

Rehabilitation Specification: GRNT :CDBG

CRA: no

Applicant: BRATHWAITE KEYSHA

Address: 2832 NE 18th Ct

Parcel #: 2440-002-007



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 – 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 $\frac{1}{4}$ -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.)
- 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 the wall or other structural element, water heater blanket and insulation for hot/cold water lines.)
- 6) Provide and install new pan and drain.
- 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. Install wiring in flex conduit connected to an electrical junction box on the wall.
- 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.
- 10) Contractor shall follow best practices when working with asbestos and/or lead on Rehab projects.

Item 2 – HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Build closet for new air handler where old furnace is removed, to include door and knob. Drywall walls/ceiling in furnace closet. Line return air box with duct board. Install minimum 20"x20" return air filter grille if possible.
3. Provide and install completely new, properly sized to 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.
5. Ensure that 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 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 SEER2 and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae, etc.).
9. Install condensing unit on the west side of home.
10. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
11. 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).
12. 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.
13. Provide and install a new digital, Programmable 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 programming) and Energy Efficiency.
14. 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.
15. Check clean, sanitize and insulate existing metal ductwork. Replace all flex ducts. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
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 Owner and Rehab Inspector at Rehab Final Inspection.
18. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
19. Contractor shall repair/paint any areas damaged due to replacement.

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 – Windows (8)

- 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, insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Size Match, except where the code requires something different (triple bay windows can be downsized to two windows instead of three).
- 3) All windows on the front of the house shall match if changing the size of a front window.
- 4) Install new sliding glass door if installed. (follow window specs).
- 5) Ensure units are properly fastened and completely sealed around frames per code.
- 6) Window color to be white.
- 7) Bathroom windows shall be tempered and opaque.
- 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. Opening should be "like new" upon completion.
- 11) Install marble sills at each window where sills are missing or damaged.
- 12) Replace shutters sized for new windows as needed if installed.
- 13) Fasteners shall be color matched.
- 14) Touch up paint as necessary.

Item P – Permits

This amount of \$425.00 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
- Equipment/appliance warranties

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: plumbing, electrical, HVAC, etc.