

**Rehabilitation Specification: GRANT****Applicant:** Trecolia Weems**Address:** 2127 NW 2nd Street**Phone:** 352-512-1615

Work must comply with the current **Florida Building Code**.

**TYPES OF PERMITS REQUIRED:**

☒ Building ☐ Roofing ☒ Plumbing ☒ Electrical ☐ Mechanical ☐ Gas

**CONTRACTORS REQUIRED:**

☒ General/Builder ☐ Roofing ☒ Plumbing ☒ Electrical ☐ HVAC ☐ Gas ☐ Specialty

**PROJECT DETAILS:**

**Project must be fully completed in 120 days.**

**Item 1 – Exterior Repairs**

1. This building has asbestos siding. No lead reported.
2. Install Tyvek or equivalent house wrap to exterior over existing siding.\* Install double Dutch lap vinyl siding with a textured finish around entirety of building, minimum thickness 0.040 rated to handle 165 mph or equivalent. 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. **\*If contractor removes or disturbs the existing siding, abatement of the siding is required by a Florida licensed Asbestos Abatement Contractor. Refer to Exhibit E – Asbestos Survey Report.**
3. Make color selections available for owner to choose.
4. Replace 4 steps at side door and add handrails both sides.
5. Replace missing handrails at front steps

**Item 2 – Windows (Qty 10)**

1. **This work will require a permit.**
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 equivalent) new, ENERGY STAR Certified (For Florida), vinyl or fiberglass, 10 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. 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).

10. Following installation of new windows, prime and paint (minimum 2-coats) with Sherwin Williams Multi-Purpose Primer and ProMar 200 Interior, or equivalent, around all interior window frame openings. Best match to existing wall colors.

### Item 3 – Interior Doors

1. Replace 3 interior doors 30"-36". Verify swing with owner before ordering.
2. Match existing.
3. Provide and install new Kwikset, ADA lever-style, privacy lockset for interior doors. Finish should match other handles in home as close as reasonable.
4. Interior doors should be finished/stained to match using interior paint guidelines.

### Item 4 – Exterior Painting

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. 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 equivalent.
3. Prime all exterior doors, trim, front entry ceiling, etc. with Sherwin-Williams Multi-Purpose Interior/Exterior latex primer/sealer, (or equivalent, per safety 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 equivalent (Provide safety data sheets for any requested alternate – MUST be pre-approved by Rehab Specialist) to all exterior CMU walls, gables, and other surfaces as appropriate.
5. Paint all exterior surfaces not covered by vinyl using Sherwin-Williams "SuperPaint Exterior Acrylic Latex" (or equivalent 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 Specialist before application of paint materials.
6. 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 5 – Exterior Doors

1. Remove and dispose of side entry door and associated, jambs, casings, and trims.
2. Provide, install and properly seal new pre-hung side entry door, 6 panel fiberglass doors on rot-proof jambs, double-bored for entry locks and deadbolts. 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. 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.
4. 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.
5. Provide and install matching Lever-Style, Kwikset “SmartKey” Entry locksets with deadbolts, keyed alike, at (2) exterior door locations. 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 6 – Water Heater

1. **This work will require a plumbing permit.**
2. Drain, remove, and properly dispose of old water heater.
3. Remove and dispose of old cold-water valve.
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.
5. Provide and install new, 50-gal electric water heater, with 12-year warranty, 5500/5500 watt or equivalent.
6. Install water heater in laundry room.
7. 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.
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)
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.

### Item 7 – Interior Painting

1. Provide and apply “Kilz” (or equivalent) stain resistant primer to all walls/ceilings and new and/or unpainted drywall, dining room, kitchen, and master bath as needed
2. Provide and apply one or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, or equivalent.

