

Rehabilitation Specification: GRNT 21-0042

Applicant: Alma Mares #2
Address: 3808 NE 19th ST. Cir.
Parcel #: 27266-004-00
Phone: 352-361-4978



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 60 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 – HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. 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.
3. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
4. 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.
5. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor.
6. New HVAC Unit MUST be a Minimum of 16 SEER and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae, etc.).
7. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
8. 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).
9. 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.
10. Provide and install a new digital, Programable Thermostat, matched/compatible to new system. If owner does not want a programable thermostat, then install Digital Non-Programmable Thermostat w/backlit display. 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.
11. 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.
12. Check clean and sanitize existing ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant). Replace all accessible flex duct with new.
13. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
14. 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.
15. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
16. Contractor shall repair/paint any areas damaged due to replacement.

Item 2 – Interior painting

- 1) In all rooms (including garage) where the ceilings/walls were damaged or discolored due to roof leaks or other damage, make any necessary repairs to ceilings/walls and texture finish to match.
- 2) Provide and apply "Kilz-type" or equal, mildew and stain resistant primer over stained/damaged/repared areas.
- 3) Provide and apply one or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better, Wall to Wall, in each room needing repair/repaint.
- 4) Take special care to cover and protect the floors, surrounding area and furniture/personal belongings from paint spills or splatter, including the walls. Any damage is the responsibility of the contractor.

Item 3 – Master bathroom ADA grab bars

- 1) Locate studs or solid backing within the Master Shower area to install three (3) new ADA-type Chrome Grab Bars. One 22"-24" on the rear/inside wall and one 18"-24" mounted vertically on the right and left entry walls of the shower stall. Verify locations with owner before install.
- 2) Provide and install the three new grab bars and all required materials needed to securely install them in the Master Shower area. Confirm the height of all grab bars with the owner before installation. Bars must be able to support the intended design loads per manufactures specifications.

Item 4 – 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, 40,000 BTU, Energy Star Certified, Natural Gas water heater, with 12-year warranty. Suggested model A.O. Smith Model G12-FDT5040NVR -OR- Equal/Better.
- 6) Provide and install new pan and drain.
- 7) Secure water heater per code.
- 8) Electrician 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 warranty registrations to Grant Specialist at Final. Contractor will have the option to move water heater to a suitable location inside.

Item 5 – Roofing Repair

- 1) Check all truss to bond beam/top plate connections, ensure that truss straps have minimum 3 nails. Use #10D nail or SDS screw. 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) with manufactures suggested fasteners. This may require removal of soffit for installation and inspection and replacement when complete.
- 2) Rehabilitation Inspection Specialist **must** inspect this before closing.
- 3) This building is a duplex condo and work will only be done on unit 3808.
- 4) Repair and paint (match existing) any damaged areas to exterior/interior of unit back to previous condition.

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

All owner manuals/instructions

All other warranty information

Color choices (**all color/product choices and/or changes to previously agreed upon choices shall be done in writing**)