

Rehabilitation Specification: GRNT CDBG**CRA: No****Applicant:** Tamika Hill**Address:** 2509 NE 2nd Ave**Parcel #:** 24905-000-00

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.

Contractor shall follow best practices when working with asbestos and/or lead on Rehab projects**Item 1 – Plumbing**

- 1) Disconnect well water line from house and cap.
- 2) Install new main waterline from house to connect to city services.
- 3) Install new water meter.
- 4) Install hose bibb anti siphon vacuum breakers at all hose bibs and or hose connection.
- 5) Install hose bib and vacuum breakers if missing at hose connections.
- 6) Reinstall existing dishwasher if installed.

Item 2 – Water heater

- 1) Drain, remove, and properly dispose of old water heater.
- 2) Remove and dispose of old cold-water valve and associated piping.
- 3) Provide and install all materials needed to properly reconstruct hot and cold-water supplies to and from the new water heater to all necessary connections (Laundry, bathroom, kitchen, etc.)
- 4) 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 to all hot and cold water supplies to and from the new water heater to all necessary connections (Laundry, bathroom, kitchen, etc.)
- 5) Provide and install new 50 Gallon, dual element 5500/5500-Watt, standard electric water heater, with minimum 9-year warranty, per code. Suggested model Rheem Model # XE50M09CG55U0, Equal/Better. (To include thermal expansion tank secured to wall or other structural element, water heater blanket and insulation for hot/cold water lines.)
- 6) Provide and install new pan and drain to the outside.
- 7) Secure water heater per code.
- 8) Contractor shall provide any electrical connections if required to water heater as/per code with properly sized circuit breaker, to Ensure safe operation of water heater.
- 9) Ensure all equipment has been properly registered and that all warranty registrations, paperwork, or documents have been filled out and provided to the owner. Provide copy of same information (Not including full operator's manual(s)) to owner at Final.

Item 3 – Attic insulation

- 1) Provide and install additional blown-in insulation into 100% of the attic cavity, to bring "R-value" to R-30 or higher.
- 2) Provide and install new depth gauges as required by code, that are visible from closest attic access point(s)
- 3) Provide new code compliant insulation in walls as needed.

- 4) Provide and install new gasket seals around all attic access openings. If new openings are created to complete other work at home, ensure those new access points are either closed in and replaced to “like-new” condition or that they are properly sealed with new gasket material and secured in place with new trim materials.
- 5) Provide owner and Grants Specialist with copies of certificate(s) for Insulation installation and any other paperwork that might be required for owner to obtain Ocala Electric Utility or other rebates they may qualify for.

Item 4 – Interior Repairs

- 1) Repair/ replace damaged ceilings/walls throughout. Match surrounding texture.
- 2) Remove wall paper as needed.

Item 5 –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 one or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 4) Ceilings to be flat white. Walls/doors/trim to be painted semi-gloss/satin.

Item 6 –Kitchen Cabinets

1. Remove and dispose of all existing cabinets, backsplash, countertops and OTR microwave.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should at minimum remain the same with 30” wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware.
3. Add cabinet over the range.
4. Provide and install over the range microwave, Hotpoint model#RVM5160DHBB equal/better.
5. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
6. 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.
7. Remove tile backsplash and install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials.
8. Install baseboard in kitchen/dining area. Match existing.

Item 7 – 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 (if necessary), properly secured/protected per codes, to feed existing interior breaker panels.
6. Remove and replace with new all non-code compliant wiring.
7. 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.
8. NOTE: Contractor shall relocate water heater to meet code compliance when necessary.
9. Label all electrical panels.

10.Interior:

11. In the kitchen area, provide and install new 48-inch LED fixture that is 3100 to 5000 lumens each, 4000K color, Energy Star in place of each old fixture that was removed. Suggested model Lithonia Lighting FMLL-14IN-80CRI -OR- Equal/better.
12. In the laundry/utility area, provide and install new Flush Mount 32-inch Round LED "Cloud-style" fixture. (Minimum 36-watt light output at 4000K+) Good Earth Model # LF1088-NMS-32LF2-G -OR- Equal.
13. Replace and confirm proper function of all electrical receptacles and switches throughout home, including GFCI devices.
14. Provide and replace all electrical plate covers.
15. If Bathroom, Kitchen, or laundry receptacles are not currently GFCI protected receptacles/switches, provide, and install all needed materials to change to GFCI, receptacles or breakers per code.
16. Install new AFCI/GFCI combo or GFCI breakers as required.

17.Exterior:

18. Install new HVAC disconnect and exterior GFCI outlet at condenser location, front, and rear.
19. Remove and properly dispose of ALL outdoor security/floodlight fixtures.
20. Provide and install 4 new LED Security Floodlight-type fixtures. One at each corner placed so that one light can shine down each side of the home.

21. 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.

22.Smoke/CO Alarms:

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

24. 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). ALL Smoke and CO/Smoke Alarms MUST be Interconnected, hardwired, on existing circuit if possible, or NEW dedicated Arc Fault Breaker and, must have 10-year non-serviceable battery backups. NOTE: If new circuit is needed, this work will require a permit.

25. 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.

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

27. Any sub panels not needed can be removed.

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

Item 8 – Exterior Repairs

- 1) Replace house numbers with code approved numbers. **DO NOT USE STICK ONS.**
- 2) Touch up paint as needed.

Item 9 – Flooring

- 1) Remove carpet throughout.
- 2) Install water resistant LVP flooring throughout. Minimum cost \$3/s.f. Follow manufactures instructions for floor prep and installation.

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
- Registered water heater warranty claim information

Registered HVAC warranty 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