

Rehabilitation Specification: GRNT 23-001

Applicant: WILLIAMS, DARRELL
Address: 1114 NW 13TH AVE
Parcel #: 2551-005-002
Phone: 352-230-7000



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 90 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- 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) Remove and dispose of old skylights if installed.
- 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 uninspectable) 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. Roof coverings shall be applied to solidly sheathed roofs (install dead wood as necessary) or spaced sheathing where code approves, except where the roof covering is specifically designed to be applied to spaced supports.
- 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.
- 21) Make level 4 legs(corners) of top of chimney and install full coverage, 24-gauge galvanized steel hood (chimney cap). Secure according to manufactures instructions.

Item 2 – HVAC

1. Remove and properly dispose of existing HVAC system, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe and pump, etc.
2. Drywall walls/ceiling in furnace closet. Line return air box with duct board.
3. Provide and install completely new, properly sized to home, electric Heat Pump Style HVAC System HVAC System, including ALL new copper Lines and Condensate pipes and condensate pump (if needed), pipe insulation and any other related components.
4. Install fresh air and return air as required by code.
5. Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.
6. 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.
7. Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor where necessary.
8. 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.).
9. Replace all flex ducts and register boxes. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).
10. Check clean and sanitize existing metal ductwork. All joint connections to be sealed with mastic (fiber reinforced, water-based, high-velocity duct sealant).

11. Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.
12. 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).
13. 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.
14. Provide and install a new digital, Programmable 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 programming) 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. If required by code or for permit, obtain and provide Energy Calculations and Manual D & J and AHRI Reports.
17. 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.
18. Provide Owner with basic instruction of how to operate new HVAC System / Thermostat, filter change schedule and instruction on suggested service intervals.
19. Contractor shall repair/paint any areas damaged due to replacement.

Item 3 – 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 hot and cold-water lines, 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 50 Gallon, dual element 5500/5500-Watt, standard electric water heater, with minimum 9-year warranty, per code. Suggested model Rheem Model # XE50M09CG55U0, Equal/Better. (To include thermal expansion tank, water heater blanket and insulation for hot/cold water lines.)
- 6) Provide and install new pan and drain.
- 7) Secure water heater per code.
- 8) Contractor 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.
- 10) Contractor shall follow best practices when working with asbestos and/or lead on Rehab projects

Item 4 – 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 need.
- 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 5 – Windows (12)

- 1) Remove and properly dispose of all existing windows/SGD.
- 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, 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.
- 3) Install new sliding glass door (follow window specs).
- 4) Ensure units are properly fastened and completely sealed around frames per code.
- 5) Window color to be white.
- 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) Ensure at least one 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.
- 8) Repair openings (Interior and Exterior), sills (sills should match existing) when damaged or if/when opening must be modified for egress. If sills are missing, then install marble sills. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 9) Replace shutters if installed, sized for new windows as needed.

Item 6 – 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 7 –Interior painting

- 1) Provide and apply "Kilz" (equal or better) stain resistant primer to all walls/ceilings and new and/or unpainted drywall as needed throughout.
- 2) Paint entire interior of home.
- 3) Provide and apply 2 or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better.
- 4) Ceilings to be painted flat, walls/doors/trim to be painted semi-gloss/satin.

Item 8 – 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) Replace tub with new.
- 6) 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)
- 7) 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 Centerline.
- 8) Provide and install solid wood backing behind and beside toilet to accommodate 2 new ADA Grab Bar, approximately 24 and 30-36".
- 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 window opening in shower/tub 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 bathroom and finish with smooth or very light texture
- 12) *Large (12x18 or larger) Porcelain Wall Tile may be used (tile floor to ceiling), with all other accessories.*
- 13) Provide and install one large, recessed shampoo/soap niche(stainless is acceptable) where client chooses on shower wall.
- 14) Provide and install new Delta, single lever, "Classic" shower valve and trim
- 15) Provide and Install new Delta "ActivTouch" shower head/hand shower combo, *Model 51900 OR Equivalent with slide bar.*

- 16) 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.
- 17) 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.
- 18) Provide and install new LED bathroom general lighting.
- 19) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better
- 20) Provide and install new mirrored, recessed medicine cabinet, Project Source 16.13-in x 20.13-in Surface/Recessed Mount Stainless Steel Mirrored Medicine Cabinet or similar to existing in size.
- 21) 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.
- 22) 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.
- 23) Install new vanity/lavatory 18"-20" D x 24"- 36" Long. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 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) Interior paint as necessary.

Item 9 – Master bath

- 1) Complete interior demolition of existing Hall 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) Enlarge existing door open as large as possible.
- 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 Centerline.
 - 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/tub 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(stainless is acceptable), 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 with slide bar.*
 - 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) 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.)
27) Interior paint as necessary.

Item 10 – Half bath

- 1) 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.
- 2) 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.
- 3) Provide and install new LED bathroom general lighting.
- 4) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better
- 5) Provide and install new mirrored, recessed medicine cabinet, save mirror.
- 6) Provide and install 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.
- 7) Install new vanity/lavatory, match existing. With Delta Foundations Single-Handle Low-Arc Bathroom Faucet Model # B510LF-PPU-12
- 8) 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.)
- 9) Install Broan Economy Series 2.5-Sone 80-CFM White Lighted Bluetooth Bathroom Fan Model #SPK80L equal or better
- 10) Repair/replace damaged wall tile.
- 11) Interior paint as necessary.

