



**Scope of Work – 2/22/2019
Rehabilitation Specification Exhibit A
GRNT18-0067**

Applicant: PAGE LAURA
Address: 1771 NE 17TH ST OCALA FL, FL., 34470-4603
Parcel #: 26482-001-18
Phone: (352)792-3778
Date Approved: 11/07/2018 ca

Work must comply with the current **Florida Building Code.**

BID ON INDICATED ITEMS ONLY.

TYPES OF PERMITS REQUIRED:

Building Roofing Plumbing Electrical Mechanical Gas

TYPES OF CONTRACTORS REQUIRED:

General or Builder Roofing Plumbing Electrical HVAC Gas Specialty

PROJECT DESCRIPTION: Re-pipe all Water Supply Lines, ADA Rehab Bathrooms (2), Rehab Kitchen, new lighting and smoke alarms, water heater, HVAC replacement, new flooring, entry door replacement, garage door replacement, seal exterior building envelope from rodent and pest intrusion, driveway repair

Project must be fully completed in 90 days.

Date Revised: 02/22/2019 ca

Line Item	Description of Work	
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1	Plumbing – Re-Pipe	
	<ol style="list-style-type: none"> 1) Remove and properly dispose of existing water softener and related components. 2) Provide and install new Main Shut-off Valve and valve box for Main Water Line, coming from City Meter to home, immediately adjacent to the exterior wall of home, or most logical and accessible location. 3) From new Main Shut-off Valve, provide new Main water supply line, into home, at most logical location. 4) From this location, provide a supply-side connection to the new water heater. 5) From this location, provide all new Hot and Cold supply-side connections, overhead, to kitchen, bathrooms, laundry room <i>and</i> Cold only to new exterior hose bibs on front and rear of the home (<i>Hose bibs may be surface mounted on exterior wall and must be insulated and strapped/attached securely to wall</i>). 	
2	Master Bathroom – Accessible Rehab	
	<ol style="list-style-type: none"> 1) Demo complete bathroom back to the stud walls and slab floor 2) Remove and dispose of existing bathroom door and jamb 3) Properly remove and dispose of all debris 4) Provide and replace any damaged or rotted framing materials in/around shower enclosure and bathroom. 5) Provide and install new plumbing supply lines (hot and/or cold) to the shower, and vanity areas and a cold-water supply to toilet from overhead 6) Provide and install new Delta brass shower valve with Integrated stops. 7) Provide and install new Single Lever-style, Delta Classic, Chrome Shower trim. 8) Provide and install new Chrome, Delta “In2ition” showerhead with pull down hand shower. Model #75490 OR Equal 9) Set new chrome gooseneck and shower head at/about 78”-80” above finished floor level. Plumb supply around shampoo niche area. Coordinate with Cultured Marble company OR Tile Contractor. 10) Provide and set new drain for shower and relocate as needed, coordinate with cultured marble company OR Tile Contractor. 11) Provide and install new cultured marble, low-curb shower pan and three matching side panels to 84” AFF, two corner soap shelves, one large shampoo niche (locate between gooseneck and shower valve) and a matching towel bar in the upper rear of shower enclosure, OR provide and install a tile shower enclosure as described. (Owner to choose color from available selections). 12) Porcelain Tile shower floor and walls may be substituted for cultured marble shower pan and walls, with all other listed appurtenances remaining (niche, soap shelf, towel bar, etc.). If tile is used, shower floor tiles may not be larger than 2” x 2” in size and wall tiles must be no smaller than 12” x 12”. Owner to select tile color(s) from 	

