

### Rehabilitation Specification: GRNT 22-0001

**Applicant:** Kimberly Burke  
**Address:** 1640 NW 18th Ave  
**Parcel #:** 2195-160-000  
**Phone:** 352-342-2822



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

**Project must be fully completed in 120 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 – Windows (22)**

- 1) Remove and properly dispose of all existing windows/SGD.
- 2) Living room window counted as 2 windows.
- 3) 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.
- 4) Install new sliding glass door where available (follow window specs).
- 5) Ensure units are properly fastened and completely sealed around frames per code.
- 6) Window color to be white.
- 7) 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.
- 8) Ensure at least one single-hung window in each bedroom/sleeping area, will meet the requirements of the Current Building Code, Chapter 702, and related. NOTE: 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.
- 9) Repair openings (Interior and Exterior), sills (sills should match existing) when damaged or if/when opening must be modified for egress. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 10) Install new marble windowsills for each window.
- 11) Replace shutters sized for new windows as needed.

**Item 2 – HVAC**

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, ductwork, etc.
2. Drywall walls/ceiling in furnace closet. Line return air box with duct board. Contractor may need to increase the size of the HVAC closet.
3. Provide and install new standard filter box 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.

4. Provide and install completely new, properly sized to home, electric heat pump HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation and any other related components.
5. Install new ductwork and supply/return registers.
6. Add duct/accessories to front left bedroom.
7. Install fresh air and return air as required by code.
8. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
9. 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.
10. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor where necessary.
11. New HVAC Unit MUST be a Minimum of 16 SEER and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae, etc.).
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 a new digital, Programable Thermostat, matched/compatible to new system. Owners' thermostat can be used if functional. Ensure that new thermostat 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. Replace all ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
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.

### Item 3 – Exterior Doors (Qty 1)

- 1) Replace 1 exterior doors and associated, jambs, casings, and trims. (back door)

- 2) Install 2 new security doors at front and carport exterior doors. Model# 5SH202BLACK36(Home Depot), equal or better.
- 3) Reinstall 1 of the old security doors at the back door.
- 4) 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.
- 5) 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 during Pre-bid Inspection for each door unit.
- 6) Provide and install door viewer, Model DS238, OR Equivalent, into back Entry Door, at a height agreed to by owner. Color to match door hardware.
- 7) Provide and install(6 sets) 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 4– Plumbing**

1. Repipe all water lines complete to code. All pipes shall be hidden in walls and/or attic.
2. Make repairs to walls and ceilings as necessary. Repairs shall match existing. If bathroom tile cannot be matched, then replace all bathroom tile.
3. Replace valve body in both bathrooms with single lever valve body. Include all associated trim and accessories including showerhead.
4. Install new vacuum breakers on all hose bibs.
5. Install new washing machine outlet box.
6. Replace all shut off valves with new quarter turn valves.
7. Replace supply lines for all toilets and sinks.
8. Repair washer drain line from draining on the ground (connect to house drain) .
9. Replace vanity/lav/faucet in both bathrooms. Install maximum size for space.

**Item 5 – Water Heater**

- 1) Drain, remove, and properly dispose of old water heater.
- 2) Remove and dispose of old cold-water valve and associated piping.
- 3) Provide and install all materials needed to properly reconstruct hot and cold-water supplies to and from the new water heater to all necessary connections (Laundry, bathroom, kitchen, etc.)
- 4) 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.)
- 5) Provide and install new 40 Gallon, dual element 5500/5500-Watt, standard electric water heater, with 12-year warranty. Suggested models Rheem Model #XE40M12CS55U1, OR A.O. Smith Model EG12-40H55DV -OR- Equal/Better.
- 6) Provide and install new pan and drain.
- 7) Secure water heater per code.
- 8) Electrician 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.
- 9) 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 warranty registrations to Grant Specialist at Final. Contractor will have the option to move water heater to a suitable location inside.

**Item 6 – Exterior repairs**

1. Repair/replace plywood ceiling in carport.
2. Install handrails at back steps.
3. Repair ceiling in laundry room.
4. Install new seamless 6" gutters /downspouts at patio area. Install gutters north/south/east/west. Allowance 50' Adjust for proper water flow. Include gutter guards, splash blocks, splash guards, etc. Seal all joints to eliminate/reduce leaks. Provide owner color choices.

**Item 7 – 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, 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.
- 7) Paint 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 ON'S**  
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 8 – Interior Repairs

1. Repair ceiling in front left bedroom. Match texture.
2. Repair ceiling crack in living room/hall area. Match texture.
3. Refinish tub. Provide color choices.
4. Remove flooring in dining room(asbestos).
5. Prep floor so that it is clean, dry, and level.
6. Provide and install new waterproof vinyl plank flooring throughout (minimum price \$3/s.f.).
7. Provide and install if needed shoe molding around full perimeter of flooring.

### Item 9 – Electrical

1. In all bedrooms and Livingroom, replace all 2 prong receptacles. If no ground wire is available, then install GFCI protection at each location.
2. Install arc fault protection at all other code required unprotected locations.

**Item P – Permits**

This amount of \_\_\$400.00\_\_\_\_\_ 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**)