

Exhibit C CDS 210965

Line Item	Description of Work	
1	Emergency - Roof	
	<p>1) EMERGENCY ROOF</p> <p>2) This work Will Require a Re-Roof Permit.</p> <p>3) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.</p> <p>4) If installed-Remove and properly dispose of old aluminum gutters and downspouts. Replace with new aluminum seamless gutters, downspouts, and splash blocks. Provide color choices for owner.</p> <p>5) Contractor will provide and install, if necessary, up to 320 sq. ft. of deck material (sheathing) and will provide a per foot cost of material and labor on any unforeseen sheathing damage over 320 sq. ft., determined as a change order.</p> <p>6) Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections.</p> <p>7) Inspect all structural roof components visible during re-roof. Provide and install materials needed to “scab” or reinforce areas of rot or minor damage on trusses.</p> <p>8) 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.</p> <p>9) 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 (New Boot and Riser Vent colors to complement/match roof covering/house colors).</p> <p>10) Provide and install completely new metal flashing around any chimneys and fasten and seal in place fully. Confirm all areas are sealed and do not leak.</p> <p>11) Provide and install new materials for any other vent penetration not listed above. Ensure all new and existing ductwork is properly and securely connected to new roof vents.</p> <p>12) Dry-in with a code approved, secondary water barrier over sloped roof.</p> <p>13) Provide and install as needed code approved “Peel and Stick” self-adhering membrane as a secondary water barrier over 100% of shallow/metal roof area and ensure all required or needed flashing is completely/properly installed.</p> <p>14) Provide and install, code compliant, dimensional asphalt shingles,</p>	

minimum 130 MPH wind rating and minimum 30-year warranty. Owner to choose color following contract signing, and Rehab Specialist must approve. (Lighter, Energy Star colors suggested)

- 15)★Provide and install code approved Galvalume Metal Roofing over the shallow pitch roof area. Owner to choose color following contract signing, and Rehab Specialist must approve. (Lighter, Energy Star colors suggested)
- 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.

2	Ext Painting	
	<ol style="list-style-type: none"> 1) Carefully clean the exterior of the home not covered by new siding as necessary, including, front entry way and sidewalk, steps, walls, soffits, fascia, and gables, etc. 2) 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. 3) 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. 4) 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. 5) Paint all paintable exterior surfaces not covered by new siding 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. <p>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.</p>	
3	HVAC-heat only	

- 1) **This work will require a permit****
- 2) Remove and properly dispose of existing HVAC System, Air Handler, Condenser Unit, Copper Lines and Condensate Pipe, etc.**
- 3) Provide and install completely new, properly sized to home, Electric Heat Pump Style HVAC System, including ALL new Copper Lines and Condensate Pipes, pipe insulation and any other related components.**
- 4) Ensure that new condensate line empties a minimum of 12" away from the side walls of the home and is secured per code.**
- 5) 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.**
- 6) Provide and install NEW Circuit Breakers for Air Handler, Heat Strips and Compressor.**
- 7) New HVAC Unit MUST be a Minimum of 14 SEER and MUST be Energy Star Certified in Florida. Install emergency drain pan with float switch if needed (observed rust, mold, algae).**
- 8) Provide and install a Secondary "wet" switch as a safety backup to the gravity condensate.**
- 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 (if metal, then replace with metal).**
- 10) Provide and install new standard filter/return air box and 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, matched/compatible to new system. Ensure that new thermostat is designed to utilize the maximum functionality of the new HVAC systems' capabilities (temperature and humidity control and programing) and Energy Efficiency.**
- 12) Replace existing ductwork with new or install new if not in place.**
- 13) Inspect the existing supply registers and return grills throughout home for compatibility with new HVAC system design. If existing supply or returns are not sized or located properly, Provide, and install 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. Install new ductwork if necessary.**
- 14) If required by code or for permit, obtain and provide Energy Calculations and Manual D & J Reports.**
- 15) Copies of all documents, including Signed Energy Calculations, Manual D & J 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.**

