

Rehabilitation Specification: GRNT SHIP

CRA: NO

Applicant: Tarra McGirth Lofton

Address: 1941 NW 5th Street

Parcel #: 22644-000-00



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.

Item 1 – 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) Bathroom windows shall be tempered and opaque.
- 5) Kitchen windows shall be shorter (top to bottom) to accommodate kitchen countertops underneath window.
- 6) Install new sliding glass door (if installed) (follow window specs).
- 7) Ensure units are properly fastened and completely sealed around frames per code.
- 8) Window color to be white unless owner directs something different.
- 9) 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.
- 10) 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.
- 11) 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)
- 12) Replace shutters if installed, sized for new windows as needed.
- 13) 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 2 – Plumbing

- 1) Unclog all sewers, 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 as necessary but install vacuum breakers on all hose bibs.
- 5) Check and replace cleanout caps as necessary if broken or missing.
- 6) Repair washing machine drain/standpipe by moving to back-room area best location. Discontinue/cap old drain.
- 7) Install hot/cold supply lines.

8) SharkBite or other push-to-connect type fittings shall not be used.

Item 3 – Repair Hall bath

- 1) Complete interior demolition of existing master bathroom shower area.
- 2) Remove and dispose of all debris.
- 3) Repair or add sub-flooring and framing in walls/floors if/as needed.
- 4) 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.
- 5) Enlarge existing door open as large as possible.
- 6) Ensure that new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
- 7) 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 18" on each end of the shower enclosure (Total of 3 bars to be installed in shower stall at owner direction)
- 8) 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.
- 9) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
- 10) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 11) 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)
- 12) 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.
- 13) *Rebuild Shower Stall, Large (12x18 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large(12x24)Niche (stainless is acceptable or Schluter if tiled), Soap shelves and towel bar in shower stall), shower pan approximately 30x60.*
- 14) Provide and install one large, recessed shampoo/soap niche where client chooses on shower wall, and two (2) Surface mounted corner shelves for shampoo and soap storage in back corner.
- 15) Provide and install new Delta, single lever, "Classic" shower valve and trim.
- 16) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 17) 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.
- 18) Provide and install new 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.
- 19) Provide and install new LED bathroom general lighting.
- 20) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better.

- 21) Install new flooring (refer to flooring section)
- 22) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.
- 23) 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.
- 24) Provide and install new "hard-mounted" (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.
- 25) Install new vanity countertop/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 26) 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, shower curtain rod, etc.)
- 27) Interior paint as required.

Item 4 – HVAC

1. Remove and properly dispose of existing non-functional HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Or build closet in most suitable location. Line return air box with duct board.
3. Provide and install completely new, properly sized to 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. If in a flood zone, condenser shall be installed 1' above BFE (base flood elevation)
5. Install fresh air and return air as required by code.
6. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
7. 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.
8. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor where necessary.
9. 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.).
10. Install new/Replace all flex ducts and register boxes. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
11. Check clean and sanitize existing metal ductwork. Repair/replace insulation as needed. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
12. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.

13. 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).
14. 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. Filter size should be common and readily available at any chain retail store such as Walmart. Install return air filter grille for filter.
15. Provide and install a new digital, Programable Thermostat, matched/compatible to new system. Owners' thermostat can be used if functional. Ensure that new thermostat (if used) is designed to utilize the maximum functionality of the new HVAC systems' capabilities (temperature and humidity control and programing) and Energy Efficiency.
16. Install new properly sized registers and returns as needed, throughout home and make all necessary repairs to home in all locations a component is removed or replaced.
17. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
18. 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.
19. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
20. Contractor shall repair/paint any areas damaged due to replacement.
21. Air handler shall be installed in hall closet or existing closet if available. Contractor shall build a closet if one is not available.
22. Exterior line sets shall be installed in a chase.

Item 5 – Electrical

1. Interior:

2. Label panel as specific as possible to identify location for receptacles, lights, equipment, rooms, etc.
3. If Bathroom, Kitchen, or laundry outlets are not currently GFCI protected outlets/switches, provide and install all needed materials to change to GFCI/AFCI, outlets or breakers per code.
4. Replace all interior/exterior light fixtures.
5. Kitchen/laundry light/backroom: 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, replace or install front and rear GFCI receptacles.

11. Smoke/CO Alarms:

12. Remove and properly dispose of all old non-functional/missing smoke alarms and mounting plates throughout the home.
13. Provide and install new interconnected 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 a 16-seer2 electric heat pump HVAC system.
18. Move non-functional washer receptacle to the inside near standpipe.
19. Contractor may be required to coordinate with other contractors during repairs.

Item 6 – Water heater

- 1) Drain, remove, and properly dispose of old water heater.
- 2) Relocate inaccessible water heater to back room to include waterlines and electrical.
- 3) Remove and dispose of old cold-water valve and associated piping.
- 4) 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.)
- 5) Provide and install new $\frac{1}{4}$ -turn, brass ball valve at hot and cold-water lines, 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.)
- 6) Water heater shall be moved to the back porch in the most suitable location.
- 7) Any exposed waterlines shall be installed in a chase for protection and insulated.
- 8) Provide and install new 40 Gallon, dual element 5500-Watt, standard electric water heater, with minimum 6-year warranty, per code. (To include thermal expansion tank, water heater blanket and insulation for hot/cold water lines.)
- 9) Provide and install new pan and drain.
- 10) Install new insulation blanket.
- 11) Secure water heater per code.
- 12) 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.
- 13) 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.
- 14) OWNER WILL REMOVE ANY BELONGINGS THAT MIGHT OBSTRUCT THE INSTALLION.

Item 7 – 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 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 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).
- 7) Install 2 security doors, ReliaBilt Magnum Model #91824052-RB.
- 8) Repair front handrail. Secure from shaking. Replace top rail

Item 8-Flooring

- 1) Prep floors so that it is clean, dry and level. If necessary, install 1/2" plywood throughout to make a smooth surface. Provide and install new Waterproof Vinyl Plank (minimum price \$3/s.f.) flooring throughout bathroom and home. Floors shall be installed according to manufacturers specifications.
- 2) Provide and install proper transitions where needed.
- 3) Provide and install new base molding and/or shoe molding around full perimeter of flooring.
- 4) Repair ceramic tile floor in kitchen. Match as close as possible or color coordinate.
- 5) Flooring shall be installed as per manufacture specifications.

Item 9 – 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. Install R-30 batt over access cover/s.
- 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 when opened.

- 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 10 – Kitchen Cabinets

1. Remove and dispose of all existing kitchen cabinets, backsplash, countertops.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should be approx. 12lf of base and wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware.
3. Provide and install new 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 and install new drywall as needed. Match texture.

Item 11 – Interior Repairs

1. Replace all interior entry doors/closet doors with 6 panel woodgrain interior doors.
2. Install new lever door handle Kwikset Model #300DL equal/better and Model #200DL for passage door handles.
3. Install door stops behind all interior doors Reliabuilt Model#20940BBXLG.
4. Repair/replace damaged drywall walls/ceiling throughout. Match surrounding texture.
5. Remove all mold damaged drywall in bedroom. Replace with new drywall, insulate walls(R-13 fiber glass batts) where required. Match surrounding texture.

Item 12 –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 or at owner direction.

Item 13 – 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 staples or better.
- 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 $\frac{1}{2}$ inch. 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 14 – Termite Treatment

- 1) Treat for dry wood and sub-terranean termites. Provide owner warranty 1 year.

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