

Rehabilitation Specification: GRNT 22-0025**Applicant:** Brenda Nelson**Address:** 1018 W. Silver Springs Pl.**Parcel #:** 2844-030-021**Phone:** 352-286-3410**Item 1- HVAC**

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.

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. New air handler shall be installed in large hall closet where possible. Contractor shall make every effort to divide closet in half. With one side for air handler and the other side for general purpose use. Reframe as necessary with closet accessories (doors, 4 shelves, etc. The main focus of the closet will be for the air handler.
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. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
5. 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.
6. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor.
7. 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.).
8. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
9. 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).
10. 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.
11. 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.
12. 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.
13. 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.
14. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
15. 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.
16. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.

17. Contractor shall repair/paint any areas damaged due to replacement.

Item 2 – 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 3 – Exterior Doors (Qty 2)

1. Remove and dispose of Front Entry door, Rear Entry Door and associated, jambs, casings, and trims.
2. **Verify swings with owner before ordering/installing.**
3. Provide, Install and Properly Seal new pre-hung doors, 6 panel Fiberglass doors on rot-proof jambs, double-bored for entry locks and deadbolts. Confirm hinge and threshold colors will match lock sets. Ensure 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 all doors. Prime and paint doors and trim, and casing, interior and exterior, colors to match existing 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 new Front 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, at entry door locations. 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).

Item 4 – Windows

1. Replace all window balance.
2. Replace any missing/damaged locks.
3. Lubricate as necessary. Use a dry film lubricant.
4. Check for proper operation.

Item 5 – Bathroom Hall

- 1) Complete interior demolition of existing hall bathroom, down to studs and subfloor.
- 2) Remove bathroom door and frame.
- 3) Remove and dispose of all debris
- 4) Repair or add sub-framing in walls if/as needed
- 5) Reframe bathroom door opening to accommodate a 3'-0" x 6'-8" or as wide as feasible to allow for better ADA Access to bathroom. Minimum finished door width to be no less than 2'-8".
- 6) Make all necessary repairs and modifications to rough plumbing while walls are open and accessible, and schedule and "Pass" required inspections.
- 7) Waterjet, bore or snake throughout all waste drain pipes in all areas, to establish a clear waste drain system. If pipes are not able to be adequately restored to proper flow, a detailed Work Change Directive with an alternative option for restoring the drainage system and specific details of why and what additional work is being requested will need to be submitted for approval and thoroughly reviewed before any further work can be done or approved.
- 8) 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. All grab bars shall be installed in owner approved locations).
- 9) 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-Line.
- 10) Provide and install solid wood backing behind toilet to accommodate new ADA Grab Bar, approximately 24"

- 11) Provide and install new insulation in ALL open exterior wall cavities, using batt, Rmax or other insulation, as appropriate.
- 12) Provide and install, with approved fasteners, Cement board backing on all walls and around window opening in shower area where necessary. (tile backer or dura-rock, or equivalent)
- 13) 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
- 14) Install bathtub and shower kit similar to existing.
- 15) Provide and install new Delta, single lever, "Classic" shower valve and trim
- 16) Provide and install three (3) new ADA Chrome Grab Bars, with escutcheons, in shower area. One 36" to 42" long mounted horizontally, from 36" rear to 42" front in elevation, on large wall and one each 16" to 18" mounted vertically at the outer edge of each end of the shower area, at approximately 48" centered A.F.F. Confirm heights and locations with owner before installation.
- 17) Provide and install new chrome gooseneck, centered at 78" to 80" A.F.F.
- 18) Provide and Install new Delta "In2ition" shower head/hand shower combo, *Model 75490 OR Equivalent*
- 19) Provide and install new vanity sink base cabinet with solid surface top and integrated sink, top color to match or contrast shower walls similar in size to current.
- 20) Provide and install new hollow-core door, similar to design and finish of other interior doors. Confirm best swing and size based on rehab.
- 21) Provide and install new Kwikset, ADA lever-style, privacy lockset for this door. Finish should match other handles in home as close as reasonable.
- 22) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid.
- 23) Provide and install 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 new toilet is level and secured properly and does not leak, use matching grout or caulk around base of new toilet at floor.
- 24) Provide and install new Delta "Classic" lavatory faucet, include all related plumbing, new water supply lines and ¼-turn stops, trap and drainpipes. Insure properly sealed connection to all pipes.
- 25) Provide and install new LED bathroom general lighting
- 26) Install new flooring, refer to Item #6.
- 27) Insulate exterior walls as needed.
- 28) Provide and apply "Kilz-type" primer or Equal on walls and ceilings.
- 29) Provide and apply at least two (2) finish coats, full coverage, Paint for walls and ceiling with acrylic latex, Low/No VOC Paint materials, Sherwin-Williams ProMar 200 OR Equal. Ceiling to be flat white, walls will be Mildew Resistant Satin or Semi-Gloss, and trim to be semi-gloss or gloss. Color selected by client following contract signing.

- 30) Provide and install new mirrored, medicine cabinet, similar in size to the old cabinet that was removed.
- 31) Provide and install two (2) new towel bars, one (1) new toilet paper holder, one (1) hand towel bar, in locations that permit the greatest amount of space and mobility within the bathroom space. Color to match.
- 32) Provide and install new “hard-mounted” Chrome Shower Curtain Rod to fit shower opening, centered at/about 78” to 80” Above Finished Floor. Insure proper fit with owner-provided new shower curtain
- 33) 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.)

Item 6 – Flooring

- 1) Remove old floor covering as needed throughout excluding ceramic tile.
- 2) Repair floors as needed throughout per manufactures recommendation for the flooring to be installed. Floors should be clean, dry, structurally sound and level. Undercut door jambs as needed.
- 3) Provide and install new Waterproof Vinyl Plank flooring (Min Allowance \$3.00/s.f.) throughout, with all required accessory parts, pieces, and components. Owner to select color from contractor provided palette.
- 4) Provide and install proper transition where needed.
- 5) Provide and install new base molding and, if needed, shoe molding around full perimeter of bedrooms and closets.

Item 7 – Misc repairs

- 1) Replace damaged fascia. Paint to match.
- 2) Repair leak at/under kitchen sink.
- 3) Install step/s at west side of front porch.

Item 8 –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 one or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 4) Ceilings shall be painted flat white/walls/doors/trim to be painted semi-gloss. Verify

finishes/sheen and colors with owner before painting.

Item P – Permits

This amount of __150.00____ 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/finish/product choices and/or changes to previously agreed upon choices shall be done in writing**)