- contractor provided options and all accessory items must match.**
- 13) If Tile, provide and install no/low (max 4") shower curb, constructed out of rot-proof materials. Insure code approved shower pan liner is used and required slope to new drain is maintained and all inspections are passed. Insure that new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.**
 - 14) 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)**
 - 15) Provide and install solid wood backing for installation of "hard mounted" shower curtain rod to be mounted at/or about 78" to 80" Above Finished Floor to Center-Line.**
 - 16) Provide and install solid wood backing behind toilet to accommodate new ADA Grab Bar, approximately 24" wide.**
 - 17) Provide backing, as appropriate, for towel bars, towel hook, and TP holder.**
 - 18) Provide and install, with approved fasteners, Cement board backing on all walls in shower area. (tile backer or dura-rock, or equivalent)**
 - 19) Provide and install new moisture resistant gypsum-type wallboard on all other walls and ceilings in bathroom and finish with smooth or very light texture**
 - 20) Provide and install new pre-hung door and jamb, similar to existing door, Prime and paint all surfaces of door. Color to be white.**
 - 21) Provide and install new Kwikset "Privacy" Lever Set. Owner to select design and finish following contract signing.**
 - 22) Provide and install new porcelain bathroom floor tiles throughout bathroom area. Owner to choose color following contract signing, from contractor provided selections.**
 - 23) Provide and install new Bathroom Vanity Sink Base, Pre-fabricated, Pre-finished plywood boxes. Owner to select color and design from contractor provided selections following contract signing.**
 - 24) Provide and install new Cultured Marble vanity top and backsplash, same color as shower, with integrated sink.**
 - 25) Provide and install new single lever Delta Classic Chrome Vanity sink faucet (matching shower trim) with new supply lines, chrome drain kit, drain pipes and ¼-turn Plumbing stops for hot and cold supplies**
 - 26) Provide and install new recessed mirrored medicine cabinet in most logical location.**
 - 27) Provide and install rot proof (Azek or similar) base moldings around perimeter as needed to provide a complete and "finished" appearance.**
 - 28) Provide and Prime all walls and ceilings with "KILZ" type mildew resistant primer, full coverage coat.**
 - 29) Provide and paint bathroom ceiling with Sherwin-Williams ProMar Interior Latex ceiling paint. Flat White**

- 30) Provide and apply at least two (2) full coverage coats of eggshell or semi-gloss finish, minimum of Sherwin-Williams ProMar 200 Zero VOC, or Equal, interior latex paint over all primed wall surfaces. Owner to choose color following contract signing, Lighter color suggested).
- 31) Provide and apply at least two (2) full coverage coats of gloss or semi-gloss finish, minimum of Sherwin-Williams ProMar 200 Zero VOC, or Equal, interior latex paint over all door and trim surfaces. Color to be White.
- 32) Provide and install new ¼-turn Plumbing stop for toilet supply.
- 33) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, with chrome flush lever and soft-close seat/lid.
- 34) Provide and install new flange or stainless-steel repair flange (if existing flange is damaged), new wax ring and new nylon-type flange bolts. Shim and level toilet and secure.
- 35) Provide and install color matching grout or caulk around base of toilet once secured.
- 36) Provide and install new Chrome ADA Grab bars (with escutcheons) in shower enclosure and behind toilet in locations backing was indicated. (1) 36"-42", (2) 16"-18", and (1) 22"-24"
- 37) Provide and install new chrome towel bars (2), hand towel hook (1) and (1) TP holder in appropriate locations.

3	Guest Bathroom Rehab
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- 1) Demo complete bathroom back to the stud walls and slab floor.
- 2) Remove and dispose of existing bathroom door and jamb
- 3) Properly remove and dispose of all debris
- 4) Provide and replace any damaged or rotted framing materials in/around shower enclosure and bathroom.
- 5) Provide and install new plumbing supply lines (hot and/or cold) to the shower, toilet and vanity areas from overhead
- 6) Provide and install new Delta brass shower valve with Integrated stops.
- 7) Provide and install new Single Lever-style, Delta Classic, Chrome Tub/Shower trim with diverter.
- 8) Provide and install new Chrome, Delta "In2ition" showerhead with pull down hand shower. Model #75490 OR Equal and matching chrome tub spout
- 9) Set new chrome gooseneck and shower head at/about 78"-80" above finished floor level. Plumb supply around shampoo niche area. Coordinate with Cultured Marble company OR Tile Contractor.
- 10) Provide and set new drain for tub and relocate as needed, coordinate with cultured marble company OR Plumber as required.
- 11) Provide and install new cultured marble tub with front skirt and three matching side panels to 84" AFF, 2 soap shelves, one large shampoo niche (locate between gooseneck and shower valve) and one matching towel bar in the upper rear of tub/shower enclosure. (Owner

to choose color from available selections.

