke/CO Alarms:

12. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
13. 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.
14. 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.
15. Any devices requiring new wiring circuits/switches shall be included in the total price.
16. Any sub panels not needed can be removed.
17. Install necessary electrical circuits for HVAC system.
18. Install code required kitchen receptacles.
19. Kitchen countertops shall have not less than 4 receptacles.
20. Contractor may be required to coordinate with other contractors during repairs.

Item 5 – Exterior doors

- 1) Replace front and back exterior door and associated, jambs, casings, and trims.
- 2) Patch/repair damaged surrounding wall area.
- 3) Provide, Install, and properly seal new pre-hung, steel 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.
- 4) Provide and install new, rot resistant, exterior trim and new interior casing on front and back door. Match existing trim. Prime and paint(2 coats) doors, 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 during Pre-bid Inspection for each door unit.
- 5) 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.
- 6) Provide and install matching Lever-Style, Kwikset "SmartKey" Entry Locksets with deadbolts, keyed alike, (key to owner keys) to front and back door. 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).

Item 6 – Kitchen Cabinets

1. Remove and dispose of all existing kitchen cabinets, backsplashes, countertops.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should match existing base and wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra pieces of hardware.
3. Provide and install new microwave range hood.
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner.

5. Install new 8" stainless steel double bowl sink with single lever Delta faucet with sprayer, includes all related plumbing, water supplies and shut off valves.
6. Repair/remove surrounding drywall as needed and install new drywall as needed. Match texture.
7. Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
8. Install new Frigidaire 20 c.f. top freezer refrigerator. Energy Star Certified.
9. Appliance colors to be picked by owner.

Item 7 – Interior Repairs

1. Replace 3 interior BR doors with 6 panel wood grain pre-hung doors.
2. Replace 1 interior bathroom door with 6 panel wood grain pre-hung doors.
3. Install 1 interior laundry rm door with 6 panel wood grain pre-hung doors.
4. Replace all BR closet doors with bifold 6 panel wood grain doors.
5. Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
6. Install new lever door handle Kwikset Model #300DL equal/better.
7. Install door stops behind all interior doors Reliabuilt Model#20940BBXLG.
8. Install off-set hinges on bathroom doors.
9. Install new water heater insulation blanket.
10. Install new dryer exhaust vent with louvered hood.

Item 8 –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 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 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

Attic insulation certificate

Owner final acceptance of the work

Material and/or contractor lien releases