

**Rehabilitation Specification: GRNT 23-0034**

**CRA: no**

**Applicant:** Lekisha Johnson

**Address:** 1521 NW 18th Ct

**Parcel #:** 2195-185-000

**Phone:** 352-426-6851



**EMERGENCY REHAB**

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 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- Roof**

- 1) This work Will Require a Re-Roof Permit.
- 2) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.
- 3) Remove and dispose of old skylights if installed.
- 4) Contractor will provide and install, if necessary, up to 800 sq. ft. of deck material (sheathing) and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 800 sq. ft., determined as a change order.
- 5) Contractor will provide and install, if necessary, up to 300 lt. of fascia or rafter/truss and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 300 lt. of fascia or rafter/truss., determined as a change order.
- 6) Check all truss to bond beam/top plate connections, and ensure that truss straps have a minimum of 3 nails. 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 truss top plate (where tie downs are missing or visually uninspectable) with manufacturer-suggested fasteners. This must be inspected by the Rehab Inspector before closure.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) Provide and install ALL new roof components, 2" Aluminum Drip-edge, concealed "shingle over" ridge vent (install the maximum amount of ridge vent), electrical mast collar, lead boots for plumbing vent pipes and risers for vents, colored to match the 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 and Riser Vent colors to complement/match roof covering/house colors).
- 11) Provide and install completely new metal flashing 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.
- 12) Provide and install new materials for any other vent penetration not listed above. Ensure all new and existing ductwork is properly and securely connected to new roof vents.
- 13) Dry-in with a code approved, secondary water barrier over a sloped roof.
- 14) Provide and install, a code-compliant, metal roofing system to including panels, ridge vent, drip edge, caps, trim, etc. to protect the entire roof and eliminate moisture intrusion, minimum 130 MPH wind rating, and minimum 30-year warranty. Metal roof system shall at minimum be of a style comparable to existing. If the 5V tin on the south side of the home is undamaged, it can remain, otherwise, replaced as necessary. Flat roofs use a RUBEROID® torch system equal or better. Owner to choose color

following contract signing, and Rehab Specialist must approve. (Lighter, Energy Star colors suggested).  
If code is required, install code-compliant metal roofing.

- 15) Provide and install code-approved "Peel and Stick" self-adhering membrane as a secondary water barrier over 100% of any shallow roof area and ensure all required or needed flashing is completely/properly installed.
- 16) Remove and properly dispose of all debris and nails around the home, and ensure no nails are left, especially in driving/parking/walking areas.
- 17) Provide homeowner and Rehab Specialist with written copy of roof warranty from contractor and manufacturer, including the shingle color and brand name and model line of shingles and underlayment used, immediately following Roof final inspection.
- 18) NOTE: It is the contractor's responsibility to schedule and successfully pass all required inspections.
- 19) Install new soffit/fascia and porch ceilings (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner color choices. Remove frieze blocks if installed for proper airflow.
- 20) If installed, Replace gutters/downspouts with new seamless 6" gutters 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.

## Item 2 – Exterior doors

- 1) Replace 3 exterior doors and associated, jambs, casings, and trims.
- 2) 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.
- 3) Provide and install new, rot-resistant, exterior trim and new interior casing on the door. Prime and paint doors and trim, 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 the Pre-bid Inspection 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 the owner.
- 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 the owner at Final. (Finish color of lock hardware, hinges, and thresholds to be selected by the owner following contract signing).

**Item 3-Exterior Repairs**

- 1) Stabilize the foundation at the northeast corner (Steel Push Piers, Helical Piers, Precast Concrete Piers, Poured Concrete Piers, mud jacking, or another code-approved method). Clean out wall cracks before stabilization.
- 2) Repair exterior stucco cracks after foundation stabilization. Clean out cracks before stabilization.
- 3) Install concrete steps and rails at the NE exterior door.
- 4) Reset the steps on the front porch.
- 5) Replace the garage door (with the same size) and all accessory parts, including tracks, locks, springs, weatherstripping, etc. Manual locks shall have a minimum of 2 keys. There will be no electric door opener installed.

