

**Rehabilitation Specification: GRNT [Grant #]**

**CRA: west**

**Applicant: Eddie Suggs**

**Address: 631 W SILVER SPRINGS PL**

**Parcel #: 2856-003-005**



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 and pass inspections including the final inspections from the City of Ocala Building Department and the Community Development Services Department.
2. It is the responsibility of the contractors and sub-contractors to adhere to all environmental reports (lead, asbestos, mold) attached to the project.
3. If this is 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 or brand requested.

**Item 1- Roof**

- 1) Contractors 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 and Building Permit.
- 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 1248 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 1248 sq. ft., determined as a change order.
- 6) Contractors will provide and install, if necessary, up to 600 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) 5-V tin shall be replaced with same.
- 17) 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.
- 18) 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.
- 19) 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.
- 20) NOTE: It is the contractor’s responsibility to schedule and successfully pass all required inspections.
- 21) Install new vented soffit/wood grain fascia and porch ceilings (porch ceiling shall be replaced as required for repair and returned to board and batten at owner direction) (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner with color choices. Remove frieze blocks/other soffit if installed for proper airflow.
- 22) 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.
- 23) 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.
- 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)
- 26) Replace rear gable vent with similar.
- 27) Install wood fascia around the front/back porch roofs. Cover porch eaves with same aluminum soffit/fascia.

## Item 2 – Plumbing

- 1) Unclog all sewers, 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 as necessary but install vacuum breakers on all hose bibs.
- 5) Check and replace clean out caps as necessary if broken or missing.
- 6) Repair washing machine drain/standpipe by moving to back-room area best location. Discontinue/cap old drain.
- 7) Install new hot/cold supply lines.
- 8) SharkBite or other push-to-connect type fittings shall not be used.

THIS IS NOT INTENDED TO BE A REPIPE

### Item 3 – Repair Hall bath

- 1) Complete interior demolition of existing master bathroom shower area.
- 2) Remove and dispose of all debris.
- 3) Repair or add sub-flooring and framing in walls/floors 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 batts.
- 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(12x24) Niche (stainless is acceptable or Schluter if tiled), Soap shelves and towel bar in shower stall), shower pan approximately 30x60.*
- 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) Interior paint as required.

#### Item 4 – HVAC

1. Remove and properly dispose of existing non-functional HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Or build closet in most suitable location. Line return air box with duct board.
3. Provide and install completely new, properly sized to home, electric Heat Pump Style HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation and any other related components.
4. If in a flood zone, condenser shall be installed 1' above BFE (base flood elevation)
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 to 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 or existing closet if available. Contractor shall build a closet if one is not available.
22. Exterior line sets shall be installed in a chase.

### Item 5 – Kitchen Cabinets

1. Remove and dispose of all existing kitchen cabinets, backsplash, countertops.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should be approx. 12lf of base and wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware.
3. Install new OTR microwave instead of range hood. Microwave shall be 1.7 cu.ft./1000 watts.
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 and install new drywall as needed. Match texture.

### Item 6-Flooring

- 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 manufactures 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 7 – Interior Repairs**

1. Replace all interior entry doors/closet doors with 6 panel woodgrain interior doors.
2. Install new lever door handle Kwikset Model #300DL equal/better and Model #200DL for passage door handles.
3. Install door stops behind all doors Reliabuilt Model#20940BBXLG.
4. Repair/replace damaged drywall walls/ceiling throughout. Match surrounding texture.
5. Remove any mold damaged drywall. Replace with new drywall, insulate walls(R-13 fiber glass batts) where required. Match surrounding texture.
6. Replace weatherstripping, on 2 exterior doors.
7. Install new door viewer, model number DS2382 on 2 exterior doors. In 633, repair bathroom floors/exterior walls. Insulate wall then install drywall with water resistant drywall in tub area.
8. In 633, Tub, toilet and lavatory shall be removed. Cap drains install new quarter turn valves.
9. In 633, remove kitchen cabinets, repair damaged walls as necessary. Cap drains install new quarter turn valves. Install missing cover plates for receptacles/switches.

### **Item 8 –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 entire interior of home.
- 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 or at owner direction.

### **Item 9 – 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) Remove all non-essential cable/phone wiring on the exterior. Consult owner before removing. All useable cable/phone wiring shall be reinstalled using coaxial staples or better.
- 3) Caulk and fill or repair all cracks, gaps, holes, peeling paint 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.

- 4) 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.
- 5) 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.
- 6) Paint painted portion of front porch. If wood, then clean and seal with exterior grade clear sealer.
- 7) Paint 2 coats and ensure full coverage to 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 front entry door color (1), following contract signing, however, color selections MUST BE PRE-APPROVED by the Rehabilitation / Inspection Specialist before application of paint materials.
- 8) Replace house numbers with code approved numbers. DO NOT USE STICK ONS. Each character shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch.  
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 10 – Exterior Repairs

- 1) Replace front porch steps to include handrails, porch guardrails, balusters, etc.
- 2) Replace back porch steps on both side to include handrails, porch guardrails, balusters, etc.
- 3) If engineering is required, contractor shall provide. 2023FRC R311.7-R312
- 4) Repair ex. Siding throughout. Add allowance of:
- 5) 220lf of novelty siding, 100 2x4x8, 10 2x8x10(floor joist), 8 4x8x3/4(sub floor)
- 6) Add dryer receptacle to back porch
- 7) Wrap post on front porch w/fiber cement material or cedar material
- 8) Secure SW porch corner rim joist to pier

### Item 11 – Exterior Doors

- 1) Replace back exterior door (633) and associated, jambs, casings, and trims.
- 2) Patch/repair damaged surrounding wall area.
- 3) Provide, Install, and properly seal new pre-hung, steel 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.

- 4) Provide and install new, rot resistant, exterior trim and new interior casing on front and back door. Match existing trim. Prime and paint (2 coats) doors, 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.
- 5) Provide and install Door Viewer, Model DS238, OR Equivalent, into each new Entry Door, at a height agreed to by owner. Color to match door hardware.
- 6) 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).

### Item 12 – Windows 631/633

- 1) Contractors 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, clear, windows, 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 tempered and opaque.
- 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/damaged, then install wood 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 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 and project manager, 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 Warranty

Owner final acceptance of the work

Material and/or sub-contractor lien releases