

Rehabilitation Specification: GRNT CDBG**CRA: west Ocala****Applicant:** Joyce Johnson**Address:** 2015 NW 1st St**Parcel #:** 2260-148-002

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 within 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.

Contractors shall follow best practices when mold, asbestos and/or lead is present in affected areas as per mold/lead/asbestos reports.

Item 1 – Plumbing

- 1) Unclog all sewer 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, install vacuum breakers on all hose bibs.
- 5) Check and replace clean out caps as necessary if broken or missing.

Item 2 – Hall bath

- 1) Provide and Install new Delta “ActivTouch” shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 2) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid.
- 3) 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.
- 4) Provide and install new LED bathroom general lighting.
- 5) Reinstall existing medicine cabinet.
- 6) Install new vanity countertop/lavatory, match existing size. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 7) Touch up interior paint to match as required.

Item 3 – HVAC

1. ****This work will require a permit****
2. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
3. Drywall walls/ceiling in furnace closet. Or build closet in most suitable location. Line return air box with duct board.
4. 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.
5. Install fresh air and return air as required by code.
6. Ensure that new condensate line empties a minimum of 12” away from the side walls of the home and is secured per code.
7. 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.

8. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor where necessary.
9. 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.).
10. Install new/Replace all flex ducts and register boxes. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
11. Check clean and sanitize existing metal ductwork. Repair/replace insulation as needed. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
12. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
13. 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).
14. 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.
15. 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.
16. 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.
17. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
18. 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.
19. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
20. Contractor shall repair/paint any areas damaged due to replacement.
21. Air handler shall be installed in hall closet.
22. Contractor shall repair/paint any areas damaged due to replacement.
23. Where line sets are run vertically on the exterior wall, cover with Rectorseal (equal/better) wall duct kit.

Item 4 – Electrical

1. Interior:

2. Label panel as specific as possible to identify location for receptacles, lights, equipment, rooms, etc.

3. Replace all switches/receptacles throughout interior/exterior. Code required receptacles/switches that are not currently GFCI protected outlets/switches, shall be replaced to meet current code. Provide and install all materials needed to change all breakers to GFCI/AFCI, breakers per code.
4. Replace all interior/exterior light fixtures.
5. Kitchen/laundry light: Good Earth Model#FP1247-AL5-48LFC-G
6. BR/LR/DR: Harbor Breeze Model#RLG52NWZ5L
7. Hall light: Project Source Model#MXL1140-L12K9027W
8. Exterior light: Project Source Model 5290101012
9. Bathrooms: Comparable to existing.

10.Exterior:

11. Install new exterior GFCI outlet at condenser location, front and rear (if not installed). Install new weatherproof in-use boxes and receptacles.

12.Smoke/CO Alarms:

13. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
14. 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.
15. 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.
16. Any devices requiring new wiring circuits/switches shall be included in the total price.
17. Any sub panels not needed can be removed.
18. Install necessary electrical wiring/circuits for HVAC system (air handler and/or condenser).
19. Install necessary electrical wiring/circuits for water heater system.
20. Install necessary electrical receptacle/wiring/circuits for electric range.
21. Install code required kitchen receptacles.
22. Kitchen countertops shall have not less than 4 receptacles.
23. Contractors may be required to coordinate with other contractors during repairs.

Item 5 – Water heater

- 1) Drain, remove, and properly dispose of old water heater.
- 2) Remove and dispose of 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 new ¼-turn, brass ball valve at hot and cold-water lines, 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, dual element 5500/5500-Watt, standard electric water heater, with minimum 9-year warranty, per code. Suggested model Rheem Model#XE50M09CG55U0, Equal/Better. (To include thermal expansion tank, water heater blanket and insulation for hot/cold water lines.)
 - 6) Provide and install new pan and drain.
 - 7) Secure water heater per code.
 - 8) Contractor shall provide any electrical connections if required to water heater as/per code with properly sized circuit breaker, to Ensure safe operation of 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 copy of same information (Not including full operator's manual(s)) to owner at Final.
 - 10) Contractors shall follow best practices when working with asbestos and/or lead on Rehab projects

Item 6 – Exterior doors

- 1) Replace back exterior door trim (brickmold weather resistant)
- 2) Patch/repair damaged surrounding wall area.
- 3) Provide and install Door Viewer, Model DS238, OR Equivalent, into each Entry Door, at a height agreed to by owner. Color to match door hardware.
- 4) Provide and install matching Lever-Style, Kwikset "SmartKey" Entry Locksets with deadbolts, keyed alike, (key to owner keys) to front and back door. 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).
- 5) Install storm door on front door Larson Model#59018032 to include all hardware and bottom door sweep.

Item 7 – Kitchen Cabinets

1. Remove and dispose of all existing kitchen cabinets, backsplashes, countertops.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should match existing base and wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra pieces of hardware.
3. Provide and install new microwave range hood(Frigidaire Model#FMOS184LBF).
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner.
5. 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.

6. Repair/remove surrounding drywall as needed and install new drywall as needed. Match texture.
7. Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
8. Appliance colors to be picked by owner.

Item 8 – Interior Repairs

1. Replace 1 interior BR door slab with 6 panel matching slab.
2. Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
3. Install 2 new lever door handle Kwikset Model #300DL equal/better.
4. Install door stops behind all interior doors Reliabuilt Model#20940BBXLG.
5. Install off-set hinges on bathroom doors.

Item 9 –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 throughout.
- 2) Paint kitchen and laundry room.
- 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.

Item 10 –Appliances

- 1) Install Frigidaire dishwasher Model#FDPC4221AS
- 2) Install Frigidaire range Model#FCRE3052BB

Item 11 –Flooring-Laundry Room

- 1) Prep floors so that it is clean, dry and level. If necessary, install 1/2" plywood throughout to make a smooth surface. Provide and install new Waterproof Vinyl Plank (minimum price \$3/s.f.) flooring throughout bathroom and home. Floors shall be installed according to manufacturers' specifications.
- 2) Provide and install proper transitions where needed.
- 3) Provide and install new base molding and/or shoe molding around full perimeter of flooring.
- 4) Repair ceramic tile floor in kitchen. Match as close as possible or color coordinate.
- 5) Flooring shall be installed as per manufacture specifications.

Item 12 –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 3 windows (kitchen, 2 BRs).
- 3) Provide new, Install and seal (Sashco – Big Stretch Elastomeric Caulk or Equal) new, ENERGY Star Certified (For Florida), vinyl or fiberglass, Single-Hung, (match existing) windows shall be 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) Ensure units are properly fastened and completely sealed around frames per code.
- 5) Window color to be white unless owner directs something different.
- 6) 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.
- 7) 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.
- 8) 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)
- 9) Replace shutters if installed, sized for new windows as needed.
- 10) 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 Contractors information w/warranty

Sub-contractor information

Appliance warranties

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