

Exhibit C CDS 210840

Line Item	Description of Work	
1	Roof	
	<ol style="list-style-type: none"> 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 all unnecessary roof overhang on the north side. Area can be cut under end of fascia back to wall with opening covered with suitable water-resistant material and flashed where necessary. 4) 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. 5) Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections. 6) 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. 7) 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. 8) Provide and install ALL new roof components, 2” Aluminum Drip-edge, concealed “shingle over” ridge vent (minimum allowance 80 ft.), 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 heaters and furnace (New Boot and Riser Vent colors to complement/match roof covering/house colors). 9) 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. 10) 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. 11) Dry-in with a code approved, secondary water barrier over sloped roof. 12) 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 insure all required or needed flashing is completely/properly installed. 13) Provide and install, code compliant, dimensional asphalt shingles, 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) 	

- 14) For flat roof areas use RUBERROID equal or better.
- 15) ★ Provide and install code approved Galvalume Metal Roofing over the shallow pitch roof area when allowable. 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.	EXTERIOR PAINT	
	<ol style="list-style-type: none"> 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 Equal/better. 3) Secure to concrete, 4x4 support post (7) with code approved anchors (Simpson ABU44Z equal or better). Wrap bottom of column with 1x8 PT with caulk joints and paint. 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 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. <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	

	<ol style="list-style-type: none"> 1) Service HVAC system complete, to include but not limited to: Refrigerant charge, Visual signs of refrigerant leaks, Electrical connections, Voltage and amperage, Electrical wiring, Contactors and relays, Thermostat operation, Blower assembly cleaning, Lubricating motors and bearings if required, Checking filters, Temperature differences across the coils, condenser cleaning, Condensate drain line cleaning and priming, Electric heating elements, Heat exchanger, Pilot and thermocouple, Limit controls, Gas valves, Sequencers and relays, Burners and runners, Adjust safety controls, Install new filter MERV 5 or better. 2) Clean, line and seal return air box with duct board. 	
4.	EXTERIOR DOORS	
	<ol style="list-style-type: none"> 1) Remove and save front entry Storm Door reinstall after exterior painting. 2) Remove and dispose of Front Entry door, storage room door and carport door and associated, jambs, casings and trims. 3) Provide, Install and properly seal new pre-hung, Steel 6 panel 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. 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. 1) Provide and install matching Lever-Style, Kwikset “SmartKey” Entry Locksets with deadbolts, keyed alike, at all three (3) 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). 	
5.	WINDOWS (14)	
	<ol style="list-style-type: none"> 1) <i>This work WILL Require a Permit.</i> 2) Remove and properly dispose of all existing windows 3) Provide new, Install and seal (Sashco – Big Stretch Elastomeric Caulk or Equal) new, ENERGY Star Certified (For Florida), vinyl or fiberglass, Single-Hung, double insulated, Low-E, Argon filled windows 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.

- 4) Ensure window 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 insure a clean and complete, "Like-New" (Matching) finished appearance.
- 7) Insure at least one window in each bedroom/sleeping area, will meet the requirements of the FBC 2017, Existing Building Code, Chapter 702, and related. If this can be achieved by using a code approved window of a different operational type (e.g., Egress Casement or Horizontal Slider), that is acceptable. 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. Opening should be "like new" upon completion (Egress requirements are the responsibility of the contractor)
- 9) 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.	ELECTRICIAL	
	<ol style="list-style-type: none"> 1) <i>This work Will Require an Electrical Permit.</i> 2) Remove and properly dispose of existing Electrical Meter Enclosure. 3) Remove and properly dispose of existing, Main Feeder Wire from meter to interior breaker panel(s). 4) Provide and install new Meter Enclosure on the exterior (in the most suitable location), mast and weather head with separate or integrated 200-Amp Main Panel on exterior of building. 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. 7) If any other circuits need to be corrected to meet code, provide and install all necessary components to bring into code compliance. 	

