

Rehabilitation Specification: GRNT [Grant #]

CRA: West Ocala

Applicant: BYRON WHEELER

Address: 1105 NW 8TH ST

Parcel #: 2570-402-102

Phone: 352-895-4387



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.
- 2) This work will require a Roof Permit. Reroof ~~shall include~~ shall not out building.
- 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 800 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 800 sq. ft., determined as a change order.
- 6) Contractor will provide and install, if necessary, up to 300 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) 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. Shallow roof area shall refer to low slope areas below 4:12 but no less than 2:12 pitch.
- 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 vented soffit and wood grain 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) 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 – Exterior Repairs

- 1) Replace siding, trim and flashing around chimney. Use James Hardie equal/better. Repair chimney framing as necessary to install siding. Chimney cap can only be reused if no damage or corrosion is found. Otherwise replace with similar caulk and fill or repair all cracks, gaps, holes, 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.
- 2) Prime 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.
- 3) 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 surfaces as appropriate.

- 4) Paint chimney surfaces using Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equal/better per data sheet).
- 5) 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 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

Contractor 1 year warranty

Owner final acceptance of the work

Material and/or sub-contractor lien releases