4	Ext Doors	
	<ol style="list-style-type: none"> 1) Remove and dispose of Front Entry door, and Side Entry Door (garage to outside) and associated, jambs, casings, and trims. 2) Provide, Install and Properly Seal new pre-hung front door, 6 panel Fiberglass doors on rot-proof jambs, double-bored for entry locks and deadbolts. Confirm hinge and threshold colors will match lock sets. Ensure 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) Side door opening shall be framed up to prepare for siding. 4) 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 existing 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. 5) Provide and install Peephole Viewer, Model DS238, OR Equivalent, into new Front Entry Door, at a height agreed to by owner. Color to match door hardware. 6) Provide and install matching Lever-Style, Kwikset “SmartKey” Entry Locksets with deadbolts, keyed alike, at (3) entry door locations (includes house to garage door). 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). 	
5	Windows 16	
	<ol style="list-style-type: none"> 1) <i>This work WILL Require a Permit.</i> 2) Remove and properly dispose of single pane windows. 3) Repair/replace damaged wood in window opening 4) Provide, Install and seal (Sashco – Big Stretch Elastomeric Caulk or Equal) new, ENERGY Star Certified (For Florida), vinyl or fiberglass, 16 Single-Hung, double insulated, Low-E, Argon filled windows in all locations on the home, size to Match, except where the code requires something different. 5) Ensure window units are properly fastened and completely sealed around frames per code. 6) Window color to be White Interior and Exterior. 7) Provide and install new matching trim to the interior and if necessary, to the exterior (drywall, stucco patch, rot-proof trim, etc.), around window openings, as needed, to ensure a clean and complete, “Like-New” (Matching) finished appearance. 	

- 8) Ensure at least one window in each bedroom/sleeping area, will meet the requirements of the FBC 2017, Existing 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.
- 9) Left bedroom, close in front windows and reframe back windows to accept 1 egress window.
- 10) Repair openings (Interior and Exterior), sills when damaged, missing or if/when opening must be modified for egress. Install wood windowsills painted to interior. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 11) Following installation of new windows, Prime and Paint (minimum 2-coats) with Sherwin Williams Multi-Purpose Primer and ProMar 200 Interior, OR Equal/better, around all interior window frame openings. Best match to existing wall colors.

6	Exterior	
	<ol style="list-style-type: none"> 1) Repair/secure exterior walls, to include foundation repair around garage and room next to garage, in preparation for installing vinyl siding. Include all necessary Simpson equal or better hardware to secure wall to foundation. 2) Repair/install new framing capable of supporting a garage door. 3) Install new garage door sized to fit opening. 4) Install Tyvek equal or better house wrap. Install double Dutch lap vinyl siding with a textured finish around entirety of building, minimum thickness 0.040 rated to handle 165 mph equal or better. Include all channel, starter, or other accessories necessary to make a complete job installed per manufacturer specifications. J channel inside, outside corners, starter strip, and all molding to finish around doors and windows shall be same manufacturer as siding. 5) Make color selections available for owner to choose. 6) Install hand/porch railing for front entry. Use Deckorators Grab and Go Stair Railing kit type equal or better. Include all 4x4 p.t., caps, covers, and other accessories/parts as necessary for a safe usable handrail system. Aluminum handrail system is also acceptable. 7) Repair/replace floor framing as necessary under room next to garage. 8) 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. 9) Room next to garage, reframe openings to receive 1 egress window in either front or back. 	

7	Insulation	
	<p>1) <i>This work requires a Building Permit.</i></p> <p>2) Provide and install new or upgraded insulation throughout 100% of attic cavity (excluding over attic access stairway) to bring up to code minimum (R-30) or greater.</p> <p>3) Provide and install, if needed, new gasket seal around attic access.</p> <p>4) Provide all required depth gauges throughout attic, visible from the direction of the attic access and per code.</p> <p>5) Insulate right side of garage wall that connects to house with R-13 minimum and cover with ½ plywood.</p> <p>Following completion of attic insulation, provide a signed certificate indicating the Brand Name, type of material, depth, finished R-value and the total square footage covered/installed for the home to the owner and Rehab Specialist.</p>	
8	Water heater	
	<p>1) <i>This work WILL require a Plumbing permit.</i></p> <p>2) Drain, remove, and properly dispose of old water heater.</p> <p>3) Remove and dispose of old cold-water valve.</p> <p>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.</p> <p>5) Provide and install new, 50-gal electric water heater, with 12-year warranty, 5500/5500-Watt. - Equal/Better.</p> <p>6) Provide and install new pan and drain to exterior of home per code. If required, elevate pan and water heater as required by code and secure from tipping.</p> <p>7) Provide and install new vent materials as needed.</p> <p>8) If needed, electrician shall provide a new Code Compliant connection to the house power and properly sized circuit breaker, to ensure safe operation of water heater. (If existing components meet code, no changes are necessary)</p> <p>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. Assist owner with all necessary paperwork for TECO Rebates, if any. Provide copy of same information (Not including full operator's manual(s)) to Rehab Specialist at Final.</p>	
9	Interior	
	<p>1) Install Waterproof Vinyl Plank Flooring in left bedroom. Match existing house flooring (close as possible or owner choose color).</p> <p>2) Remove ceramic tile bath flooring. Repair any damaged flooring. Replace tile with 12x12 or larger porcelain tile and matching grout and transition strips.</p> <p>3) Reset toilet.</p>	