Interior:

- 8) Remove defective lighting fixtures and/or ceiling fans on interior of home in addition to any specifically described in this section.
- 9) 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.
- 10) In the kitchen area, 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.
- 11) 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.
- 12) 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.
- 13) Inspect, check and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices (ensure GFCI protection in wet areas).
- 14) Provide and replace any electrical devices and/or wiring as needed found to be defective or non-functioning at time of inspection, including color matching device cover plates.
- 15) 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.
- 16) Make sure any/all exposed wiring is hidden in walls, ceilings or appropriate conduit/molding.
- 17) Repair any drywall damage as a result repair work.

Exterior:

- 1) Remove and properly dispose of ALL outdoor security/floodlight fixtures.
- 2) Provide and install new LED Security Floodlight-type fixtures at each location an old light is removed.
- 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 new exterior rated, LED motion activated light at Front Entry Door. Use "dual-bright" dusk to dawn type light. Use Portfolio Model # JEM1691A -or- Heath Zenith Model # HZ-4191-WH -or- Equal/Substantially Similar Device (Owner to select Black or White).
- 7) Provide and install all LED (60-100-watt equivalent), dimmable bulbs as needed in new or remaining fixtures throughout exterior of the home.
- 8) Install new doorbell system.

Smoke/CO Alarms:

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

1)

7.	Kitchen	
	<ol style="list-style-type: none">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. Add corner cabinet to right side of microwave. Add wall cabinet to left of microwave to match base size. Add 30” corner to right of microwave. 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 similar in design and color to existing.4) Provide and install Formica countertops with 4-inch backsplash, color to 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) Repair/Remove (remove tile backsplash) and install new drywall as needed. Paint kitchen walls/ceilings with acrylic latex materials.7) Prep floor so that it is clean, dry and level. Install new Waterproof Vinyl Plank, new flooring will continue from kitchen.	
8.	Ceiling/wall Repairs	
	<ol style="list-style-type: none">1) In all rooms where the ceilings/walls were damaged or discolored due to roof leaks or other damage, make any necessary repairs to ceilings and texture finish to match.2) Provide and apply “Kilz-type” or equal, mildew and stain resistant primer over stained/damaged/repared areas.3) Provide and apply one or more (if necessary), full-coverage coats of	

<p>Sherwin-Williams Flat White Ceiling Paint, Wall to Wall, in each room needing repair/repaint.</p> <p>4) Take special care to cover and protect the floors, surrounding area and furniture/personal belongings from paint spills or splatter, including the walls. Any damage is the responsibility of the contractor.</p>		
9.	Plumbing	
<p>1) <i>This work will require a plumbing permit.</i></p> <p>2) Remove and properly dispose of old Toilets/tubs/showers in all bathrooms.</p> <p>3) Provide and install new ¼ -turn supply stop, escutcheon and supply line, new wax ring and new flange or stainless-steel flange repair ring (If broken or damaged). Ensure new toilet is level and secured properly and does not leak, use matching grout or caulk around base of new toilet at floor.</p> <p>4) Provide and install, in all bathrooms, a new American Standard Cadet 3/Pro, “Right/Chair Height”, elongated 2-piece toilet, WaterSense Certified, 1.28gpf, White w/chrome or brushed nickel flush lever and seat/lid OR Equal/better.</p> <p>5) Remove and dispose of all exterior hose Bibbs.</p> <p>6) Provide and install new “American Valve” Brass ¼-turn hose Bibbs with SS Handle (Model #M71QTM12) OR Equal/better and code approved vacuum breakers and any related/needed components at each location around perimeter of home.</p> <p>7) If walls or paint is damaged because of the new hose Bibbs, provide all necessary labor and materials to properly repair and repaint walls to match existing surrounding texture and colors.</p> <p>8) Remove and replace ALL interior plumbing stops, not previously addressed in another section, with new ¼-turn supply stops, with chrome, Brushed Nickel or White escutcheons, including Laundry supplies w/integrated hammer arrester (if not currently present) throughout home.</p> <p>9) Replace all supply lines. Use new Braided Stainless Supply Lines at these locations.</p> <p>10) Reconnect all fixtures and check to insure no leaks. Make additional repairs/adjustments as needed.</p> <p>11) <u>Water-Jet, bore or snake throughout all waste drain pipes in all areas,</u> 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.</p>		
10.	Flooring	

