

**Rehabilitation Specification: GRNT 24-0017**

**CRA: West Ocala**

**Applicant:** Carter, Mary

**Address:** 2516 NW 2nd St

**Parcel #:** 2260-208-025

**Phone:** 917-628-3832 Arthur Gaines (son)



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 90 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 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 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) Contractor will provide and install, if necessary, up to 600 lf. of fascia or rafter/truss tails 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 truss top plate/bond beam (where tie downs are missing or visually uninspectable) with manufactures suggested fasteners. 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 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).  
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 soffit/fascia 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) 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) Remove chimney cap over garage. Patch hole.
- 25) **Install NEW gutters/downspouts** with new seamless 6" gutters to front/back. Adjust for proper water flow. Include splash blocks, splash guards, etc. Seal all joints to eliminate/reduce leaks. Provide owner color choices.

## Item 2 – HVAC

1. Remove and properly dispose of existing 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. Closet in living room can be used, modify as needed.
3. Provide and install completely new, properly sized to home, electric Heat Pump Style HVAC System HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation and any other related components.
4. Install fresh air and return air as required by code.
5. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
6. 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.

7. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor where necessary.
8. 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.).
9. Replace all flex ducts and register boxes. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
10. Check clean and sanitize existing metal ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
11. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
12. 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).
13. 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.
14. 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.
15. 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.
16. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
17. 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.
18. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
19. Contractor shall repair/paint any areas damaged due to replacement.

### 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

- 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 (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) 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.
- 8) 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)
- 9) Replace shutters if installed, sized for new windows as needed.

#### Item 5 – Exterior Paint

- 1) Touch up exterior paint due to any repair work.
- 2) Replace house numbers with code approved numbers. **DO NOT USE STICK ONS**

#### Item 6 – Interior Repairs

- 1) Add small closet with bifold 6 panel door and 1 ClosetMaid closet shelf to rear bedroom.
- 2) Replace 3 interior doors with 6 panel doors and lever style locks.
- 3) Install 6 panel bifold door in front bedroom closet.
- 4) All interior door opening shall be as large as possible.
- 5) Hall opening shall be repaired as large as possible.

**Item 7 – Bathroom**

- 1) Complete interior demolition of existing bathroom, down to studs and slab.
- 2) Closet to the left of the bathroom shall be utilized for extra space in the bathroom.
- 3) Remove and dispose of all debris.
- 4) Repair or add sub-framing in walls if/as needed.
- 5) 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.
- 6) Enlarge existing door open as large as possible.
- 7) Ensure that new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
- 8) 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)
- 9) 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.
- 10) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
- 11) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 12) 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)
- 13) 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
- 14) Rebuild Shower Stall, Large (6x6 or larger) ceramic 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) low profile 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) Make shower as large as possible.**
- 15) Provide and install one large, recessed shampoo/soap niche where client chooses on shower wall. Niche can be stainless.
- 16) Provide and install new Delta, single lever, "Classic" shower valve and trim.
- 17) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*
- 18) 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.
- 19) 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.
- 20) Provide and install new LED bathroom general lighting.
- 21) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L

equal or better

- 22) Install new flooring ceramic tile or water-resistant vinyl plank flooring (min cost @\$3/s.f.)
- 23) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed or if missing and mirror over lavatory. Mirror should be the approximate width of the lavatory countertop.
- 24) 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.
- 25) Provide and install new "hard-mounted" or tension (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.
- 26) Install new vanity/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 27) 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, etc.)

### 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.

### Item 9 – Flooring

- 1) Build up bathroom floor to house level.
- 2) Repair/replace damaged floor/subfloor throughout. Allowance of 320 sf of decking, and 60 lf of joist material. Repair all cracks, holes and soft areas in existing flooring.
- 3) Repair hump in kitchen floor.
- 4) Replace carpet/pad/vinyl throughout. Replace base/shoe throughout as needed. Match existing.
- 5) Vinyl-Install underlayment grade hardboard ¼" thickness if necessary. Install sheet vinyl .090 gauge minimum over underlayment. Install using manufacturer's specifications. Shoe molding shall be installed. Vinyl shall be installed in bathroom, kitchen, back porch, and small area(foyer) at front door.

### Item 10 – Electrical

1. Remove and properly dispose of existing Electrical Meter Enclosure.
2. Remove and properly dispose of existing, Main Feeder Wire from meter to interior breaker panel(s).

3. Provide and install new Meter Enclosure, mast, and weather head with separate or integrated 200-Amp Main Panel. Must meet all current NEC requirements as well as be compliant with the most current version of the Ocala Electric Utility's "Metering Enclosure and Equipment Standards".
4. Install new Main Disconnect, new Main Breaker(s) for Interior Sub-Distribution Panels (if required) and New Panel must have multiple open slots for exterior/added circuits (minimum 6) and any other current NEC compliant circuits required for the home, unless provided for in existing Interior Distribution Panels.
5. Provide and properly install new correctly sized for loads, Main Feeder Wire from exterior disconnect/breaker, through attic cavity, properly secured/protected per codes, to feed existing interior breaker panels.
6. If any other circuits need to be added/corrected to meet code or for proper function for owner, provide, and install all necessary components to bring into compliance.
7. NOTE: General Contractor shall relocate water heater to meet code compliance.
- 8. Interior:**
9. If Bathroom, Kitchen, or laundry outlets are not currently GFCI protected outlets/switches, provide and install all needed materials to change to GFCI, outlets or breakers per code.
- 10. Exterior:**
11. Install new HVAC disconnect and exterior GFCI outlet at condenser location, front and rear (if not installed).
12. Provide and install all LED (60-100-watt equivalent), dimmable bulbs as needed in new or remaining fixtures throughout exterior of the home.
13. Install general LED lighting/switch in laundry area.
14. Smoke/CO Alarms:
15. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
16. 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), must have 10-year non-serviceable battery.
17. 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.
18. Any devices requiring new wiring circuits/switches shall be included in the total price.
19. Any sub panels not needed can be removed.
20. Install necessary electrical circuits for a 16-seer2 electric heat pump HVAC system.
21. Contractor may be required to coordinate with other contractors during repairs.

### Item 11 – Exterior Repairs

- 1) Install or build ADA ramp at the front door, with 5'x5' concrete landing at edge of driveway area. Bottom landing shall be a minimum 60" long x width of the ramp.
- 2) Replace steps at rear door to include railings/landing.

### Item 12 – Exterior Doors



- 1) Replace front and back exterior doors and associated, jambs, casings, and trims.
- 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 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 before ordering 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. Color to match door hardware.
- 5) 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).

### Item 13 – Plumbing

- 1) Clean drain/waste/sewer lines for optimal water flow.
- 2) Install cleanouts where necessary.
- 3) Replace hose bibs as necessary.
- 4) Install vacuum breakers on all hose bibs.
- 5) Replace all supply stops with new ¼ -turn supply stop and supply line.

### Item 14 – 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.

**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

Owner final acceptance of the work

Material and/or contractor lien releases