

Rehabilitation Specification: GRNT 22-0052

Applicant: Laurie Pinkham
Address: 923 NE 10th Ave
Parcel #: 2614-012-008
Phone: 352-812-9267



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 60 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

- 1) Remove and properly dispose of 2 windows in carport area and all windows in sunroom.
- 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 or match existing, insulated, Low-E, Argon filled windows w/screens in all window locations on the home, Size-to-Size Match, 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 or match existing.
- 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. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor).
- 8) Install new marble windowsills for each window installed or match existing
- 9) Replace shutters sized for new windows as needed (if installed).

Item 2 – Exterior doors

- 1) Replace north and south exterior doors and associated, jambs, casings, and trims.
- 2) 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.
- 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 during Pre-bid Inspection 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 3-Exterior Repairs

- 1) Replace soffit screen and trim. Paint to match.
- 2) Replace storm door at carport and sunroom. Use Larson model# 5900803 equal/better. Verify measurements and color before ordering.

Item 4 – 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(full even coverage coat w/no bleed through) 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 ONS**
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 5 – Plumbing

1. Repair/replace all water lines as necessary. Replace any/all galvanized pipes. Plumbing shall be hidden in walls and/or attic where possible.
2. Make repairs to walls and ceilings as necessary.
3. Install new vacuum breakers and hose bibs.

4. Install new washing machine outlet box in utility room.
5. Replace all shut off valves with new quarter turn valves.
6. Replace supply lines for all toilets and sinks.
7. Supply hot/cold water to all sinks/showers/tubs/washing machine where missing.
8. Waterjet, bore or snake throughout all waste drainpipes in all areas, to establish a clear waste drain system. If pipes are not able to be adequately restored to proper flow, a detailed Work Change Directive with an alternative option for restoring the drainage system and specific details of why and what additional work is being requested will need to be submitted for approval and thoroughly reviewed before any further work can be done or approved.

Item 6-Water heater

- 1) Drain, remove, and properly dispose of old water heater if installed.
- 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. An extended warranty anode rod can be used if necessary.
- 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 same information (Not including full operator's manual(s)) to owner at Final.

Item 7-HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.

2. Provide and install completely new, properly sized to home, Electric Heat Pump Style HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation and any other related components.
3. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
4. 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.
5. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor.
6. New HVAC Unit MUST be a Minimum of 16 SEER/SEER2 and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae, etc.).
7. Mini split/ductless system can be used. Install sufficient number (3 minimum) of air handlers to heat/cool unit.
8. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate if required.
9. 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).
10. 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.
11. Provide and install a new digital, Programable Thermostat (or wireless remote for ductless system), 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.
12. 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.
13. Check clean and sanitize existing metal ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
14. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
15. 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.
16. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
17. Contractor shall repair/paint any areas damaged due to replacement/installation.
18. Contractor will need to find a suitable location or build a new closet for HVAC if required.

Item 8 – Electrical

1. Remove and properly dispose of the existing Electrical Meter Enclosure.
 2. Remove and properly dispose of existing, damaged, Main Feeder Wire from the meter to interior breaker panel(s).
 3. Remove the fuse panel if installed and install an appropriately sized breaker panel.
 4. 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".
 5. Install new Main Disconnect, and new Main Breaker(s) for Interior Sub-Distribution Panels (if required) The 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.
 6. Provide and properly install new correctly sized loads of main Feeder Wire from exterior disconnect/breaker, through the attic cavity, properly secured/protected per codes, to feed existing interior breaker panels located in the garage area if needed.
 7. If any other circuits need to be corrected to meet the code or for proper function for the owner, provide, and install all necessary components to bring them into compliance.
- 8. Interior:**
9. Provide and install comparable light fixtures/ceiling fans in affected locations with new LED, Energy Star Certified fixtures, and fans. All interior fixtures and bulbs should be between 3000K and 4000K color range.
 10. Install a 42" ceiling fan in the sunroom.
 11. In the kitchen area, provide and install new 48-inch LED fixtures that are 3100 to 5000 lumens each, 4000K color, Energy Star in place of each old fixture that was removed. Suggested model Lithonia Lighting FMLL-14IN-80CRI -OR- Equal/better.
 12. In the laundry/utility area, provide and install a new Flush Mount 32-inch Round LED "Cloud-style" fixture. (Minimum 36-watt light output at 4000K+) Good Earth Model # LF1088-NMS-32LF2-G -OR- Equal.
 13. Inspect, check, and confirm the proper function of all electrical outlets and switches throughout the home, including GFCI devices.
 14. Provide and replace all outlets(white), switches(white), and any electrical devices found to be defective or non-functioning at the time of inspection, including color-matching device cover plates.
 15. Install new energy star-rated bath exhaust fans (1 in each bathroom) vented through the roof. Broan Roomside/Flex 1-Sone 110-CFM White Lighted Bathroom Fan ENERGY STAR Model #AER110CCTK

16. 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.

17. Exterior:

18. Install a new HVAC disconnect and exterior GFCI outlet at the condenser location.

19. Provide and install all LED (60-100-watt equivalent), dimmable bulbs as needed in new or remaining fixtures throughout the exterior of the home.

20. Smoke/CO Alarms:

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

22. Provide and install new CO/Smoke Combo Alarms, throughout the 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 should be Interconnected, hardwired where possible, on existing circuits if possible, and, must have 10-year non-serviceable battery backups. NOTE: If a new circuit is needed, this work will require a permit.

23. 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.

