

**Rehabilitation Specification: GRNT 23-0057****CRA: none****Applicant:** Phillips Nanette**Address:** 3853 NE 17th Steet Cir**Parcel #:** 27265-053-00**Phone:** 904-429-6763**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 30 days.**

**GENERAL CONDITIONS**

1. It is the responsibility of the contractor and/or sub-contractors to obtain any and 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. **\*\*This work will require a permit\*\***
2. Remove and properly dispose of an existing HVAC system, Air Handler, Condenser Unit, Copper Lines, and Condensate Pipe and pump, etc.
3. Provide and install completely new, properly sized to home, Gas Split System 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 the 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 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.
6. Provide and install NEW Circuit Breakers for the Air Handler, Heat Strips, and Compressor if required.
7. The new HVAC system 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.).
8. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
9. Install proper-sized exhaust, combustion air, and make-up air venting as required by code.
10. 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).
11. 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.
12. 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.
13. 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.
14. Check clean and sanitize existing metal ductwork. Replace all flex ducts or install new ones. All joint connections are to be sealed with mastic (fiber-reinforced, water-based, high-velocity duct sealant).
15. If required by code or for a permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
16. 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.
17. Provide the Owner with basic instructions on how to operate the new HVAC System / Thermostat, filter change schedule, and instruction on suggested service intervals.

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

### Item P – Permits

This amount of \_\_\$100\_\_\_\_\_ 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 warranties 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