	<ol style="list-style-type: none"> 1) Prep floor so that it is clean, dry and level. Provide and install new Waterproof Vinyl Plank flooring throughout. Save ceramic tile in living room. Repair as needed. Owner should have matching tiles. 2) In bathroom remove old and install new ceramic tile flooring. 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.
--	---

11.	Interior doors	
	<ol style="list-style-type: none"> 1) Replace bedrooms, bathroom, and hall closet doors with Colonist Primed 6-Panel Hollow Core primed Molded Composite Prehung Interior Door. 2) Install bifold closet doors to match existing openings in bedrooms. 3) Bedroom/Closet doors should match in style. 4) Provide and install new Kwikset, ADA lever-style, privacy, or closet lockset for interior doors. Finish should match other handles in home as close as reasonable. 5) Replace door to laundry room with similar door. 	
12.	Water heater	
	<ol style="list-style-type: none"> 1) <i>This work WILL require a Plumbing permit.</i> 2) Drain, remove and properly dispose of old water heater. 3) Remove and dispose of old cold-water valve and associated piping. 4) 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.) 5) 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.) 6) 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. 7) Provide and install new pan and drain. 8) Secure water heater per code. 9) Electrician shall provide electrical connections to water heater as/per code with properly sized circuit breaker, to insure safe operation of water heater. 10) 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 Grant Specialist at Final. 	

Contractor will have the option to move water heater to a suitable location inside.		
13.	Insulation	
<ol style="list-style-type: none"> 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. 6) Ensure any excess insulation or debris are properly cleaned after installation is complete. 		
14.	Interior painting	
<ol style="list-style-type: none"> 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. 		
15.	Bathroom	
<ol style="list-style-type: none"> 1) Complete interior demolition of existing Master bathroom, down to studs and slab. 2) Remove bathroom door and frame. 3) Remove and dispose of all debris 4) Repair or add sub-framing in walls 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) Ensure that new shower stall is reconstructed according to current 		

building codes and passes all required rough-in and final inspections during rehab.

- 8) 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)
- 9) 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.
- 10) Provide and install solid wood backing behind toilet to accommodate new ADA Grab Bar, approximately 24"
- 11) Provide and install new insulation in ALL open wall cavities, using batt, r-foil or other insulation, as appropriate.
- 12) 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)
- 13) 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
- 14) *Rebuild Shower Stall, In place of the Solid Surface WALLS, 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*
- 15) 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.
- 16) Provide and install new Delta, single lever, "Classic" shower valve and trim
- 17) Provide and install three (3) new ADA Chrome Grab Bars, with escutcheons, in shower area. One 36" to 42" long mounted horizontally, from 36" rear to 42" front in elevation, on large wall and one each 16" to 18" mounted vertically at the outer edge of each end of the shower area, at approximately 48" centered AFF. Confirm heights and locations with owner before installation.
- 18) Provide and Install new Delta "In2ition" shower head/hand shower combo, *Model 75490 OR Equivalent*
- 19) Provide and install new vanity sink base cabinet with solid surface top and integrated sink, top color to match or contrast shower walls.
- 20) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid.
- 21) 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.

- 22) Provide and install new Delta “Classic” lavatory faucet, include all related plumbing, new water supply lines and ¼-turn stops, trap and drainpipes. Insure properly sealed connection to all pipes.**
- 23) Provide and install new LED bathroom general lighting**
- 24) Install new porcelain tile floor throughout bathroom, homeowner to choose color following contract signing, from contractor provided selections.**
- 25) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.**
- 26) 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.**
- 27) Provide and install new “hard-mounted” Chrome Shower Curtain Rod to fit shower opening, centered at/about 78” to 80” Above Finished Floor. Insure proper fit with owner-provided new shower curtain**
- 28) 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.)**