3. Ceilings/walls/doors/trim to be painted semi-gloss.

### Item 8 – Bathroom

1. Complete interior demolition of existing hall bathroom walls, down to studs and slab/floor.
2. Remove bathroom door and frame.
3. Remove and dispose of all debris
4. Repair or add sub-framing in walls/floors if/as needed.
5. Reframe bathroom door opening to accommodate a 3'-0" x6'-8" or as wide as feasible to allow for better ADA Access to bathroom. Minimum finished door width to be no less than 2'-8".
6. Make all necessary repairs and modifications to rough plumbing while walls are open and accessible, and schedule and "Pass" required inspections.
7. Waterjet bore or snake throughout all waste drain pipes in all areas, to establish a clear waste drain system. If pipes are not able to be adequately restored to proper flow, a detailed Work Change Directive with an alternative option for restoring the drainage system and specific details of why and what additional work is being requested will need to be submitted for approval and thoroughly reviewed before any further work can be done or approved.
8. Install new steel tub, white.
9. Provide and install solid wood backing to accommodate three (3) new ADA grab bars location TBD.
10. 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.
11. Provide and install solid wood backing behind toilet to accommodate new ADA grab bar, approximately 24."
12. Do not install ADA bars.
13. Provide and install new insulation in ALL open wall cavities, using batt, r-foil, or other insulation, as appropriate.
14. Provide and install, with approved fasteners, cement board backing on all walls and around window opening in tub/shower area. (tile backer or dura-rock, or equivalent)
15. 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.
16. Install large (12x18 or larger) porcelain wall tile may be used, with all other appurtenances still included. (large niche, soap shelves and towel bar in shower/tub areal)
17. 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.
18. Provide and install new Delta, single lever, "Classic" shower valve and trim.

19. Provide and install new chrome gooseneck, centered at 78" to 80" A.F.F. – Coordinate with cultured marble company
20. Provide and install new Delta "In2ition" shower head/hand shower combo, Model 75490 or equivalent.
21. Provide and install new vanity sink base cabinet with solid surface top and integrated sink, top color to match or contrast shower walls.
22. Provide and install new hollow-core door, similar to design and finish of other interior doors. Confirm best swing and size based on rehab.
23. Provide and install new Kwikset, ADA lever-style, privacy lockset for this door. Finish should match other handles in home as close as reasonable.
24. Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28 gpf, w/chrome flush lever and soft-close seat/lid.
25. 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.
26. 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.
27. Provide and install new LED bathroom general lighting
28. Install new porcelain tile floor throughout bathroom, homeowner to choose color following contract signing, from contractor provided selections.
29. Provide and apply "Kilz-type" primer or equivalent on walls and ceilings.
30. Provide and apply at least two (2) finish coats, full coverage, Paint for walls and ceiling with acrylic latex, Low/No VOC Paint materials, Sherwin-Williams ProMar 200 or equivalent. Ceiling to be flat white, walls will be Mildew Resistant Satin or Semi-Gloss, and trim to be semi-gloss or gloss. Color selected by client following contract signing.
31. Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.
32. 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.
33. Provide and install new "hard-mounted" 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.
34. 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 9 – Drywall Repairs

1. Repair drywall throughout; attic access, corners, door openings, wall in laundry room, etc.
2. Match existing texture.

### Item 10 – Flooring

1. Remove ceramic tile flooring throughout.
2. Prep floor so that it is clean, dry, level and structurally sound. Provide and install new waterproof vinyl plank flooring throughout. Provide and install proper transition at bedroom/hall doorway into bathrooms and where needed.
3. Provide and install new base molding and, if needed, shoe molding around full perimeter of flooring.

### Item 11 – Electrical

1. If any other circuits need to be corrected to meet code, provide, and install all necessary components to bring into code compliance.

#### Interior:

2. Remove defective lighting fixtures and/or ceiling fans on interior of home in addition to any specifically described in this section.
3. 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.
4. 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 equivalent.
5. 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 equivalent.
6. 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.
7. Inspect, check, and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices.
8. Provide and replace any electrical devices found to be defective or non-functioning at time of

inspection, including color matching device cover plates.

9. 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:**

10. Remove and properly dispose of ALL outdoor security/floodlight fixtures.
11. Provide and install new LED Security Floodlight-type fixtures at each location an old light is removed.
12. Security/flood lights must have at least two aimable LED bulbs in each fixture. Suggested – Good Earth Lighting, Model #SE1084-WH3-02LF0-G or equivalent. Confirm with owner if “Motion activated” or not.
13. Remove and properly dispose of front entry wall-mounted fixture.
14. If not otherwise specified in this section, provide, and install new LED fixtures, similar in design and function to the old fixture removed.
15. Provide and install all LED (60-100-watt or equivalent), dimmable bulbs as needed in new or remaining fixtures throughout exterior of the home.

#### **Smoke/CO Alarms:**

16. Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
17. 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.*
18. 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.
19. *Any devices requiring new circuits/switches shall be included in the total price.*

### **Item 12 – Plumbing**

1. Check whole house plumbing system for leaks, repair/replace as necessary.

### **P – Permits**

This amount of **\$425.38** is the estimated permit cost/allowance for this project.



**GENERAL CONDITIONS**

1. It is the responsibility of the contractor and/or sub-contractors 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. All references to equivalent imply the substituted goods/materials must meet or exceed the specifications of the brand requested.