

### Rehabilitation Specification: GRNT 22-0076

**CRA: West Ocala**

**Applicant:** Candi Howard

**Address:** 924 NW 4th ST

**Parcel #:** 2842-001-002

**Phone:** 352-484-9824



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

**The project must be fully completed in 45 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. (The 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 – Water heater**

- 1) Drain, remove, and properly dispose of the old water heater.
- 2) Remove and dispose of the 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 a 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 50 Gallon, 40,000BTU water heater, with minimum 6-year warranty. Suggested model Rheem Model #XG50T06EC38U1, Equal/Better. (To include thermal expansion tank)
- 6) Provide and install a new pan and drain.
- 7) Secure water heater per code.
- 8) Contractor shall provide any electrical connections if required to the water heater as/per code with a properly sized circuit breaker, to ensure the safe operation of the 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 a copy of the same information (Not including full operator's manual(s)) to the owner at Final.

**Item 2 – HVAC**

1. Remove and properly dispose of the existing HVAC system, Air Handler, Condenser Unit, Copper Lines Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Or build a closet in the most suitable location. Line return air box with duct board.
3. Provide and install a completely new, properly sized home, electric Heat Pump-style HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation, and other related components.
4. Install fresh air and return air as required by code.
5. Ensure that the 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 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.
7. Provide and install NEW Circuit Breakers for the 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 are to be sealed with mastic (fiber-reinforced, water-based, high-velocity duct sealant).
10. Check clean and sanitize existing metal ductwork. All joint connections are 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 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).
13. 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. Install the return air filter grille for the filter.
14. 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.
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 the 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 the Owner and Rehab Inspector at Rehab Final Inspection.
18. Provide the Owner with basic instructions on how to operate the 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 3- Exterior Doors

- 1) Replace front and back exterior doors 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, 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 the owner. 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 the owner at Final. (Finish color of lock hardware, hinges, and thresholds to be selected by the owner following contract signing).
- 6) Reinstall screen/storm doors if installed.

#### Item 4 – Exterior paint

- 1) Carefully pressure wash/clean 100% of the exterior of the home, including, the front entryway and sidewalk, walls, soffits, fascia, and gables, etc.
- 2) Remove all non-essential cable/phone wiring on the exterior. Consult the 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 the perimeter of the 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) Paint painted portion of the front porch.
- 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**  
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 \_\_\$100\_\_\_\_\_ is the estimated permit cost/allowance for this project.

At project closeout and before final payment, the 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

Registered warranties and claim information