Item 11 – Interior Repairs

- 1) Replace all interior door/closet doors. Match existing.
- 2) Repair/ replace damaged ceilings throughout. Match surrounding texture.
- 3) Clean and inspect fireplace and chimney to include but not limited to, firebox, flue, damper. Provide report and repair options if necessary.
- 4) Replace damaged paneling. Match existing.

Item 12 –Kitchen Cabinets

1. Remove and dispose of all existing cabinets, backsplash, countertops and OTR microwave.
2. Provide and install prefabricated cabinets with hardwood facings. Layout should at minimum remain the same with 30" wall cabinets. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware.

3. Provide and install over the range microwave.
4. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
5. Install new 8" stainless steel double bowl sink with single lever Delta faucet with sprayer, includes all related plumbing, water supplies and shut off valves.
6. Remove tile backsplash and install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials.

Item 13 – Electrical

1. Remove and properly dispose of existing Electrical Meter Enclosure.
2. Remove and properly dispose of existing, Main Feeder Wire from meter to interior breaker panel(s).
3. 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".
4. Install new Main Disconnect, new Main Breaker(s) for Interior Sub-Distribution Panels (if required) and 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.
5. Provide and properly install new correctly sized for loads, Main Feeder Wire from exterior disconnect/breaker, through attic cavity, properly secured/protected per codes, to feed existing interior breaker panels located in the garage area.
6. If any other circuits need to be added/corrected to meet code or for proper function for owner, provide, and install all necessary components to bring into compliance.
7. NOTE: General Contractor shall relocate water heater to meet code compliance.
- 8. Interior:**
9. Remove all lighting fixtures and/or ceiling fans on interior of home in addition to any specifically described in this section.
10. Provide and install new 42" ceiling fans in all bedrooms and living room (with wall switch), with new LED, Energy Star Certified fixtures, and fans. All interior fixtures and bulbs should be between 3000K and 4000K color range. All fixtures and fans shall have "owner changeable LED bulbs" and Ceiling Fans should be ceiling-hugger style.
11. In the kitchen area, provide and install new 48-inch LED fixture that is 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. Bathroom lights can be Project Source 3-Light Vanity Light Bar, model#FV08-038

13. Hall lights can be Project Source 2-Light 13-in Brushed Nickel Flush Mount Light
14. Westside room(den) light can be Project Source 2-Light 13-in Brushed Nickel Flush Mount Light (mount in ceiling). Remove existing wall light and patch hole. Install wall outlets to code.
15. In the laundry/utility area, provide and install 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.
16. Provide and install new LED bulbs, of appropriate design, wattage, and color, in all permanent fixtures throughout the home, that are not being replaced with new fixtures.
17. Inspect, check, and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices.
18. Provide and replace all outlets(white), switches(white).
19. Install new electric range outlet.
20. Install 2 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
21. 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.

22. Exterior:

23. Install new HVAC disconnect and exterior GFCI outlet at condenser location, front and rear.
24. Remove and properly dispose of ALL outdoor security/floodlight fixtures.
25. Provide and install new LED Security Floodlight-type fixtures at each corner (total 4).
26. Security/Flood Lights must have at least two aimable LED bulbs in each fixture. Suggested – Good Earth Lighting, Model #SE1084-WH3-02LF0-G or Equal. Confirm with owner if "Motion Activated" or not.
27. Remove and properly dispose of front/rear entry wall-mounted fixture.
28. If not otherwise specified in this section, provide, and install new LED fixtures, similar in design and function to the old fixture removed.
29. Provide and install new Post Lamp Fixture on existing post if installed. Fixture should match or coordinate with Front Entry fixture.
30. Provide and install all LED (60-100-watt equivalent), dimmable bulbs as needed in new or remaining fixtures throughout exterior of the home.

31. Smoke/CO Alarms:

32. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
33. 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.

34. 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.
35. Any devices requiring new wiring circuits/switches shall be included in the total price.
36. Any sub panels not needed can be removed.
37. Install necessary electrical circuits for a 16-seer electric heat pump HVAC system.
38. Contractor may be required to coordinate with other contractors during repairs.

Item 14 – Exterior Repairs

- 1) Remove tile/mastic/mortar/grout from front porch. Prepare concrete as per manufacture instruction.
- 2) Paint with a concrete stain. Use Valspar Tintable Base Semi-transparent Concrete Stain Concentrate, equal/better.
- 3) Cover with manufactures suggested sealer.

Item 15 – Exterior Doors

- 1) Replace front and back exterior doors and associated, jambs, casings, and trims.
- 2) Provide, Install, and properly seal new pre-hung, steel or fiberglass 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 16 – Flooring

- 1) Repair broken/cracked floor tile in family room.
- 2) Use crack isolation or uncoupling membrane on the area of repair to reduce the chance of future cracking.
- 3) Damaged area may need removal, grinding and /or chipping to bring level with surrounding floor. Remove tile as necessary to accommodate demo.
- 4) Replace tile as necessary, match existing as close as possible.

Item P – Permits

This amount of 200.00 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**)

Also to project manager:

Final Payment Affidavit

Owner final acceptance of the work

Material and/or contractor lien releases