- 12) Porcelain Tile walls may be substituted for cultured marble, with all other listed appurtenances remaining (niche, soap shelf, towel bar, etc.). If tile is used, wall tiles must be no smaller than 12" x 12" (Larger is acceptable). Owner to select tile color(s) from contractor provided options and all accessory items must match.**
- 13) If Tile, provide and install a 60" White Acrylic, Alcove-style (for tile surround) bathtub with integral front apron Kohler Devonshire 1184-RA-0 OR Equal (Left or Right Drain as needed). Insure new chrome drain with lever release is properly installed per code and sealed for leaks.**
- 14) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for tub/shower. 36" to 42" on large back wall of enclosure and a vertical 16" to 18" on each end of the tub/shower enclosure (Total of 3 bars to be installed)**
- 15) Provide and install solid wood backing for installation of "hard mounted" shower curtain rod to be mounted at/or about 78" to 80" Above Finished Floor to Center-Line.**
- 16) Provide and install solid wood backing behind toilet to accommodate new ADA Grab Bar, approximately 24" wide.**
- 17) Provide backing, as appropriate, for towel bars, towel hook, and TP holder.**
- 18) Provide and install, with approved fasteners, Cement board backing on all walls in tub/shower area. (tile backer or dura-rock, or equivalent)**
- 19) Provide and install new moisture resistant gypsum-type wallboard on all other walls and ceilings in bathroom and finish with smooth or very light texture**
- 20) Provide and install new pre-hung door and jamb, similar to existing door, Prime and paint all surfaces of door. Color to be white.**
- 21) Provide and install new Kwikset "Privacy" Lever Set. Owner to select design and finish following contract signing.**
- 22) Provide and install new porcelain bathroom floor tiles throughout bathroom area. Owner to choose color following contract signing, from contractor provided selections.**
- 23) Provide and install new Bathroom Vanity Sink Base, Pre-fabricated, Pre-finished plywood boxes, similar in size to old unit. Owner to select color and design from contractor provided selections following contract signing.**
- 24) Provide and install new Cultured Marble vanity top and backsplash (same color as tub/shower) with integrated sink.**
- 25) Provide and install new single lever Delta Classic Chrome Vanity sink faucet (matching shower trim) with new supply lines, chrome drain kit, drain pipes and ¼-turn Plumbing stops for hot and cold supplies**
- 26) Provide and install new recessed mirrored medicine cabinet in most logical location.**
- 27) Provide and install rot proof (Azek or similar) base moldings around perimeter as needed to provide a complete and "finished" appearance.**

- 28) Provide and Prime all walls and ceilings with “KILZ” type mildew resistant primer, full coverage coat.
- 29) Provide and paint bathroom ceiling with Sherwin-Williams ProMar Interior Latex ceiling paint. Flat White
- 30) Provide and apply at least two (2) full coverage coats of eggshell or semi-gloss finish, minimum of Sherwin-Williams ProMar 200 Zero VOC, or Equal, interior latex paint over all primed wall surfaces. Owner to choose color following contract signing (lighter color suggested).
- 31) Provide and apply at least two (2) full coverage coats of gloss or semi-gloss finish, minimum of Sherwin-Williams ProMar 200 Zero VOC, or Equal, interior latex paint over all door and trim surfaces. Color to be White.
- 32) Provide and install new ¼-turn Plumbing stop for toilet supply.
- 33) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, with chrome flush lever and soft-close seat/lid.
- 34) Provide and install new flange or stainless-steel repair flange (if existing flange is damaged), new wax ring and new nylon-type flange bolts. Shim and level toilet and secure.
- 35) Provide and install color matching grout or caulk around base of toilet once secured.
- 36) Provide and install new Chrome ADA Grab bars (with escutcheons) in shower enclosure and behind toilet in locations backing was indicated. (1) 36”-42”, (2) 16”-18”, and (1) 22”-24”
- 37) Provide and install new chrome towel bars (2), hand towel hook (1) and (1) TP holder in appropriate locations.

