

**Rehabilitation Specification: GRNT CDS22****CRA: West Ocala****Applicant: Kerry Cook****Address: 1560 NW 14TH ST****Parcel #: 25579-001-00**

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.

**Item 1 – Windows (8)**

- 1) Remove and properly dispose of all existing windows/SGD.
- 2) 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, and only if I need to clarify, (SDL grid inside the glass each sash),insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Size Match, except where the code requires something different (triple bay windows can be downsized to two windows instead of three.
- 3) Install a new sliding glass door (follow window specs).
- 4) Ensure units are properly fastened and completely sealed around frames per code.
- 5) Window color to be white.
- 6) 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.
- 7) 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.
- 8) 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)
- 9) Replace shutters if installed, sized for new windows as needed.

**Item 2 – Exterior Paint**

- 1) Touch up the exterior paint due to any repair work.

**Item 3 – Interior Repairs**

- 1) Treat and seal moldy OSB sheeting/2x4 in kitchen wall, replace as necessary.
- 2) Insulate any open walls with minimum R-11 batts insulation.
- 3) Install 6 panel bifold door in front bedroom closet.
- 4) All interior door openings shall be as large as possible.
- 5) Hall opening shall be repaired as large as possible.
- 6) Replace missing/damaged drywall in kitchen/dining area, match existing finish.

**Item 4 – Hall Bathroom**

- 1) Complete interior demolition of existing bathroom, down to studs and slab.
- 2) Closet to the left of the bathroom shall be utilized for extra space in the bathroom.
- 3) Remove and dispose of all debris.
- 4) Repair or add sub-framing in walls if/as needed.
- 5) Make all necessary repairs and modifications to rough plumbing while walls are open and accessible, and schedule and "Pass" required inspections. Test waste and supply lines for leaks.
- 6) Enlarge existing door open as large as possible.
- 7) Ensure that the new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
- 8) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for shower. 36" to 42" on large back wall of shower area and a vertical 16" to 24" on each end of the shower enclosure (Total of 3 bars to be installed in shower stall at owner direction)
- 9) Provide and install solid wood backing for installation of "hard mounted" shower curtain rod to be mounted at/or about 78" (owner direction) Above Finished Floor to Centerline.
- 10) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
- 11) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 12) Provide and install, with approved fasteners, Cement board backing on all walls and around window opening in shower/tub area. (tile backer or dura-rock, or equivalent)
- 13) Provide and install new moisture-resistant gypsum-type wallboard on all other walls and ceilings, where needed, in bathroom and finish with smooth or very light texture
- 14) Rebuild *Shower Stall, Large (6x6 or larger) ceramic wall tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large Niche (stainless is acceptable), Soap shelves and towel bar in shower stall) low profile shower is still required. Bathroom floor area shall be ceramic tile with shower portion sloped to drain. This may require removing and replacing concrete under the shower area. (Prepare for Walk-in in shower) Make shower as large as possible.*
- 15) Provide and install one large, recessed shampoo/soap niche where the client chooses on shower wall. Niche can be stainless.
- 16) Provide and install new Delta, single lever, "Classic" shower valve and trim.
- 17) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 18) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid. The toilet flange will need to be reset from the north wall.
- 19) Provide and install new ¼ -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.

20) Provide and install new LED bathroom general lighting.

21) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better

22) Install new flooring ceramic tile or water-resistant vinyl plank flooring (min cost @\$3/s.f.)

23) Provide and install a new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed or if missing and mirror over lavatory. Mirror should be the approximate width of the lavatory countertop.

24) Provide and install two (2) new towel bars, one (1) new toilet paper holder, one (1) hand towel hook/ring, in locations that permit the greatest amount of space and mobility within the bathroom space. Color to match.

25) Provide and install new "hard-mounted" or tension (at owner discretion) Chrome Shower Curtain Rod to fit shower opening, centered at/about 78" to 80" Above Finished Floor. Ensure proper fit with owner-provided new shower curtain.

26) Install new vanity/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12

27) NOTE: ALL Metal Bathroom Finish Colors to match and shall be Chrome, or Brushed Nickel finish. (e.g., Lavatory faucet, shower trim and shower head, flush lever, towel bars, etc.)

