

Rehabilitation Specification

Applicant: Shanta Norton

Address: 117 NW 16th Terr

Parcel #: 2261-005-003



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 60 days.

GENERAL CONDITIONS

1. It is the responsibility of the contractor and/or subcontractors 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 subcontractors 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.

Contractor shall follow best practices when working with asbestos and/or lead on Rehab projects**Item 1- Exterior Repairs**

- 1) Install new soffit/fascia and porch ceilings (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner color choices. Remove frieze blocks if installed for proper airflow.

Item 2 – Water heater

- 1) Provide and install new ¼-turn, brass ball valve at cold-water inlet, 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.)
- 2) 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.)
- 3) Provide and install new pan and drain.
- 4) Secure water heater per code.
- 5) 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.
- 6) 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.

Item 3 – Attic insulation

- 1) Provide and install additional blown-in insulation into 100% of the attic cavity, to bring "R-value" to R-30 or higher.
- 2) Provide and install new depth gauges as required by code, that are visible from closest attic access point(s)
- 3) Provide new code compliant insulation in walls as need.
- 4) Provide and install new gasket seals around all attic access openings. If new openings are created to complete other work at home, ensure those new access points are either closed in and replaced to "like-new" condition or that they are properly sealed with new gasket material and secured in place with new trim materials.
- 5) Provide owner and Grants Specialist with copies of certificate(s) for Insulation installation and any other paperwork that might be required for owner to obtain Ocala Electric Utility or other rebates they may qualify for.

Item 4 – Windows (20)

- 1) Remove and properly dispose of all existing windows/SGD.

- 2) 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, insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Size Match, except where the code requires something different (triple bay windows can be downsized to two windows instead of three).
- 3) Install new sliding glass door, if installed (follow window specs).
- 4) Ensure units are properly fastened and completely sealed around frames per code.
- 5) Window color to be white.
- 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) 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)
- 8) Replace shutters if installed, sized for new windows as needed.

Item 5 – Interior Repairs

- 1) Repair/ replace damaged ceilings/walls throughout. Match surrounding texture.

Item 6 –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) Touch up/Paint walls, ceilings, trim as needed.
- 3) Provide and apply one or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 4) Ceilings to be flat white. Walls/doors/trim to be painted semi-gloss/satin.

Item 7 –Kitchen Cabinets

1. Install 1 prefabricated wall cabinet (on site) Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). (On site) Provide 2 extra hardware.
2. Provide and install over the range microwave, Hotpoint model#RVM5160DHBB equal/better.
3. Repair and install existing granite countertops/back splash.
4. If granite cannot be repaired, provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner. (owner would like to keep granite if possible).
5. Check installation of existing sink, repair as necessary. Install new 8” stainless steel sink(if necessary) with single lever Delta faucet with sprayer, includes all related plumbing, water supplies and shut off valves.

6. Install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials.

Item 8 – Electrical

1. Label all electrical panels.

2. Interior:

3. Inspect, check, and confirm proper function of all electrical receptacles and switches throughout home, including GFCI devices.
4. Provide and replace all missing electrical plate covers.
5. If Bathroom, Kitchen, or laundry receptacles are not currently GFCI protected receptacles/switches, provide, and install all needed materials to change to GFCI, receptacles or breakers per code.

6. Exterior:

7. Install new HVAC disconnect and exterior GFCI outlet at condenser location, front, and rear.
8. Remove and properly dispose of ALL outdoor security/floodlight fixtures.
9. Provide and install new LED Security Floodlight-type fixtures for each flood/security light.
10. Security/Flood Lights must have at least two aimable LED bulbs in each fixture. Suggested – Good Earth Lighting, Model #SE1084-WH3-02LF0-G or Equal. Confirm with owner if “Motion Activated” or not.

11. Smoke/CO Alarms:

12. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
13. 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.

Item 9 – Exterior Doors

- 1) Provide and install new, rot resistant, exterior trim and new interior casing on all exterior doors. Prime and paint 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
- 2) Provide and install Door Viewer, Model DS238, OR Equivalent, into each new Entry Door, at a height agreed to by owner.
- 3) Provide and install matching Lever-Style, Kwikset “SmartKey” Entry Locksets with deadbolts, keyed alike, (key to owner 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).
- 4) Paint 2 coats using exterior grade paint.

Item 10 – Flooring

- 1) Install transition strips at all locations where a change in flooring occurs or ends. Install base and base shoe mould around perimeter of rooms. Paint as necessary.

Item 11 – Plumbing

- 1) Install hose bibb anti siphon vacuum breakers at all hose bibs and or hose connection.
- 2) Install hose bib and vacuum breakers where missing at hose connections.
- 3) Reinstall existing dishwasher.
- 4) Insulate all exterior water lines.

General:

Clean all interior services of dust, debris, tools, construction trash complete to include carpets (steam clean).

Clean exterior construction trash/debris.

Remove all trash, rubbish, and tools,

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 the homeowner a 3-ring binder to include:

Prime Contractors' information with w/warranty

Sub-contractor information

Registered roof warranty and claim information

Registered water heater warranty claim information

Registered HVAC warranty 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 the project manager:

Final Payment Affidavit

owner's final acceptance of the work

Material and/or contractor lien releases