4	Kitchen Rehab	
<ul style="list-style-type: none"> 1) Remove and dispose of all remaining kitchen cabinets, uppers and lowers, old sink, range and refrigerator, vent hood, window ac unit and any other items that would otherwise restrict the repair of the kitchen. 2) Remove and properly dispose of any remaining lighting fixtures 3) Remove any/all drywall and furring strips that appears to be moist or damaged, specifically the lower 4 feet around perimeter, behind old cabinets. 4) Remove any wet or moisture damaged insulation and replace with new fiberglass batt-style or R-foil insulation or other (as appropriate). 5) Insure that new hot and cold, water supplies are located to allow for connections to sink, dishwasher and refrigerator. 6) Provide and install new moisture resistant drywall in all locations old material was removed. Finish to match surrounding textures. 7) Prime all walls in kitchen with Mildew Resistent, “KILZ Type” Primer. 8) Provide and apply a minimum of two, full coverage, finish coats of paint over all kitchen walls to corner or other “natural stopping point”. Use Sherwin Williams ProMar 200 or Equal. Color to be selected by owner following contract signing. NOTE: Paint color and sheen will be the same for the Kitchen, and if included, for the Living, Dining and 		

Hallway “common areas” as well.

- 9) Provide and apply “KILZ-Type” primer to all ceilings in kitchen, dining, living and “common areas”. Provide and apply Sherwin Williams Ceiling Finish (or equal) in Flat White over same area.
 - 10) Clean and prepare slab for new floor material to be installed.
 - 11) Provide and properly install new waterproof “wood plank look/style,” interlocking or glue-down flooring throughout Kitchen.
 - 12) Provide, prime, paint and install all necessary trim pieces, base and shoe moldings, as needed to provide a “like-new” and finished appearance.
 - 13) Provide and install appropriate transition or “dresser” strips at edges of kitchen floor area. Dining room / Living room and hallway area.
 - 14) Provide and install new Pre-fabricated, Pre-finished, solid wood / plywood kitchen cabinets throughout kitchen in same general layout as old cabinets, lowers and uppers.
 - 15) Allow for new microwave/vent hood to be located over range, dishwasher and double basin sink. Use standard sized upper cabinets.
 - 16) Provide and install all necessary fillers, moldings and trim pieces necessary to provide a complete and “like-new” finish.
 - 17) Provide and install new Roll-form or similar, Mica-type countertops (Or equal) with 4-inch integrated backsplashes, side-splashes against each wall and end caps as needed. Provide and apply a thin, neat (color-matched) caulk bead where counter or backsplash meets the walls.
 - 18) Owner to work with contractor to select cabinets and counter tops following contract signing.
 - 19) Provide and install new 33”x22” x 7”-9” Deep, Double Basin Stainless Sink. Apply a clear adhesive-sealant caulk under and around the entire rim of the sink during installation and insure a neat finish when sink is secured in place.
 - 20) Provide and install new Delta Classic Stainless 1-handle, Low-arc Kitchen Faucet, with separate pull-out sprayer. Stainless finish. Model #400-SS-DST
 - 21) Provide and install all necessary matching drains and strainer baskets, new trap and drain pipes to wall, new 1/4 -Turn supply stops for hot, cold supply and dishwasher and refrigerator. Also, Provide and install new in-wall valve box for refrigerator/ice maker supply line behind refrigerator location.
- Appliances:**
- 22) Remove and properly dispose of old electric range (defective)
 - 23) Provide and install new 30”, 5-Burner, Steam-Cleaning (Oven), smooth top Electric Range with window in oven door. Finish to be Stainless Steel
 - 24) Provide and install new Stainless-Steel Refrigerator, 21 to 25 Cu.Ft. Capacity, same brand and product line as range. Insure new cold-water supply line connects from new in-wall valve to refrigerator.

- 25) Provide and install new Stainless-Steel dishwasher, same brand and product line as range and refrigerator. Insure new supply and drain lines are installed per code and do not leak.
- 26) Provide and install new over-the-range microwave/vent hood combo, same brand and product line as other appliances. If hood vent duct already exists through the roof, provide all necessary materials to tie in new microwave/vent hood to this duct to vent to the outside of the home. If no duct currently exists, insure microwave includes all required parts, including grease catchers and charcoal filters for recirculating vent setup.

