

Rehabilitation Specification: GRANT 25-0025**CRA:** NO**Applicant:** Nicholas Murphy**Address:** 2715 NE 22nd Ave**Parcel #:** 2456-000-000

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 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 Contractor 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- Roof

- 1) The Contractor shall follow best practices when asbestos and/or lead is present in affected areas as per lead/asbestos reports.
- 2) This work will Require a Roof Permit.
- 3) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.
- 4) Remove and dispose of old skylights if installed. Satellite dishes shall be removed and reinstalled at owner direction.
- 5) The Contractor will provide and install, if necessary, up to 800 sq. ft. of deck material for unforeseen damage and will provide a per sq. foot cost of material and labor on any unforeseen sheathing damage over 800 sq. ft., determined as a change order.
- 6) The Contractor will provide and install, if necessary, up to 300 LF. of fascia or rafter/truss tails for unforeseen damage and will provide a per foot cost of material and labor on any unforeseen decking or fascia or rafter/truss tail damage., determined as a change order.
- 7) Check all truss to bond beam/top plate connections, ensure that truss straps have minimum 4 visible nails/screws in the side of the truss/rafter. Use #10D nail or SDS screw. Nails should be bent over on the opposite side. Install Simpson H2.5 Galvanized Hurricane Tie to each rafter/truss top plate/bond beam (where tie downs are missing or visually uninspectable) with manufacturers suggested fasteners. **ALL HOLES SHALL BE FILLED. IT MAY BE NECESSARY TO ATTACH TO THE MASONRY STRUCTURE. BOTTOM ROW OF DECKING MAY NEED TO BE REMOVED TO ACCESS TRUSS STRAPS.** This must be inspected by the Rehab Inspector before closure.
- 8) Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections. Roof coverings shall be applied to *solidly sheathed roofs* (install dead wood as necessary) or spaced sheathing where code approves, except where the roof covering is specifically designed to be applied to spaced supports.
- 9) Inspect all structural roof components, rafter tails, fascia boards visible during re-roof. Provide and install materials needed to "scab" or reinforce areas of rot or minor damage on roof framing members.
- 10) If major (requires an Engineer) structural damage is discovered, it must immediately be brought to the attention of the Rehab Inspector to determine how to proceed.
- 11) Provide and install ALL new roof components, 2" Aluminum Drip-edge, concealed "shingle over" ridge vent (install maximum amount of ridge vent), electrical mast collar, lead boots for plumbing vent pipes and risers for vents, colored to match roof. (Include new Range Hood Vent (8" or 10" w/ integrated damper) if vent currently exists, Bathroom Exhaust Vents (2 at 4" – 6" each, w/ dampers) are mandatory, and new vents for gas water heater and furnace (if needed) (New Boot, Riser and Vent colors to complement/match roof covering/house colors).
- 12) Provide and install completely new metal flashing in valleys, side walls, around chimneys (where necessary) and fasten and seal in place fully. Chimneys shall be provided with crickets where the dimension parallel to the ridgeline is greater than 30 inches (762 mm) and does not intersect the ridgeline. Confirm all areas are sealed and do not leak.
- 13) Provide and install new materials for any other roof penetration not listed above. Insure all new and existing ductwork is properly and securely connected to new roof vents.

- 14) Dry-in with a code approved water barrier over sloped roof.
- 15) Provide and install, code compliant, dimensional asphalt shingles, minimum 130 MPH wind rating and minimum 30-year warranty. Flat roofs use RUBEROID® torch system equal or better. Owner to choose color following contract signing, and Rehab Specialist must approve. (Lighter, Energy Star colors suggested). If code requires, install code compliant metal roofing.
- 16) Provide and install code approved "Peel and Stick" per FBC 2023 8th edition, over 100% of any shallow roof areas and insure all required or needed flashing is completely/properly installed.
- 17) Remove and properly dispose of all debris from roof and nails around home, and ensure no nails are left, especially in driving/parking/walking areas.
- 18) Provide homeowner and Rehab Specialist with written copy of roof warranty from Contractor and manufacturer, including the shingle color and brand name and model line of shingles and underlayment used, immediately following Roof final inspection.
- 19) NOTE: It is the contractor's responsibility to schedule and successfully pass all required inspections.
- 20) Install new vented soffit and aluminum cedar wood grain fascia, J-channel (including accessories) and porch ceilings (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner with color choices. Remove frieze blocks/other soffit if installed for proper airflow.
- 21) If installed, Replace gutters/downspouts with new seamless 6" gutters w/gutter guards to original condition. Adjust for proper water flow. Include splash blocks, splash guards, etc. Seal all joints to eliminate/reduce leaks. Provide owner with color choices.
- 22) If installed and damaged, make level 4 legs(corners) of top of chimney and install full coverage, 24-gauge galvanized steel hood (chimney cap) if old cap is missing and/or damaged beyond repair. Secure according to manufacturers' instructions.
- 23) Check locations of wiring and gas/water lines that may be in the attic under or close to the underside of the decking and adjust your nailing accordingly. Check for wiring or lighting that may need to be removed and reinstalled due to the work being performed. Repair/replace any damaged wiring or lighting due to the work performed.
- 24) Install nail plates to protect wiring and/or piping under decking.
- 25) If installed, check draft hoods on top of gas appliances (water heater, furnace) before the start of work and at completion, to make sure they were not moved during construction.
- 26) 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 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 Contractor's 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

- Contractor 1 year warranty

- Owner final acceptance of the work

- Material and/or sub-contractor lien releases