

Rehabilitation Specification: GRNT 24-0090

CRA: no

Applicant: PRESTON STEFANIE L 352-781-9491

Address: 2220 NW 18th St

Parcel #: 2246-011-012

Phone: 352-304-5881



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 subcontractors 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 subcontractors 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.
- 2) This work will Require a 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 the owner's direction.
- 5) Contractor will provide and install, if necessary, up to 800 sq. ft. of deck material for unforeseen damage and will provide a per sq. foot cost of material and labor on any unforeseen sheathing damage over 800 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 for unforeseen damage 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.
- 7) 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. The nail should be bent over on the opposite side. Install Simpson H2.5 Galvanized Hurricane Tie to each rafter/truss top plate/bond beam (where tie downs are missing or visually uninspectable) with manufacturer's suggested fasteners.
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.
- 8) 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.
- 9) Inspect all structural roof components, rafter tails, and 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.
- 10) 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.
- 11) 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, Riser and Vent colors to complement/match roof covering/house colors).
- 12) Provide and install completely new metal flashing in valleys, side walls, and 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.
- 13) Provide and install new materials for any other roof penetration not listed above. Ensure all new and existing ductwork is properly and securely connected to the new roof vents.
- 14) Dry-in with a code-approved water barrier over the sloped roof.

- 15) Provide and install code-compliant, dimensional asphalt shingles, minimum 130 MPH wind rating, and minimum 30-year warranty. Flat roofs use the RUBEROID® torch system equal to or better than. The owner to choose the color following contract signing, and the Rehab Specialist must approve. (Lighter, Energy Star colors suggested). If code requires, install code-compliant metal roofing.
- 16) Provide and install code-approved “Peel and Stick” per FBC 2023 8th edition, over 100% of any shallow roof areas, and ensure all required or needed flashing is completely/properly installed. Shallow roof area shall refer to low slope areas below 4:12 but no less than 2:12 pitch.
- 17) Remove and properly dispose of all debris from the roof and nails around the home, and ensure no nails are left, especially in driving/parking/walking areas.
- 18) Provide the homeowner and Rehab Specialist with a written copy of the roof warranty from the contractor and manufacturer, including the shingle color and brand name, and model line of shingles and underlayment used, immediately following the Roof final inspection.
- 19) NOTE: It is the contractor’s responsibility to schedule and successfully pass all required inspections.
- 20) Install new vented soffit and wood grain 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.
- 21) If installed, replace gutters/downspouts with new seamless 6” gutters with 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.
- 22) 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 manufacturer's instructions.
- 23) 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.
- 24) Paint (2 coats plus primer) any new exposed material to match the surrounding area. Use Sherwin-Williams “SuperPaint Exterior Acrylic Latex” (or equal/better per data sheet)
- 25) If necessary, the contractor will be responsible for contacting Ocala Electric Utility (OEU) at 352-351-6620 to arrange for a maintenance disconnect for the service drop on the roof before beginning the work.

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) Window fasteners, where visible, shall match the window finish.
- 5) Install new sliding glass door (if installed) (follow window specs).
- 6) Ensure units are properly fastened and completely sealed around frames per code.

- 7) Window color to be white unless the owner directs something different.
- 8) 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.
- 9) 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.
- 10) 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 if existing material is unavailable. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 11) Replace shutters if installed, sized for new windows as needed.
- 12) Paint (2 coats plus primer) any new exposed material or damage due to installation to match the surrounding area. Use Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better per data sheet)

Item 3 – HVAC

1. Remove and properly dispose of the existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe, and pump, etc.
2. Drywall walls/ceiling in furnace closet. Or build a closet in a most suitable location. Line the return air box with duct board. The closet in the living room can be used, modified as needed.
3. Provide and install a completely new, properly sized to the home, electric Heat Pump Style 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 the 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 the new system, they may be reused, otherwise, it will be the contractor's responsibility to provide and install new electrical wiring and disconnects required for the 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. 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 the 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. The filter size should be common and readily available at any chain retail store such as Walmart. Install the return air filter grille for the filter.
14. Provide and install a new digital, programmable thermostat, matched/compatible with a new system. Owners' thermostats can be used if functional. Ensure that the new thermostat (if used) is designed to utilize the maximum functionality of the new HVAC systems' capabilities (temperature and humidity control and programming) and Energy Efficiency.
15. Install new, properly sized registers and returns as needed, throughout the home, and make all necessary repairs to the home in all locations where 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 instructions on suggested service intervals.
19. Contractor shall repair/paint any areas damaged due to replacement.

Item 4 – Asbestos Remediation

1. See the asbestos report for asbestos locations and recommendations.

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 the homeowner and the project manager a 3-ring binder to include:

Prime Contractors information with w/1 year. warranty

Sub-contractor information

Registered material/equipment/appliance/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 the project manager:

Final Payment Affidavit

Contractor 1-year warranty

owner's final acceptance of the work

Material and/or sub-contractor lien releases