Rehabilitation Specification:

CRA: no OPZONE 20.02

Applicant: Pennington, Joan

Address: 3460 NE 12th Street

Parcel #: 2688-003-004

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

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 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 800 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. Roof deck material shall be plywood unless existing decking are boards.
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.
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. 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.*
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, 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.
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 and Riser Vent colors to complement/match roof covering/house colors).
12) 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.

13) 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.
14) Dry-in with a code approved water barrier over sloped roof.
15) 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). <u>If code requires, install code compliant metal roofing.</u>
16) 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.
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 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.
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 with 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 manufacturers' instructions.
23) 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.
24) 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.
25) Contractor shall submit a current **Uniform Mitigation Verification Inspection Form** with photos and signed by a qualified inspector. Photos shall include but not be limited to all sides, roof covering, shingle nailing, roof deck nailing pattern, spacing, nail depth, waterproofing, roof-to-wall connections, opening protection, etc.
26) 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)
27) Where pipes, wires or other material subject to damage from fasteners are entering through the soffit between the rafters/trusses, install a 16 gauge nail plate to protect from damage.

Item 2 – 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 pass 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 (ceramic tile)
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, match existing 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) Interior paint as required.

Item 3 – Hall 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 pass 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 the new toilet is level and secured properly and does not leak, use matching grout or caulk around the base of the 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 (ceramic tile)
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, and 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, match existing, 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) Interior paint as required.

Item 4 – Garage

1) Install new garage door opener. Minimum ½ HP with 2 remotes.

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 Contractor's 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 the project manager:

Final Payment Affidavit

Owner final acceptance of the work

Material and/or contractor lien releases: plumbing, electrical, HVAC, etc.