

Rehabilitation Specification: GRNT 22-0067

Applicant: Annette McBride
Address: 1640 SW 5th St.
Parcel #: 2262-008-018
Phone: 352-274-0853



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) Replace all window balance. Test for proper operation.
- 2) Replace missing/damaged window screens.
- 3) Replace missing/damaged/non-working locks. Replace locks in pairs. Test windows for smooth operation.

Item 2 - Exterior Repairs

- 1) Replace exterior door trim with rot resistant material.

Item 3 – Plumbing

- 1) Install new water supply lines and ¼-turn stops, trap and drainpipes, all fixtures. Ensure properly sealed connection to all pipes.
- 2) Check and repair any leaks in kitchen.

Item 4 - HVAC

1. Remove and properly dispose of existing HVAC system(if installed), 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, breakers 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. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
8. 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).
9. 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.
10. Provide and install a new digital, Programable Thermostat, 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.

11. 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.
12. Check clean and sanitize existing metal ductwork. Remove and replace all flex duct or install new if missing. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
13. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
14. 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.
15. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
16. Contractor shall repair/paint any areas damaged due to replacement.
17. Contractor, if necessary, will need to find a suitable location or build a new closet for HVAC.

Item 5 – Electrical

1. Smoke/CO Alarms:

- a. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
- b. Provide and install new CO/Smoke Combo Alarms, throughout 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 MUST be Interconnected, hardwired, on existing circuit if possible, or NEW dedicated Arc Fault Breaker and, must have 10-year non-serviceable battery backups. NOTE: If new circuit is needed, this work will require a permit.
- c. 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.
- d. Install necessary electrical circuits for a 16-seer/seer2 electric heat pump HVAC.
- e. Contractor may be required to coordinate with other contractors during repairs.
- f. Install GFCI receptacle at condenser.

Item 6-Flooring

- 1) Prep kitchen floor and attached closet throughout so that it is clean, dry, and level. Prep closet floor behind south BR. If necessary, install 1/2” plywood throughout to make a smooth surface. Provide and install new Waterproof Vinyl Plank (minimum price \$3/SF) flooring throughout.
- 2) Provide and install proper transitions where needed.
- 3) Provide and install new base molding and/or shoe molding around full perimeter of flooring. Match existing.

- 4) Match existing flooring in adjacent rooms if possible. Otherwise provide color choices.

Item 7 – Attic Insulation

- 1) Provide and install additional blown-in insulation into 100% of the attic cavity, to bring "R-value" to R-30 or higher.
- 2) Provide and install new depth gauges as required by code, that are visible from closest attic access point(s).
- 3) Provide new code compliant insulation in walls as needed.
- 4) Provide and install new gasket seals around all attic access openings. If new openings are created to complete other work at home, ensure those new access points are either closed in and replaced to "like-new" condition or that they are properly sealed with new gasket material and secured in place with new trim materials.
- 5) Provide owner and Grants Specialist with copies of certificate(s) for Insulation installation and any other paperwork that might be required for owner to obtain Ocala Electric Utility or other rebates they may qualify for.

Item 8 – 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) Move pocket door at owner directed location in same wall 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" 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 (6x6 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other appurtenances still included. (Large Niche(stainless is acceptable), Soap shelves and towel bar in*

shower stall) 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* (with slide/grab bar min. length 24") 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 new flooring (refer to flooring section)
- 21) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed or 16"x20" min. Install new mirror, standard height, and width equal to lavatory. Owner existing mirror may be reused if deemed usable at time of demolition with owner and Rehab Specialist approval.
- 22) 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.
- 23) 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
- 24) 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.)
- 25) Paint interior and all new material.

Item 9 - Roof

- 1) This work Will Require a Re-Roof Permit.
- 2) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.
- 3) Skylights shall remain if functional, replace with like if necessary.
- 4) Contractor will provide and install, if necessary, up to 800 sq. ft. of deck material (sheathing) and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 800 sq. ft., determined as a change order.
- 5) Contractor will provide and install, if necessary, up to 300 lt. of fascia or rafter/truss and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 300 lt. of fascia or rafter/truss., determined as a change order.
- 6) Check all truss to bond beam/top plate connections, ensure that truss straps have minimum 3 nails. Use #10D nail or SDS screw. Nail should be bent over on the opposite side. Install Simpson H2.5 Galvanized Hurricane Tie to each truss top plate (where tie downs are missing or visually un-inspectable) with manufactures suggested fasteners. **This must be inspected by the Rehab Inspector before closure.**

- 7) Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections.
- 8) 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.
- 9) 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.
- 10) 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 and Riser Vent colors to complement/match roof covering/house colors).
- 11) Provide and install completely new metal flashing 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.
- 12) Provide and install new materials for any other vent penetration not listed above. Insure all new and existing ductwork is properly and securely connected to new roof vents.
- 13) Dry-in with a code approved, secondary water barrier over sloped roof.
- 14) Provide and install, code compliant, 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.
- 15) Provide and install code approved “Peel and Stick” self-adhering membrane as a secondary water barrier over 100% of any shallow roof area and insure all required or needed flashing is completely/properly installed.
- 16) Remove and properly dispose of all debris and nails around home, and ensure no nails are left, especially in driving/parking/walking areas.
- 17) 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.
- 18) NOTE: It is the contractor’s responsibility to schedule and successfully pass all required inspections.
- 19) Install new soffit/fascia and porch ceilings (aluminum/vinyl soffit and aluminum fascia, vinyl porch ceilings). Provide owner color choices. Remove frieze blocks if installed for proper airflow.
- 20) 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.

Item 10 – Permits

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

Item 11 - Deliverables

At project closeout and before final payment, Contractor shall submit to homeowner, a 3-ring binder to include:

1. Prime Contractors information w/warranty
2. Sub-contractor information
3. Registered warranties and claim information.
4. All owner manuals/instructions
5. 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.
6. Color choices: **(all color/product choices and/or changes to previously agreed upon choices shall be done in writing)**

Contractor shall submit to Project Manager a 3-ring binder to include:

1. Final Payment Affidavit
2. Owner final acceptance of the work
3. Material and/or contractor lien releases