## Item 5 – Master Bathroom

- 1) Complete interior demolition of existing bathroom, down to studs and slab.
- 2) Closet to the left of the bathroom shall be utilized for extra space in the bathroom.
- 3) Remove and dispose of all debris.
- 4) Repair or add sub-framing in walls if/as needed.
- 5) Make all necessary repairs and modifications to rough plumbing while walls are open and

- accessible, and schedule and "Pass" required inspections. Test waste and supply lines for leaks.
- 6) Enlarge existing door open as large as possible.
  - 7) Ensure that the new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
  - 8) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for shower. 36" to 42" on large back wall of shower area and a vertical 16" to 24" on each end of the shower enclosure (Total of 3 bars to be installed in shower stall at owner direction)
  - 9) Provide and install solid wood backing for installation of "hard mounted" shower curtain rod to be mounted at/or about 78" (owner direction) Above Finished Floor to Centerline.
  - 10) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
  - 11) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
  - 12) Provide and install, with approved fasteners, Cement board backing on all walls and around window opening in shower/tub area. (tile backer or dura-rock, or equivalent)
  - 13) Provide and install new moisture resistant gypsum-type wallboard on all other walls and ceilings, where needed, in bathroom and finish with smooth or very light texture
  - 14) Rebuild *Shower Stall, Large (6x6 or larger) ceramic wall tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large Niche (stainless is acceptable), Soap shelves and towel bar in shower stall) low profile shower is still required. Bathroom floor area shall be ceramic tile with shower portion sloped to drain. This may require removing and replacing concrete under the shower area. (Prepare for Walk-in in shower) Make shower as large as possible.*
  - 15) Provide and install one large, recessed shampoo/soap niche where the client chooses on shower wall. Niche can be stainless.
  - 16) Provide and install new Delta, single lever, "Classic" shower valve and trim.
  - 17) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
  - 18) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid. Toilet flange will need to be reset from the north wall.
  - 19) Provide and install new ¼ -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.
  - 20) Provide and install new LED bathroom general lighting.
  - 21) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better
  - 22) Install new flooring ceramic tile or water-resistant vinyl plank flooring (min cost @\$3/s.f.)

- 23) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed or if missing and mirror over lavatory. Mirror should be the approximate width of the lavatory countertop.
- 24) Provide and install two (2) new towel bars, one (1) new toilet paper holder, one (1) hand towel hook/ring, in locations that permit the greatest amount of space and mobility within the bathroom space. Color to match.
- 25) Provide and install new "hard-mounted" or tension (at owner discretion) Chrome Shower Curtain Rod to fit shower opening, centered at/about 78" to 80" Above Finished Floor. Ensure proper fit with owner-provided new shower curtain.
- 26) Install new vanity/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 27) NOTE: ALL Metal Bathroom Finish Colors to match and shall be Chrome, or Brushed Nickel finish. (e.g., Lavatory faucet, shower trim and shower head, flush lever, towel bars, etc.)

## 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 Kitchen, dining area living room and hall.
- 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 – Electrical

1. **Interior:**
2. 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.
3. Replace up to 15 receptacles in kit, dining area and living area.
4. Replace circuit breaker #13 in electrical panel with similar.
5. Install new 4' LED general lighting in kitchen and laundry room. Comparable to Good Earth Lighting Flat Panel 5 CCT 1-Light 47.68-in Brushed Nickel Integrated LED Flush Mount Light Item #1526733 | Model #FP1247-AL5-48LFC-G
6. Provide and install 2 new 42" ceiling fans in 1 bedroom and dining room (with wall switch), with new LED, Energy Star Certified fixtures, and fans. All interior fixtures and bulbs should be led

between 3000K and 4000K color range. All fixtures and fans shall have "owner changeable LED bulbs" and Ceiling Fans should be ceiling-hugger style.

**7. Smoke/CO Alarms:**

8. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
9. 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.
10. 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.
11. Any devices requiring new wiring circuits/switches shall be included in the total price.
12. Any sub panels not needed can be removed.
13. Contractors may be required to coordinate with other contractors during repairs.

**Item 8 – Exterior Doors (2)**

- 1) Replace 2 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 but not less than 48". 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 the owner following contract signing).
- 6) Install 2 Storm Doors on exterior doors, 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.

**Item 9 –Plumbing**

- 1) Clean drain/waste/sewer lines for optimal water flow.
- 2) Install cleanouts where necessary.
- 3) Replace hose bibs as necessary.
- 4) Install vacuum breakers on all hose bibs.
- 5) Replace all supply stops with new ¼ -turn supply stop and supply line.

**Item 10 –Kitchen Cabinets**

1. Remove and dispose of all existing cabinets, backsplash, countertops and OTR microwave (save to reinstall).
2. Provide and install prefabricated or custom cabinets with hardwood facings. Layout should at minimum remain the same. Include cabinets in the corner between range and refrigerator. Approx. 18lf+/- . Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware.
3. Install over the range microwave.
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
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. Install new or repair drywall as needed. Match existing texture. Paint kitchen walls/ceilings with acrylic latex materials.



**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

- 1 year contractor warranty

- Owner final acceptance of the work

- Material and/or sub-contractor lien releases