5	OPTIONAL - Interior Painting – General	
<ul style="list-style-type: none"> 1) Provide and Prime all interior rooms, wall and ceilings, doors and trim with “KILZ Type” Mildew resistant Primer, not already specifically addressed. 2) Provide and Paint full coverage coats on all walls with Sherwin Williams ProMar 200 eggshell or satin Interior Finish. Owner to select color following contract signing. NOTE: All bedrooms to be painted the same color. 3) Provide and Paint full coverage coats on all ceilings with Sherwin Williams Mildew Resistant Flat White Ceiling Paint. 4) Provide and Paint all doors and trim with Sherwin Williams ProMar 200 Semi-gloss or gloss Finish. Owner to select color following contract signing. NOTE: ALL DOORS and TRIM Throughout Interior of home are to be painted the same color and sheen. 		
6	Electrical / Smoke Alarms	
<ul style="list-style-type: none"> 1) At ALL locations throughout home, not specified otherwise, provide and install new LED, Energy Star Lighting Fixtures appropriate to the areas being served. Bathrooms (vanities, tub-shower areas, general room lighting, etc.), Kitchen/dining, Garage, All Exterior Bracket Lights and Security Flood/Motion Lights. 2) In Main Kitchen Area and Laundry Room, provide and install new 48” LED “Cloud Style” fixtures. 4000K color, minimum 70 Watts of light output. Good Earth Model #LF1087-NK7 OR Comparable 3) In All Bedrooms and sleeping areas, provide and install new 52” ceiling fan/LED Light Combo Units with Remote control and Reverse Air Flow Capable. Owner to select color and design from Contractor provided options. 4) In Living room, provide and install new 60” ceiling fan/LED Light Combo Unit with Remote control and Reverse Airflow Capable. Owner to select color and design from Contractor provided options. 5) Provide and install new hardwired on dedicated Arc Fault GFCI Circuit Breaker, interconnected CO/Smoke alarms, all with Integrated 10-year maintenance-free battery backups per code. Each Sleeping Area is to have a Smoke detector and each common area, immediately adjacent the sleeping areas is to have a CO/Smoke Combo unit. Suggested Models are Kidde #21010407-A (Smoke) and Kidde #21027323 (CO/Smoke Combo) OR EQUAL. 6) Provide and install new code compliant breaker and electrical wiring 		

from breaker panel box to new water heater.

- 7) Confirm all electrical wiring to the electric range/oven is within code and ensure proper plug/receptacle is provided and installed for new range.
- 8) Confirm all electrical wiring to the washer and dryer are code compliant. Make any repairs as needed.
- 9) Confirm all HVAC electrical wiring is code compliant for new equipment. Relocate and Upgrade disconnects as needed.
- 10) Provide and install new code compliant Circuit Breakers for Bathroom exhaust fans, electric range, microwave circuit, refrigerator circuit, dishwasher circuit and all new HVAC equipment circuits.
- 11) Provide and install new Panasonic WhisperSense DC Bathroom Exhaust Fans (2) in each Bathroom. Use **Panasonic #FV-0511VQCL1**. Provide and install new wall switch for light function(s) ONLY. NOTE: If an alternative "Equal" Fan is used, it must emulate ALL features of the suggested fan model AND be approved by the Rehabilitation Specialist.
- 12) Check all outlets and switches on interior of home to ensure safe and proper function including GFCI Outlets to Code in Kitchen and Bathrooms. Provide and install new devices where needed, including new matching cover plates.
- 13) Check all exterior outlets and confirm they are GFCI and function properly. Provide and install new devices where needed, including new weather proof boxes and covers.
- 14) Insure Exterior GFCI Outlet is located within 25 feet or less of new HVAC Condenser unit.

NOTE: (Pool, equipment & exterior ceiling fans - NOT PART OF THIS WORK)

- 15) Provide and install a Lockout on the breaker(s) servicing the Pool Equipment, for Safety. DO NOT DISTURB ANY POOL RELATED EQUIPMENT.
- 16) Do not disturb ceiling fans near/around pool area. NOT PART OF THIS PROJECT.

7	Water Heater	
	<ol style="list-style-type: none"> 1) Drain, remove and properly dispose of old water heater. 2) Determine best, most logical, location for new water heater to be installed. 3) Provide and install new Energy Star Certified, A.O. Smith Signature Premier 50-gallon Tall, Hybrid Heat Pump water heater (HPTU-50N), OR Rheem, Performance Platinum 50 gallon, Hybrid Heat Pump, High Efficiency water heater (PROPH50 T2 RH350 DCB) <i>(OR Brand and Model of Comparable Specifications)</i> 4) Provide and install new pan and drain to exterior of home per code. 5) Insure all equipment has been properly registered and that all warranty registrations, rebate or incentive paperwork or documents have been completed and provided to the owner. Provide copy of same information (Not including full operator's manual(s)) to Rehab Specialist at Final. 	
8	HVAC Replacement	