**Item 4 – Exterior Paint**

- 1) Repair/replace damaged wood siding/trim around the garage door.
- 2) Carefully pressure wash/clean 100% of the exterior of the home, including, the front entryway and sidewalk, walls, soffits, fascia, and gables, etc.
- 3) Remove all non-essential cable/phone wiring on the exterior. Consult the owner before removing. All useable cable/phone wiring shall be reinstalled using coaxial staples or better.
- 4) Caulk and fill or repair all cracks, gaps, holes, or other damage around the perimeter of the 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.
- 5) 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.
- 6) 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.
- 7) Paint painted portion of the front porch.
- 8) 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.
- 9) Replace house numbers with code-approved numbers. **DO NOT USE STICK ONS**  
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 5 – Plumbing**

1. Install new vacuum breakers and hose bibs.
2. Replace all shut-off valves with new quarter-turn valves.
3. Replace supply lines for all toilets and sinks.

**Item 6 – HVAC**

1. Remove and properly dispose of the existing HVAC system, Air Handler, Condenser Unit, Copper Lines Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Line return air box with duct board.
3. Provide and install a completely new, properly sized home, electric Heat Pump Style HVAC System 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 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 Unit MUST be a Minimum of 16 SEER/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 are to be sealed with mastic (fiber-reinforced, water-based, high-velocity duct sealant).
10. Check clean and sanitize existing metal ductwork. All joint connections are 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 a new standard filter box (if needed) and install new filter(s), a 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.
14. Provide and install a new digital, Programmable Thermostat, matched/compatible with the 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 home and make all necessary repairs to home in all locations a component is removed or replaced.

16. If required by code or for a 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 instruction on suggested service intervals.
19. Contractor shall repair/paint any areas(match surrounding)damaged due to replacement.

## Item 7 – Electrical

### 1. Interior:

2. In the kitchen area, provide and install new 48-inch LED fixtures that are 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.
3. Inspect, check, and confirm the proper function of all electrical outlets and switches throughout the home, including GFCI devices.
4. Provide and replace all outlets(white), switches(white), and any electrical devices found to be defective or non-functioning at time of inspection, including color-matching device cover plates. Save owner cover plates and screws.
5. Install new energy star-rated bath exhaust fans (1 in each bathroom) vented through the roof. Broan Roomside/Flex 1-Sone 110-CFM White Lighted Bathroom Fan ENERGY STAR Model #AER110CCTK
6. 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.

### 7. Exterior:

8. Remove and properly dispose of ALL outdoor security/floodlight fixtures.
9. Provide and install new LED Security Floodlight-type fixtures at each location or 1 at each corner (total 4) when an old light is removed.
10. Security/Flood Lights must have at least two dimmable LED bulbs in each fixture. Suggested – Good Earth Lighting, Model #SE1084-WH3-02LF0-G or Equal. Confirm with the owner if the “Motion Activated” or not.

### 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 the 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 the 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.

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

### **Item 8 – Interior Repairs**

1. Repair/replace damaged, missing, drywall, ceilings/walls throughout. Match ceiling/wall repairs with existing ceilings/wall.

### **Item -Flooring**

- 1) Remove flooring in kitchen/dining area
- 2) Use water-resistant LVP flooring with a minimum cost of \$3/sf.
- 3) A new LVP floor shall be installed in the kitchen/dining area.

### **Item 10 – 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 the closest attic access point(s). Install access points as needed to install insulation.
- 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 the owner and Grants Specialist with copies of certificate(s) for Insulation installation and any other paperwork that might be required for the owner to obtain Ocala Electric Utility or other rebates they may qualify for.

### **Item 11 – Bathroom**

- 1) Complete interior demolition of existing Master bathroom, down to studs and slab.
- 2) Remove and dispose of all debris
- 3) Repair or add sub-framing in walls 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.
- 5) Ensure that the new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.

