

Rehabilitation Specification: GRNT 22-0015

Applicant: Kate & David Lynn
Address: 3159 SE 3RD ST
Parcel #: 2782-015-011
Phone: 813-403-4231



EMERGENCY REHAB

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-Exterior Repairs

- 1) Install concrete ramp on porch up to floor level at front door. Ramp shall be the width of the porch. Landing at front door shall be 5'x5' with appropriate step down going towards the street. Reinstall affected post using Simpson #ABA44Z w/appropriate anchor. (replace 4x4 post as needed) Wrap all 4x4 post bottom with rot resistant 1x6. Paint to match or paint entire post.
- 2) Ramps that have a rise of 6 inches or less may have a handrail on one side only. The top surface of the ramp handrail must be 34-38 inches above the ramp and continuous along the entire length of the ramp. If the rise is greater than 6 inches, then an ADA-compliant handrail is required on both sides.

Item 2 – Electrical

1. Remove/relocate receptacles/switches as necessary for bathroom repairs.
2. Replace receptacles with GFCI receptacles in bathrooms. GFCI breaker in panel is acceptable.

Item 3-Flooring

- 1) Prep dining room, hall and attached closet/s in hall so that it is clean, dry and level. If necessary, install 1/2" plywood throughout to make a smooth surface. Provide and install new Waterproof Vinyl Plank (minimum price \$3/s.f.) flooring areas where carpet is removed.
- 2) Provide and install proper transitions where needed.
- 3) Provide and install new base molding and/or shoe molding around full perimeter of flooring as needed. Match existing.
- 4) Match existing flooring in adjacent rooms if possible. Otherwise provide color choices.
- 5) Bathroom floor shall be ADA compliant (slip resistant) ceramic tile 12x12 minimum.

Item 4 – Attic insulation

- 1) Provide and install R-30 batts insulation in bathroom ceilings if drywall is removed from ceilings.

Item 5 – Hall bath

- 1) Complete interior demolition of existing Hall bathroom, down to studs and slab. Includes dining room side of bathroom.
- 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. Test waste and supply lines for leaks.
- 5) Install 32" pocket door on dining room side and repair/replace drywall with matching texture.
- 6) Ensure that new shower stall is reconstructed according to current building codes and passes all required

- rough-in and final inspections during rehab.
- 7) 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)
 - 8) 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 Center-Line.
 - 9) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
 - 10) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
 - 11) Provide and install, with approved fasteners, Cement board backing on all walls and around window opening in shower area. (tile backer or dura-rock, or equivalent)
 - 12) 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
 - 13) *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) roll in 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)*
 - 14) Provide and install one large, recessed shampoo/soap niche where client chooses on shower wall, and two (2) Surface mounted corner shelves for shampoo and soap storage in back corner.
 - 15) Provide and install new Delta, single lever, "Classic" shower valve and trim
 - 16) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent*
 - 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. Toilet flange will need to be reset from the north wall.
 - 18) 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.
 - 19) Provide and install new LED bathroom general lighting.
 - 20) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better
 - 21) Install new flooring (refer to flooring section)
 - 22) Provide and install 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, 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 new "hard-mounted" (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.
- 25) Install new vanity/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 26)
- 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, shower curtain rod, etc.)

Item 6- 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. Test waste and supply lines for leaks.
- 5) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars at owner direction.
- 6) Provide and install new insulation in ALL exterior open wall cavities, using batt, r-foil, or other insulation, as appropriate.
- 7) 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
- 8) 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.
- 9) 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.
- 10) Provide and install new LED bathroom general lighting
- 11) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better
- 12) Install new flooring (refer to flooring section)
- 13) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.
- 14) Provide and install two (1) new towel bars, one (1) new toilet paper holder, in locations that permit the greatest amount of space and mobility within the bathroom space. Color to match.
- 15) Install new vanity/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 16) 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.)

Item P – Permits

This amount of **\$200.00** is the estimated permit cost/allowance for this project.

1. 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**)
2. At project closeout and before final payment, Contractor shall submit to project manager:
 - Final Payment Affidavit
 - Owner final acceptance of the work
 - Material and/or contractor lien releases