

Rehabilitation Specification: GRNT 21-0034

CRA: **West Ocala**

Applicant: Mae Wigginton

Address: 123 SW 11th Ave

Parcel #: 2846-037-000



*****Affordable Housing Project*****

*****Qualifies for Expedited Permitting*****

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 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- Roof

- 1) Contractor shall follow best practices when asbestos and/or lead is present in affected areas as per lead/asbestos reports when lead/asbestos has been found in the project.
- 2) This work Will Require a Re-Roof Permit.
- 3) Tear off all roof surfaces to roof deck sheathing and repair any/all damaged or rotted areas as required. Contractor shall confirm number of layers.
- 4) Remove and dispose of old skylights if installed. Satellite dishes shall be removed and reinstalled at owner direction.
- 5) Contractor will provide and install, if necessary, up to 608 sq. ft. of roof deck material and will provide a per sq. foot cost of material and labor on any unforeseen sheathing damage over 608 sq. ft., determined as a change order.
- 6) Contractor will provide and install, if necessary, up to 300 LF of fascia/rafter/truss tails and purlins 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.

Check all truss to bond beam/top plate connections, ensure that truss straps have minimum 3 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 or other suitable truss tie to each truss top plate/bond beam (where tie downs are missing or visually uninspectable). Fasteners for hurricane clips shall be rated for the material to which it will be installed, (wood or masonry) minimum embedment shall be according to manufacturer's specification. **ALL HOLES SHALL BE FILLED. IT MAY BE NECESSARY TO ATTACH TO THE MASONRY STRUCTURE.** *This must be inspected by the Rehab Inspector before closure.*

- 7) 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.
- 8) Inspect all structural roof components, trusses, rafter tails, purlins, fascia boards visible during re-roof. Provide and install materials needed to "scab", replace or reinforce areas of rot or minor damage on roof framing members.
- 9) 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.
- 10) 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 and Riser Vent colors to complement/match roof covering/house colors).
- 11) Provide and install completely new metal flashing in valleys, 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.

- 12) Provide and install new materials for any other vent penetration not listed above. Insure all new and existing ductwork is properly and securely connected to new roof vents.
- 13) Dry-in with a code approved water barrier over sloped roof.
- 14) Provide and install, code compliant, 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.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) NOTE: It is the contractor’s responsibility to schedule and successfully pass all required inspections.
- 19) Install new aluminum soffit/fascia throughout 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.
- 20) 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.
- 21) 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.
- 22) 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.
- 23) If required, the awarded contractor will be responsible for contacting Ocala Electric Utility (OEU) at 352-351-6620 to arrange for a maintenance disconnect for the electrical service drop on the roof before beginning the work. Upon scheduling, OEU will disconnect the service line to facilitate the necessary work. Once the awarded contractor has completed the work in the designated area, they must notify OEU for reconnection. Please note that there is no additional charge associated with this service.
- 24) Contractor shall submit a current **Uniform Mitigation Verification Inspection Form** with photos and signed by a qualified inspector.

Item 2 – Electrical

1. Interior:

2. In the kitchen area, provide and install new 48-inch LED fixtures that are 3100 to 5000 lumens each, 4000K color, Energy Star in place of each old fixture that was removed. Suggested model Lithonia Lighting FMLL-14IN-80CRI -OR- Equal/better.
3. Add 2 receptacles (for a total of 3) above new countertops. All receptacles shall be evenly spaced. Receptacles may need to be moved.

4. Exterior:

5. Install new HVAC disconnect and exterior GFCI outlet at condenser location, back of house and back porch at the washer connection.
6. Install necessary electrical circuits for a 16-seer electric heat pump HVAC system and future electric water heater.
7. Contractor may be required to coordinate with other contractors during repairs.

Item 3 – HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Build closet for new air handler where old furnace is removed, to include door and knob. Drywall walls/ceiling in furnace closet. Line return air box with duct board. Install minimum 20"x20" return air filter grille if possible.
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. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
10. 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).
11. 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.
12. Provide and install a new digital, Programable Thermostat, matched/compatible with the 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.
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, sanitize and insulate existing metal ductwork. Replace all flex ducts. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
15. If required by code or for 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 Owner and Rehab Inspector at Rehab Final Inspection.
17. Provide Owner with basic instruction of how to operate 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 4 – Kitchen cabinets

- 1) Remove and dispose of all existing cabinets, backsplash, countertops and OTR microwave/hood.
- 2) Provide and install prefabricated cabinets with hardwood facings. Layout should at minimum remain the same with 30" wall cabinets.
- 3) Add 6' of base/tops/wall cabinets on the wall opposite the sink.
- 4) Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra pieces of hardware.
- 5) Provide and install over the range microwave. Install wall cabinets above range and refrigerator from cabinets to wall beside fridge. Install 12"-15" base cabinet at right side of range.
- 6) Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
- 7) Install new 8" stainless steel double bowl sink with single lever Delta faucet with sprayer, includes all related plumbing, water supplies and shut off valves.
- 8) Remove old backsplash and repair/install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials. Refer to paint specs.

Item 6 – Exterior Repairs

- 1) Repair/replace damaged/missing lattice throughout.
- 2) Replace exterior damaged novelty siding with like siding. Use similar material for trim.
- 3) Nail siding as necessary for proper installation.

Item 7 – 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) 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.
- 3) 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.
- 4) 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.
- 5) 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 entry door color (1), following contract signing, however, color selections MUST BE PRE-APPROVED by the Rehabilitation / Inspection Specialist before application of paint materials.

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 _\$200.00_ 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

Equipment/appliance warranties

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 lien releases: plumbing, electrical, HVAC, etc.