- 6) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for the shower. 36" to 42" on the large back wall of the shower area and a vertical 16" to 18" on each end of the shower enclosure (A total of 3 bars to be installed in the shower stall at owner's direction)
- 7) Provide and install solid wood backing for installation of "hard mounted" shower curtain rod to be mounted at/or about 78" Above Finished Floor to Center.
- 8) Provide and install solid wood backing behind the toilet to accommodate the new ADA Grab Bar, approximately 24"
- 9) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 10) Provide and install, with approved fasteners, Cement board backing on all walls and around the window opening in the shower area. (tile backer or dura-rock, or equivalent)
- 11) Provide and install new moisture-resistant gypsum-type wallboard on all other walls and ceilings, where needed, in the bathroom and finish with a smooth or very light texture
- 12) *Rebuild Shower Stall, Large (12x18 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large Niche, Soap shelves, and towel bar in shower stall) A solid Surface Low-Curb Shower Pan is still required.*
- 13) Provide and install one large, recessed shampoo/soap niche where the client chooses on the shower wall and two (2) Surface mounted corner shelves for shampoo and soap storage in the back corner.
- 14) Provide and install new Delta, single lever, "Classic" shower valve, and trim
- 15) Provide and Install a new Delta "In2ition" shower head/hand shower combo, *Model 75490 OR Equivalent*
- 16) Provide and install a new vanity sink base cabinet with a solid surface top and integrated sink, top color to match or contrast shower walls.
- 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.
- 18) Provide and install a 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 the new toilet is level and secured properly and does not leak, use matching grout or caulk around the base of the new toilet at the floor.
- 19) Provide and install a new Delta "Classic" lavatory faucet, including all related plumbing, new water supply lines, and ¼-turn stops, traps, and drainpipes. Ensure properly sealed connection to all pipes.
- 20) Provide and install new LED bathroom general lighting
- 21) Install new flooring (refer to flooring section)
- 22) Provide and install a 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, and 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 a new "hard-mounted" (at owner discretion) Chrome Shower Curtain Rod to fit the shower opening, centered at/about 78" to 80" Above the Finished Floor. Ensure proper fit with owner-provided new shower curtain
- 25) NOTE: ALL Metal Bathroom Finish Colors to match and shall be Chrome, or Brushed Nickel finish. (e.g., Lavatory faucet, shower trim, shower head, flush lever, towel bars, shower curtain rod, etc.)



26) Allowances for floor/wall repair of: 128sf of floor/subfloor. 25 2x4and/or 2x6 material. All other labor and accessories to install.

### **Item 12 – Kitchen Cabinets**

1. Remove and dispose of all existing cabinets, backsplash, countertops, and OTR microwave.
2. Provide and install prefabricated cabinets with hardwood facings. The 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. Provide and install a range microwave.
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
5. Install a new 8" stainless steel double bowl sink with single lever Delta faucet with sprayer, including all related plumbing, water supplies, and shut-off valves.
6. Remove the tile backsplash and install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials.
7. Patch the ceiling and floor from the removed wall.
8. Provide and install the over-the-range microwave similar in design and color to the existing one.
9. Install a new 8" stainless steel double bowl sink with single lever Delta faucet with sprayer, including all related plumbing, water supplies, and shut-off valves.
10. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
11. Repair/remove and install new drywall as needed. Match texture.

### **Item 13 –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 the entire interior of the 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/walls/doors/trim to be painted semi-gloss.

### **Item 14-Water heater**

- 1) Drain, remove, and properly dispose of the old water heater.
- 2) Remove and dispose of the 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 a new ¼-turn, brass ball valve at the 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 a new 40-gallon, dual element 5500/5500-watt, standard electric water heater, with a 12-year warranty. Suggested models Rheem Model #XE40M12CS55U1, OR A.O. Smith Model EG12-40H55DV -OR- Equal/Better.
- 6) Provide and install a new pan and drain.
- 7) Secure water heater per code.
- 8) The electrician shall provide any electrical connections if required to the water heater as/per code with a properly sized circuit breaker, to ensure the safe operation of the 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 a copy of the same information (Not including full operator's manual(s)) to the owner at Final.

### Item 15 Windows

- 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, insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Size Match openings, triple bay windows can be downsized to two windows instead of three.
- 3) Install a new sliding glass door if installed (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) Ensure at least one window opening in each bedroom/sleeping area, will meet the requirements of the Current Building Code, Chapter 702, and related. The Contractor shall move windowsills down to achieve egress. Casement windows shall not be used. NOTE: 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), and sills. The opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor).
- 9) Install new marble windowsills for each window installed.
- 10) Replace shutters sized for new windows as needed (if installed).

**Item P – Permits**

This amount of \_\_600.00\_\_\_\_\_ is the estimated permit cost/allowance for this project.

**At project closeout and before final payment, Contractor shall submit to the 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 the project manager:

Final Payment Affidavit

Owner's final acceptance of the work

Material and/or contractor lien releases