

**Rehabilitation Specification: GRNT** [Grant #]**CRA: West****Applicant:** Sandra Brown**Address:** 110 SW 24th Ave**Parcel #:** 2260-210-001

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 – Master bath**

- 1) Complete interior demolition of existing master bathroom shower area, down to studs and slab.
- 2) Remove and dispose of all debris.
- 3) Repair or add sub-framing in walls if/as needed.
- 4) Make all necessary repairs and modifications to rough plumbing while walls are open and accessible, and schedule and "Pass" required inspections. Test waste and supply lines for leaks.
- 5) Enlarge existing door open as large as possible.
- 6) Ensure that new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
- 7) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for shower. 36" to 42" on large back wall of shower area and a vertical 16" to 18" on each end of the shower enclosure (Total of 3 bars to be installed in shower stall at owner direction)
- 8) Provide and install solid wood backing for installation of "hard mounted" shower curtain rod to be mounted at/or about 78" (owner direction) Above Finished Floor to Centerline.
- 9) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
- 10) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 11) Provide and install, with approved fasteners, Cement board backing on all walls and around window opening in shower/tub area. (tile backer or dura-rock, or equivalent)
- 12) Provide and install new moisture resistant gypsum-type wallboard on all other walls and ceilings, where needed, in bathroom and finish with smooth or very light texture.
- 13) *Rebuild Shower Stall, Large (12x18 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large Niche (stainless is acceptable), Soap shelves and towel bar in shower stall) roll in Shower is still required. Bathroom floor area shall be ceramic tile with shower portion sloped to drain. This may require removing and replacing concrete under shower area. (Prepare for roll in shower)*
- 14) Provide and install one large, recessed shampoo/soap niche where client chooses on shower wall, and two (2) Surface mounted corner shelves for shampoo and soap storage in back corner.
- 15) Provide and install new Delta, single lever, "Classic" shower valve and trim.
- 16) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 17) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid. Toilet flange will need to be reset from the north wall.
- 18) 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.
- 19) Provide and install new LED bathroom general lighting.
- 20) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better.

- 21) Install new flooring (refer to flooring section)
- 22) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.
- 23) Provide and install two (2) new towel bars, one (1) new toilet paper holder, one (1) hand towel hook/ring, in locations that permit the greatest amount of space and mobility within the bathroom space. Color to match.
- 24) Provide and install new "hard-mounted" (at owner discretion) Chrome Shower Curtain Rod to fit shower opening, centered at/about 78" to 80" Above Finished Floor. Ensure proper fit with owner-provided new shower curtain.
- 25) Install new vanity countertop/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 26) NOTE: ALL Metal Bathroom Finish Colors to match and shall be Chrome, or Brushed Nickel finish. (e.g., Lavatory faucet, shower trim and shower head, flush lever, towel bars, shower curtain rod, etc.)
- 27) Provide and apply "Kilz" (equal or better) stain resistant primer to all walls/ceilings and new and/or unpainted drywall as needed throughout.
- 28) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 29) Ceilings to be painted flat, walls/doors/trim to be painted semi-gloss.

## Item 2 –Kitchen Cabinets

1. Remove and dispose of all existing cabinets, backsplash, countertops and OTR microwave.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should at minimum remain the same with 30" wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware.
3. Provide and install over the range microwave.
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
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. Remove tile backsplash and install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials.
7. Provide and apply "Kilz" (equal or better) stain resistant primer to kitchen.
8. Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex to kitchen, equal or better.

**Item 3 – Interior Repairs**

- 1) Replace all interior door/closet doors with ADA door handles. Match existing.
- 2) Install off-set hinges on bathroom doors.
- 3) Install 5 ClosetMaid shelves in all closets other than bedroom closets.
- 4) Install exterior rated drywall ceilings in laundry room. Install trim around perimeter.
- 5) Paint laundry room to include ceilings, walls, floors and shelves.
- 6) Provide and apply "Kilz" (equal or better) stain resistant primer to all new work.
- 7) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex to all new work, equal or better.

**Item 4 – 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 secured to the wall or other structural element, 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) Contractor shall follow best practices when working with asbestos and/or lead on Rehab projects.

**Item 5 – 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.
- 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. 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.
- 12) Paint (2 coats plus primer) any new, exposed or paint damaged material to match surrounding area. Use Sherwin-Williams “SuperPaint Exterior Acrylic Latex” (or equal/better per data sheet)

**Item 6-Flooring**

- 1) Remove carpets in bedrooms, hall closets.
- 2) Install a water resistant LVP flooring with a minimum cost of \$3/sf. in areas of bare concrete.
- 3) Install transitions from tile to LVP.

**Item 7 – Electrical**

1. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
2. 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). ALL Smoke and CO/Smoke Alarms MUST be Interconnected, hardwired, on existing circuit if possible, or NEW dedicated Arc Fault Breaker and, must have 10-year non-serviceable battery backups. NOTE: If new circuit is needed, this work will require a permit.
3. 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.
4. Any devices requiring new wiring circuits/switches shall be included in the total price.
5. Any sub panels not needed can be removed.
6. Contractor may be required to coordinate with other contractors during repairs.
7. Repair open electrical boxes in laundry room.
8. Circuit Identification. 404.4(A) of the NEC. Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use.
9. Install ceiling light in kitchen/laundry room suggest Good Earth Lighting Flat Panel 5 CCT 1 - Light 47.68-in Brushed Nickel Integrated LED Flush Mount Light Item #1526733 Model #FP1247-AL5-48LFC-G
10. Install new exterior lighting at exterior doors suggest Volume Lighting 1 -Light 8-in H Black Hardwired Outdoor Wall Light Item #1272015 Model #V9270-5

**Item 8 – Exterior Door**

- 1) Replace 3 exterior door and associated, jambs, casings, and trims (from kitchen to garage).
- 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 [2 or more (if necessary), full-coverage coats] 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 during Pre-bid Inspection 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 (front door). Color to match door hardware.
- 5) Provide and install matching Lever-Style, Kwikset "SmartKey" Entry Locksets with deadbolts, keyed alike, (key to owner keys). Rekey locks to match owner provided 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) Provide and apply "Kilz" (equal or better) stain resistant primer to all walls/ceilings and new and/or unpainted drywall as needed throughout.
- 7) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.

### Item 9 – 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 450.00 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 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