

Rehabilitation Specification: GRNT 22-0036

Applicant: Verda Pennington

Address: 322 NE 12th Ave

Parcel #: 2832-018-000

Phone:



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 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) 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. Install a saddle/cricket where code requires. 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) Remove damaged portion of soffits.
- 20) Repair/replace soffits with like materials. Repair/install soffit vents for proper airflow.
- 21) Install approx. **50'** of gutters with downspouts with new seamless 6" gutters w/gutter guards on the SW corner above west exterior door. Adjust for proper water flow. Include splash blocks, splash guards, gutter guards, etc. Seal all joints to eliminate/reduce leaks. Provide owner color choices.

Item 2 – Exterior doors

- 1) Replace back exterior door 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 door. 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.
- 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

- 1) Stabilize foundation at the northeast corner (Steel Push Piers, Helical Piers, Precast Concrete Piers, Poured Concrete Piers, Mudjacking or other code approved method)

Item 4-Exterior Repairs 2

- 1) Grade SW area of yard to move water towards north or south away from foundation. Install Bahia sod in disturbed areas. Move and reinstall fence as necessary.

Item 5 – Exterior Paint

- 1) Repair/replace damaged wood siding/trim around garage door.
- 2) Carefully pressure wash/clean 100% of the exterior of the home, including, front entry way and

sidewalk, walls, soffits, fascia, and gables, etc.

- 3) 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.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) Paint painted portion of front porch.
- 8) 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.
- 9) 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 6 – Plumbing

1. Install new washer connection/outlet box and drain on west wall of kitchen.
2. Make repairs to walls and ceilings as necessary.
3. Install new vacuum breakers and hose bibs.
4. Replace all shut off valves with new quarter turn valves.
5. Replace supply lines for all toilets and sinks.

Item 7-HVAC

1. Install new dryer vent through the roof on west wall of kitchen.
2. Make repairs to walls and ceilings as necessary.
3. Install Dryerbox® equal/better.

Item 8 – Electrical

1. Remove and properly dispose of existing Electrical Meter Enclosure.
2. Remove and properly dispose of existing, damaged, 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. New panel will be moved to the interior garage side of the wall that separates the garage and laundry room.
6. 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.
7. If any other circuits need to be corrected to meet code or for proper function for owner, provide, and install all necessary components to bring into compliance.

8. Interior:

9. 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.
10. Inspect, check, and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices.
11. Install new washer and dryer receptacle on west wall of kitchen.
12. Provide and replace all outlets(white), switches(white) and any electrical devices found to be defective or non-functioning at time of inspection, including color matching device cover plates. Save owner cover plates and screws.
13. 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
14. 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.

15. Exterior:

16. Repair HVAC conduit at condenser location.
17. Remove and properly dispose of ALL outdoor security/floodlight fixtures.
18. Provide and install new LED Security Floodlight-type fixtures at each location or 1 at each corner (total 4) an old light is removed.
19. 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.

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

Item 9 – Interior Repairs

1. Repair/replace damaged, missing, drywall, ceilings/walls throughout. Match ceiling/wall repairs with existing ceilings/wall.
2. Install new 6 panel bifold doors in North BR.

Item 10-Flooring

1. Sand and Refinish flooring in BR1, BR2 and connecting hall.
2. Floor patch in kitchen shall match as close as possible.

Item 11 – 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). Install access points as needed to install insulation.
- 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 12 – Bathroom

- 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 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 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" Above Finished Floor to Centerline.
- 8) Provide and install solid wood backing behind toilet to accommodate 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 window opening in 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 bathroom and finish with 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) Solid Surface Low-Curb Shower Pan is still required (prepare for roll in shower)*
- 13) 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.
- 14) Provide and install new Delta, single lever, "Classic" shower valve and trim
- 15) Provide and Install new Delta "In2ition" shower head/hand shower combo, *Model 75490 OR Equivalent*
- 16) Provide and install new vanity sink base cabinet with 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 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 Delta "Classic" lavatory faucet, include all related plumbing, new water supply lines and ¼-turn stops, trap 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 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) 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 13 – Kitchen Cabinets

1. Remove and dispose of all existing kitchen countertops and OTR microwave.
2. Remove and save for reinstallation, cabinets on the North wall.
3. North wall portion behind kitchen cabinets shall be removed provided it is not load bearing.
4. Patch ceiling and floor from removed wall.
5. Provide and install over the range microwave similar in design and color to existing.
6. 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.
7. Provide and install Formica countertops with 4-inch backsplash, color will be selected by homeowner at contract signing.
8. Repair/remove and install new drywall as needed. Match texture.

Item 14 –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 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.

Item 15 – Mold Remediation

- 1) Mold remediation will be completed as per the attached mold report.

Item 16 – Appliances

- 1) Frigidaire 20.5-cu ft Top-Freezer Refrigerator (White) Model #FRTD2021AW
- 2) Frigidaire 30-in Smooth Surface 5 Elements 5.3-cu ft Freestanding Electric Range (White) Model #FCRE3052AW
- 3) Frigidaire 1.8-cu ft 1000-Watt Over-the-Range Microwave (White) Model #FFMV1846VW

Item 17 -Water heater

- 1) Drain, remove, and properly dispose of old gas 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 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.
- 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 18 Windows

- 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 openings, 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.
- 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 opening in each bedroom/sleeping area, will meet the requirements of the Current Building Code, Chapter 702, and related. Contractor shall move windowsills down to achieve egress. Casement windows shall not be used. 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. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor).
- 9) Install new marble windowsills for each window installed.
- 10) Replace shutters sized for new windows as needed (if installed).

Item P – Permits

This amount of __600.00_____ 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**)