24. Any devices requiring new wiring circuits/switches shall be included in the total price.

25. Any sub-panels not needed can be removed.

26. Install necessary electrical circuits for a 16-seer electric heat pump HVAC system and future electric water heater.

27. Contractor may be required to coordinate with other contractors during repairs.

Item 9 – Interior Repairs

1. Repair drywall, ceilings/walls throughout. Match ceiling/wall repairs with existing ceilings/wall. New drywall shall have an orange peel or knockdown texture.

2. Replace any damaged interior door slab/s, jambs, and trim.

3. Insulate walls in the sunroom (SW corner) with R-13. Install mold/moisture-resistant grade drywall with orange peel texture and paint. Follow interior paint specs.

4. Sunroom interior walls shall be Hardie panel Vertical Siding to include necessary trim.

5. The ceiling must be vinyl/PVC to include all necessary accessories.

Item 10-Flooring

1) Prep the floor in the kitchen/dining area so that it is clean, dry, and level. If necessary, install 1/2" plywood throughout to make a smooth surface. Provide and install new Sheet Vinyl, 95mils thickness, Traffic Master, equal/better. flooring in kitchen/dining.

- 2) Provide and install proper transitions where needed.
- 3) Provide and install new base molding and/or shoe molding around the full perimeter of vinyl.
- 4) Delete plywood throughout. Vinyl may be installed over existing flooring provided the installer follows the manufacturer's recommended installation procedures.

Item 11 – Master bath

- 1) Complete interior demolition of existing Master bathroom, down to studs and slab.
- 2) Remove and dispose of all debris
- 3) Repair or add sub-framing in walls if/as needed
- 4) Make all necessary repairs and modifications to rough plumbing while walls are open and accessible, and schedule and "Pass" required inspections.
- 5) Ensure that the new shower stall is reconstructed according to current building codes and passes all required rough-in and final inspections during rehab.
- 6) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for the shower. 36" to 42" on the large back wall of the shower area and a vertical 16" to 18" on each end of the shower enclosure (A total of 3 bars to be installed in the shower stall at the owner's direction)
- 7) Provide and install solid wood backing for the installation of "hard mounted" shower curtain rod to be mounted at/or about 78" Above the Finished Floor to Centerline.
- 8) Provide and install solid wood backing behind the toilet to accommodate the new ADA Grab Bar, approximately 24"
- 9) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 10) Provide and install, with approved fasteners, Cement board backing on all walls and around the window opening in the shower area. (tile backer or dura-rock, or equivalent)
- 11) Provide and install new moisture-resistant gypsum-type wallboard on all other walls and ceilings, where needed, in the bathroom and finish with a smooth or very light texture
- 12) *Rebuild Shower Stall, Large (12x18 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large Niche, Soap shelves, and towel bar in shower stall) (prepare for roll-in shower)*
- 13) Provide and install one large, recessed shampoo/soap niche where the client chooses on the shower wall and two (2) Surface-mounted corner shelves for shampoo and soap storage in the back corner.
- 14) Provide and install new Delta, single lever, "Classic" shower valve, and trim
- 15) Provide and Install a new Delta "In2ition" shower head/hand shower combo, *Model 75490 OR Equivalent*
- 16) Provide and install a new vanity sink base cabinet with a solid surface top and integrated sink, top color to match or contrast shower walls.
- 17) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid.
- 18) Provide and install a 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 the new toilet is level and secured properly and does not leak, use matching grout or caulk around the base of the new toilet at the floor.

- 19) Provide and install a new Delta "Classic" lavatory faucet, including all related plumbing, new water supply lines, and ¼-turn stops, traps, and drainpipes. Ensure properly sealed connection to all pipes.
- 20) Provide and install new LED bathroom general lighting
- 21) Install new flooring (refer to flooring section)
- 22) Provide and install a new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.
- 23) Provide and install two (2) new towel bars, one (1) new toilet paper holder, and one (1) hand towel hook/ring, in locations that permit the greatest amount of space and mobility within the bathroom space. Color to match.
- 24) Provide and install a new "hard-mounted" (at owner discretion) Chrome Shower Curtain Rod to fit the shower opening, centered at/about 78" to 80" Above the Finished Floor. Ensure proper fit with owner-provided new shower curtain
- 25) 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, shower curtain rod, etc.)
- 26) The bathroom closet can hold the sink or additional space.
- 27) The bathroom door shall be right-hand outswing

Item 12 – Kitchen Cabinets

1. Remove and dispose of all existing kitchen cabinets, backsplash, and countertops.
2. Provide and install prefabricated cabinets with hardwood facings. Approximately 16lf. Of cabinets. The layout may change. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware. Verify the layout before ordering.
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
5. Install a new 8" stainless steel double bowl sink with single lever Delta faucet with sprayer, including all related plumbing, water supplies, and shut-off valves.
6. Repair/remove and install new drywall as needed. Match texture.
7. 16LF of cabinets including wall and base cabinets

Item 13 –Interior painting

- 1) Provide and apply "Kilz" (equal or better) stain-resistant primer to all kitchens, and bathrooms and repair walls/ceilings and new and/or unpainted drywall as needed throughout.
- 2) Paint the same area in line 1 above.
- 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/walls/doors/trim to be painted semi-gloss or match existing.

Item 14 –Appliances

- 1) Install new white 30" self-cleaning electric range, 4 elements, 5-5.3 c.f.
- 2) Provide and install new over-the-range microwave, white with 1000 watts.
- 3) **Add 20c.f. top freezer refrigerator w/icemaker. Include a waterline for the ice maker. All appliances shall match in brand and color.**

Item P – Permits

This amount of 500.00 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 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**)