

**Rehabilitation Specification: GRNT** [Grant #]**CRA: West****Applicant:** Louise West**Address:** 812 NW 2nd St**Parcel #:** 2844-008-017

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 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 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.
- 2) This work will Require a Roof Permit. Reroof shall include out building.
- 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) 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) 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 3 visible nails/screws in the side of the truss/rafter. Use #10D nail or SDS screw. Nail 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 manufactures suggested fasteners. **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.
- 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 8<sup>th</sup> 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 cedar wood grain fascia, J-channel (including accessories) and porch ceilings (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner 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 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 manufactures 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 performed. Repair/replace any damaged wiring or lighting due to the work performed.
- 24) 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.
- 25) 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 – 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.
- 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) Bathroom windows shall be obscure and tempered.
- 5) Install new sliding glass door (if installed) (follow window specs).
- 6) Ensure units are properly fastened and completely sealed around frames per code.
- 7) Window color to be white unless owner directs something different.
- 8) 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. Install new trim to the exterior (James Hardie HZ10 Primed Fiber Cement Trim Woodgrain 1x4).
- 9) 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.
- 10) 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 if sills cannot be matched. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 11) Replace shutters if installed, sized for new windows as needed. Install shutters matching existing, on windows without shutters.
- 12) Paint (2 coats plus primer) any new/disturbed or exposed material to match surrounding area. Use Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better per data sheet).

### Item 3 – Mold, Lead, Asbestos Mediation

1) Contractor shall make themselves familiar with and follow the guidelines set forth in the environmental reports where mold, lead, or asbestos are present. Contractor shall not assume that environmental issues are present. Unless otherwise directed in another area of the write-up, the attached reports shall represent the instructions for mediation. Lead reports will be submitted for pre 1978 homes. Mold reports will be submitted based on observations at the time of initial evaluations. Asbestos reports submitted are not an indication of asbestos present.

### 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

Contractor 1 year warranty

Owner final acceptance of the work

Material and/or sub-contractor lien releases