

Rehabilitation Specification: GRNT CDBG**CRA: NO****Applicant:** Cierara Parker**Address:** 1704 SW 5th Pl.**Parcel #:** 2262-010-001

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 – Windows

- 1) Contractor shall follow best practices when asbestos and/or lead is present in affected areas as per lead/asbestos reports.
- 2) Remove and properly dispose of all existing windows/SGD.
- 3) 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, windows shall be built WITH GRIDS INSIDE THE GLASS PANES(only for those that need further instruction), insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Match, except where the code requires something different.
- 4) Bathroom windows shall be tempered and opaque.
- 5) Install new sliding glass door (if installed) (follow window specs).
- 6) Ensure units are properly fastened (fasteners shall be color matched to window) and completely sealed around frames per code.
- 7) Window color to be white unless owner directs something different.
- 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. If sills are missing, then install marble sills. Opening should be "like new" upon completion (Any Egress requirements are the responsibility of the contractor)
- 11) Replace shutters if installed, sized for new windows as needed.
- 12) Paint (2 coats plus primer) any new exposed material to match surrounding area. Use Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better per data sheet)

Item 2 – Plumbing

- 1) Unclog all sewers, drain lines, sinks, toilets, etc. as needed.
- 2) Replace all water shut off valves with quarter turn shut off valves.
- 3) Replace all supply lines.
- 4) Replace hose bibs as necessary but install vacuum breakers on all hose bibs.
- 5) Check and replace clean out caps as necessary if broken or missing.
- 6) Relocate washing machine drain/standpipe from outside to inside laundry room.
- 7) Install hot/cold supply lines.
- 8) SharkBite or other push-to-connect type fittings shall not be used.

Item 3 – Electrical**1. Interior:**

2. Label panel as specific as possible to identify location for receptacles, lights, equipment, rooms, etc.
3. If Bathroom, Kitchen, or laundry outlets are not currently GFCI protected outlets/switches, provide and install all needed materials to change to GFCI/AFCI, outlets or breakers per code.

4. Exterior:

5. Repair rear exterior light/switch.

6. Smoke/CO Alarms:

7. Remove and properly dispose of all old non-functional/missing smoke alarms and mounting plates throughout the home.
8. Provide and install new CO/Smoke Combo Alarms, throughout 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), must have 10-year non-serviceable battery.
9. 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.
10. Any devices requiring new wiring circuits/switches shall be included in the total price.
11. Any sub panels not needed shall be removed.
12. Contractor may be required to coordinate with other contractors during repairs.

Item 4 – Repair Hall bath

- 1) Complete interior demolition of existing master bathroom shower area.
- 2) Remove and dispose of all debris.
- 3) Repair or add sub-flooring and framing in walls/floors 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. Test waste and supply lines for leaks.
- 5) Enlarge existing door open as large as possible.
- 6) Ensure that new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
- 7) 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 at owner direction)
- 8) Provide and install solid wood backing for installation of “hard mounted” shower curtain rod to be mounted at/or about 78” (owner direction) Above Finished Floor to Centerline.
- 9) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36”.
- 10) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.

- 11) Provide and install, with approved fasteners, Cement board backing on all walls and around window opening in shower/tub area. (tile backer or dura-rock, or equivalent)
- 12) 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.
- 13) *Rebuild Shower Stall, Large (12x18 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large(12x24)Niche (stainless is acceptable or Schluter if tiled), Soap shelves and towel bar in shower stall), shower pan approximately 30x60.*
- 14) Provide and install one large, recessed shampoo/soap niche where client chooses on shower wall, and two (2) Surface mounted corner shelves for shampoo and soap storage in back corner.
- 15) Provide and install new Delta, single lever, "Classic" shower valve and trim.
- 16) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 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. Toilet flange will need to be reset from the north wall.
- 18) 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.
- 19) Provide and install new LED bathroom general lighting.
- 20) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better.
- 21) Install new flooring (refer to flooring section)
- 22) Provide and install 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, 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 new "hard-mounted" (at owner discretion) Chrome Shower Curtain Rod to fit shower opening, centered at/about 78" to 80" Above Finished Floor. Ensure proper fit with owner-provided new shower curtain.
- 25) Install new vanity countertop/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 26) NOTE: 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.)
- 27) Interior paint as required.

Item 5 – Interior Repairs

1. Rehang 1 interior door.

Item 6 –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 in bathroom.

- 2) Paint all new work.
- 3) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 4) Ceilings to be painted flat, walls/doors/trim to be painted semi-gloss or at owner direction.

Item 7 –Exterior Repairs

- 1) Stucco(2500 p.s.i) exterior walls.
- 2) Remove existing siding down to block.
- 3) Flash as required/necessary.
- 4) Ensure surface is clean, dry and free of loose material.
- 5) Apply a bonding agent following manufacturer's instructions.
- 6) Apply a 2-coat system. Base coat shall be fiber reinforced. Owner shall pick finish texture.
- 7) Install door to crawl space access. Door shall be weather resistant.

Item 8 – Exterior paint

- 1) Carefully pressure wash/clean 100% of the exterior of the home, including, front entry way and sidewalk, walls, soffits, fascia, and gables, etc.
- 2) Remove all non-essential cable/phone wiring on the exterior. Consult owner before removing. All useable cable/phone wiring shall be reinstalled using coaxial staples or better.
- 3) Caulk and fill or repair all cracks, gaps, holes, or other damage around perimeter of 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.
- 4) 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.
- 5) 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.
- 6) Repaint painted portion of porches.
- 7) 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.
- 8) Replace house numbers with code approved numbers. **DO NOT USE STICK ONS.** Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch.
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 P – Permits

This amount of __300.00_____ 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/product choices and/or changes to previously agreed upon choices shall be done in writing**)

- Also, to project manager:

- Final Payment Affidavit

- Attic insulation certificate

- Owner final acceptance of the work

- Material and/or contractor lien releases