- 1) Remove and properly dispose of existing HVAC System, Air Handler and Condenser Units as well as old condensate line and condensate pump, if present. Remove and dispose of old plenum box.
- 2) Remove and dispose of old ducts AND Provide and install new, code compliant HVAC duct work, supply and return grills as needed. If possible, use round supply grills in the same locations as old. If not, provide and install appropriate covers to seal off old supply grill locations between attic and living space.
- 3) Provide and install a new, Energy Star Certified, Heat Pump HVAC System, Minimum 18 SEER, 12.5 EER and 9.6 HSPF, with manufacturer approved/compatible, illuminated, digital, programable thermostat.
- 4) Insure all Electrical wiring, disconnects and breakers are sized and located correctly for the new equipment and per code. Coordinate with electrician as needed.
- 5) Provide and Install all new copper lines and thermostat wires for new system
- 6) Provide and install a new Plenum Base for HVAC unit as required and insure proper and fully sealed connection to return ducts as needed.
- 7) Provide and install new 4-inch filter box and new filter(s), minimum of MERV-10 Rating or better.
- 8) Provide and install new condensate lines. Insure condensate line drain is a minimum 12" off the side of the home and Provide and install "wet/float" style cut-off switch in drain side of HVAC Unit. If needed, provide and install new condensate pump and securely plumb and insulate to exterior of the home per code.
- 9) Provide and install new pipe insulation on all pipes as required by code.
- 10) IF needed, cut-in new attic scuttle and provide and install a new sealed scuttle cover upon completion. Cover must be trimmed and painted to match surrounding ceiling finish.
- 11) If required by code or for permit, obtain and provide Energy Calculations and Manual D & J Reports. Per new Energy Calculations and Manuals D & J, make all necessary accommodations to properly supply HVAC to all rooms of the home (Excluding Garage). Any alterations or renovations or repairs required in the home to complete HVAC installation and modification, will be considered included in this bid.
- 12) Provide Home Owner with Written HVAC Warranty and instructions on HVAC and thermostat use, proper care of system, filter size and maintenance intervals, and include brand, model and serial numbers of each piece of equipment and a copy of the Energy Calculations (if needed). Insure all equipment has been properly registered and that all warranty registrations, rebate or incentive paperwork or documents have been completed and provided to the owner. Provide copy of same information (Not including full operator's manual(s)) to Rehab Specialist at Final.
- 13) NOTE: It is the responsibility of the contractor to schedule any/all

<p>necessary/required inspections.</p> <p>14) Provide and properly install new EZSoffit Vent Soffit Termination System for Panasonic Bathroom Vent Fans. Model #EZSV14 (Available through mechanical supply wholesalers) Alternate method may be used but MUST be Code Compliant.</p> <p>15) Provide new 4" or 6" semi-rigid flexible aluminum duct to connect new bathroom vent fans to soffit grill on exterior of home.</p>		
9	OPTIONAL – Flooring – Main Living Areas	
	<ol style="list-style-type: none"> 1) Remove and dispose of any remaining old floor covering from all floor surfaces throughout the Living and Dining area and Hallway 2) Clean and prepare slab for new floor material to be installed. 3) Provide and properly install new waterproof “wood plank look/style”, interlocking or glue-down floor covering materials throughout the Living, Dining and Hallway areas. New flooring to be identical materials and colors as those used in the kitchen area. 4) Provide and install all necessary accessory pieces and transition strips, at doorways, between different floor finish types (e.g. Bathrooms and if necessary, bedrooms). 5) If necessary to provide a complete and finished appearance, provide, prime, paint and install new base and shoe molding around interior walls of home following installation of new flooring in the Living, Dining and Hallway Areas. 	
10	Exterior Doors	
	<ol style="list-style-type: none"> 1) Remove and properly dispose of Exterior Entry door, trim and jamb from garage to exterior of home on East elevation. 2) Provide, install and properly seal new Exterior Rated, 1-3/4" fiberglass entry door, pre-hung on rot proof jamb set with Stainless-steel hinges, doubled bored with adjustable threshold at Garage to Exterior location. Contractor to confirm all dimensions and proper swing. 3) Provide and install all necessary rot proof trim materials, inside and out, needed to provide a complete and “like-new” installation. 4) Remove and properly dispose of door, trim and jamb between garage and laundry area of home. 5) Provide, install and properly seal new Exterior Rated, 1-3/4" fiberglass entry door, pre-hung on rot proof jamb set with Stainless-steel hinges, double bored with adjustable threshold at Garage to Laundry location. Contractor to confirm all dimensions and proper swing. 6) Provide and install all necessary rot proof trim materials, inside and out, needed to provide and complete and “like-new” installation. 7) Insure doors open and close smoothly and are fully sealed from exterior elements, light, water, air, etc. Insure 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. 8) Prime all door surfaces and trim materials with Sherwin Williams, Fiberglass/plastic rated primer. (or Equal) 9) On both new door units, Provide and Paint all door surfaces and trim materials with two (2) complete coats of Sherwin Williams ProMar 200 	