4) Replace tub drain with Lift-n-Turn Bathtub Drain Assembly, Strainer and Stopper, Chrome Finish. 5) Repair any loose bathtub wall tile with matching color. 6) Repair misc. damaged/missing drywall issues on walls and/or ceilings throughout with matching texture.		
10	Kitchen Cabinets	
1) Install cabinet and 30" white ductless range hood above range. Match existing cabinets as close as possible. 2) Install 2 cabinet doors on sink base. Match door style, material, knobs, hinges, and paint as close as possible.		

11	Electrical	
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- 1) *This work Will Require an Electrical Permit.*
- 2) Remove and properly dispose of existing Electrical Meter Enclosure.
- 3) Remove and properly dispose of existing, damaged, Main Feeder Wire from meter to interior breaker panel(s).
- 4) Provide and install new Meter Enclosure, mast, and weather head with separate or integrated 200-Amp Main Panel. Must meet all NEC 2014 requirements as well as be compliant with Ocala Electric Utility's "Metering Enclosure and Equipment Standards" as published 3-02-2018 or Most Current Version.
- 5) 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 new NEC 2014 compliant circuits required for the home, unless provided for in existing Interior Distribution Panels.
- 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) Any old, damaged, cloth covered, or non-insulated wiring if found, shall be replaced with code compliant wiring.
- 8) If any other circuits need to be corrected to meet code, provide, and install all necessary components including wiring to bring into code compliance.

Interior:

- 9) Move(flip) electric panel from kitchen to dining room.
- 10) Remove defective lighting fixtures and/or ceiling fans on interior of home in addition to any specifically described in this section.
- 11) 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. All fixtures and fans shall have "owner changeable LED bulbs" and Ceiling Fans should be ceiling-hugger style.
- 12) In the kitchen area, behind the existing diffusers, provide and install new 48-inch LED fixtures that are 3100 to 5000 lumens each, 4000K color, Energy Star and Dimmable in place of each old fixture that was removed. Suggested model Lithonia Lighting FMLL-14IN-80CRI -OR- Equal/better.

- 13) 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.
- 14) Install bathroom exhaust fan, Broan InVent 1-Sone 110-CFM White Bathroom Fan ENERGY STAR, equal or better, vent through the roof.
- 15) Inspect, check, and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices.
- 16) Provide and replace any electrical devices or wiring found to be defective or non-functioning at time of inspection, including color matching device cover plates.
- 17) 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.

Exterior:

- 1) Remove and properly dispose of ALL outdoor security/floodlight fixtures.
- 2) Provide and install new LED Security Floodlight-type fixtures at each corner.
- 3) 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.
- 4) Remove and properly dispose of front entry wall-mounted fixture.
- 5) If not otherwise specified in this section, provide, and install new LED fixtures, similar in design and function to the old fixture removed.
- 6) Provide and install all LED (60-100-watt equivalent), dimmable bulbs as needed in new or remaining fixtures throughout exterior of the home.
- 7) Add exterior GFCI outlet to rear of house. Owner determined location.

Smoke/CO Alarms:

- 8) Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
- 9) 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.
- 10) 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.
- 11) Any devices requiring new circuits/switches shall be included in the total price.

	General Conditions	
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- 1) It is the responsibility of the Contractor and/or Subcontractors to obtain any/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)**