

Rehabilitation Specification: GRNT 25-0010250

CRA: none

Applicant: Deborah Tuinei

Address: 3410 NE 12th St

Parcel #: 2688-003-008

Phone: 469-774-5420



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 and bath window shall not be replaced**)
- 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) 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 unless owner directs something different.
- 7) 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.
- 8) 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.
- 9) 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 (Egress requirements are the responsibility of the contractor)
- 10) Replace shutters if installed, sized for new windows as needed.
- 11) 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) Install new laundry drain line. Connect to main sewer.
- 2) Ensure proper flow at ¼"/ft. slope. Install cleanouts at change in direction greater than 45 degrees.
- 3) Check and replace cleanout caps as necessary if broken or missing.

Item 3 – Interior Repairs

- 1) Repair drywall ceiling and walls in bathroom. Match existing texture or retexture complete.
- 2) Provide and apply "Kilz" (equal or better) stain resistant primer to all walls/ceilings and new and/or unpainted drywall as needed throughout bathroom.
- 3) Paint interior of bathroom.
- 4) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 5) Ceilings to be painted flat, walls/doors/trim to be painted semi-gloss.

- 6) Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
- 7) 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.
- 8) 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.

Item 4 – HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Or build closet in most suitable location. Line return air box with duct board. Closet in living room can be used, modify as needed.
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 as required by code.
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. Replace all flex ducts and register boxes. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
10. Check clean and sanitize existing metal ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
11. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
12. 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).
13. 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. Install return air filter grille for filter.
14. Provide and install a new digital, Programable 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 programing) and Energy Efficiency.

15. 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.
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 5 – Exterior Doors

- 1) Replace back exterior door and associated, jambs, casings, and trims.
- 2) Provide, Install, and properly seal new pre-hung, steel or fiberglass 6 panel door on rot-proof jambs, double-bored for entry locks and deadbolts. Confirm hinge and threshold colors will match lock sets. Ensure proper swing before ordering and that 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.
- 3) 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 house trim or new color to be pre-approved by owner AND Rehab Specialist. Confirm dimensions, design, and door swing before ordering for each door unit.
- 4) Provide and install Door Viewer, Model DS238, OR Equivalent, into each new Entry Door, at a height agreed to by owner, but not less than Color to match door hardware.
- 5) Provide and install matching Lever-Style, Kwikset “SmartKey” Entry Locksets with deadbolts, keyed alike, (key to owner keys). 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).
- 6) Install Storm Door on exterior door, install a full-light storm door with retractable window and screen. Use Larson Model # 14604032 OR substantially Similar with all necessary hardware, matching front entry door hardware and color.

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

Owner final acceptance of the work

Material and/or contractor/sub-contractor lien releases