(Or Equal).

- 10) For both doors, provide and install new Kwikset “Smart-key” Lever-style locksets with matching deadbolts, keyed alike. Use Tustin Lever in Satin Nickel finish.
- 11) Provide “re-keying tool” and instructions to owner at Final.

11	Windows	
_____	<ul style="list-style-type: none"> 1) Remove and properly dispose of all broken or defective windows throughout home. (2 windows on rear of home, Kitchen and Master bedroom, and others if necessary). 2) Provide and install new White Vinyl, single hung, windows in each location a window was removed. NOTE: This is a same size change-out, NOT Egress. 3) All new windows are to be double insulated, Low-E, Argon filled and must be Energy Star certified for Florida. 4) Sash design should match other windows in the home as closely as possible. 5) Insure all windows are install according to current codes, with approved fasteners and are properly sealed from the elements and open, close and lock smoothly. 6) If walls are damaged, interior or exterior as a result of window replacement, provide all labor, materials, primer and paint required to repair damage and make installations a “like new” appearance. 	
12	OPTIONAL – Flooring – Bedrooms, Laundry and Sleeping Areas	
_____	<ul style="list-style-type: none"> 1) Remove and dispose of any remaining old floor covering from all floor surfaces throughout the Bedrooms, Sleeping Areas and Laundry Room. 2) Clean and prepare slab for new floor material to be installed. 3) Provide and properly install new waterproof “wood plank look/style”, interlocking or glue-down floor covering materials throughout the Bedrooms, Laundry Room and Sleeping Areas. New flooring to be identical materials and colors as those used in the kitchen and common living space areas. 4) Provide and install all necessary accessory pieces and transition strips, at doorways, between different floor finish types (e.g. Garage). 5) If necessary to provide a complete and finished appearance, provide, prime, paint and install new base and shoe molding around interior walls of home following installation of new flooring in the Bedrooms, Laundry and Sleeping Areas. 	
13	OPTIONAL - Driveway Repair	

	<ol style="list-style-type: none"> 1) Tear out area of driveway that has been damaged by tree roots. Carefully prune remaining roots that would hinder a new driveway installation. 2) Make all necessary preparations to pour new concrete for damaged area of driveway. Install #4 or #5 rebar “pins” into remaining sections of concrete on each side of the patched area and tie in rebar across new section 3) Provide and install a compacted lime rock base to elevate the new patch above the tree roots, roughly level with the remaining concrete slab leading up to garage, then slope down to meet remaining slab leading to apron. 4) Provide and install 6x6 WW Mesh in area of new concrete 5) Provide and install new concrete patch in driveway. 6) Finish to match as closely as possible to remaining concrete. 7) Provide relief cuts as needed/required <p><i>NOTE: The City of Ocala, and the Contractor(s) completing the work on the driveway, will NOT be responsible for the current or future health of the Large, Live Oak Tree immediately adjacent to the driveway area. The owner accept responsibility for the health of the tree both now and in the future.</i></p>	
14	OPTIONAL - Miscellaneous Repairs	
	<ol style="list-style-type: none"> 1) Remove and dispose of old dryer vent at block wall. 2) Provide and properly install new dryer vent kit through wall in laundry room 	
15	Permits	
	<ol style="list-style-type: none"> 1)) It is the responsibility of the Contractor and/or Subcontractors to obtain any/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 insure 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. 	