

Exhibit C

Line Item	Description of Work	
1	Exterior repairs	
	1) Repair/replace carport headers east and south side. 2) Replace front right carport support post. Paint to match. 3) Repair/replace carport ceiling. Repair with like material. If replacement is only option, then replace with ½" plywood with battens covering the joints.	
2	ROOF	
	1) EMERGENCY ROOF 2) This work Will Require a Re-Roof Permit. 3) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required. 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. 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. 6) Ensure all roof sheathing/decking is re-nailed per code requirements and passes required inspections. 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. 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) Provide and install ALL new roof components, 2" Aluminum Drip-edge, concealed "shingle over" ridge vent (install maximum amount), 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). 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. 11) 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.	

- 12) Dry-in with a code approved, secondary water barrier over sloped roof.
- 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 insure all required or needed flashing is completely/properly installed.
- 14) 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)
- 15) Remove and properly dispose of all debris and nails around home, and insure no nails are left, especially in driving/parking/walking areas.
- 16) 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.
- 17) NOTE: It is the contractor's responsibility to schedule and successfully pass all required inspections.

3	Interior repairs	
	<ol style="list-style-type: none"> 1) Repair termite damaged floors/thresholds/floor joist as necessary throughout. 2) Contractor will provide and install, if necessary, up to 320 sq. ft. of sub floor material, and will provide a per foot cost of material and labor on any unforeseen flooring damage over 320 sq. ft., determined as a change order. 3) Prep floor so that it is clean, dry and level. Provide and install new Waterproof Vinyl Plank flooring throughout except for bathroom. Provide and install proper transition at bedroom/hall doorway into bathrooms and where needed. Provide and install new base molding and, if needed, shoe molding around full perimeter of flooring. 4) <i>Install Large (12x12 or larger) Porcelain floor Tile on bathroom floor.</i> 	
4	EXTERIOR PAINTING	
	<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) Remove 2 pieces of wood from back wall of house and patch holes as necessary. 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 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.

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.

5	HVAC	
	<ol style="list-style-type: none"> 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) Insure 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 where needed. 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 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 programming) and Energy Efficiency.

- 12) Replace existing ductwork with new.
- 13) Replace the existing supply registers and return grills throughout home 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.
- 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.

6	Kitchen	
	<ol style="list-style-type: none"> 1) Remove and dispose of all existing cabinets and countertops 2) Provide and install prefabricated hard wood faced cabinets. Add wall and base both sides of stove. Include ADA Compliant door and drawer hardware (\$3-\$5 min. price range each). Provide 2 extra hardware. 3) Remove and install new range hood vented to the outside. Make any necessary roof repairs to install vent on the roof. 4) Close in opening behind stove approximately 6"-12" to hide back of stove and 6"-12" from top to hide and provide backing for hood. Use like material each side to finish. 5) Provide and install Formica countertops with 4-inch backsplash, color to be selected by homeowner at contract signing. 6) Install new 8" stainless steel sink with single lever Delta faucet with sprayer, includes all related plumbing, water supplies and shut off valves. 7) Repair/Remove and Install new drywall as needed 	
7	Interior paint	
	<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 throughout. 2) Provide and apply one or more (if necessary), full-coverage coats of Sherwin-Williams ProMar 200 Zero VOC Interior Latex, equal or better. 3) Ceilings/walls/doors/trim to be painted semi-gloss. 	

8	BATHROOM	
	<ol style="list-style-type: none"> 1) Complete interior demolition of existing bathroom, down to studs and sub-floor. 2) Save reuse bathroom door and frame. 3) Remove and dispose of all debris. 4) Repair or add sub-framing in walls if/as needed. 5) Make all necessary repairs and modifications to rough plumbing while walls are open and accessible, and schedule and "Pass" required inspections. 6) Water-Jet, bore or snake <u>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. 7) Replace tub with new. 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 36" to 42" on each end of the shower enclosure. Contractor <u>will not</u> install grab bars. Provide owner with drawing of backing location. 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 36". Contractor <u>will not be</u> installing grab bars. Provide owner with drawing of backing location. 11) Provide and install new insulation in ALL open wall cavities where needed, 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. Make ceiling repairs as needed. 14) <i>Install Large (12x12 or larger) Porcelain Wall Tile, with all other appurtenances still included. (Large Niche, Soap shelves and towel bar). Tile shall extend to the ceiling.</i> 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 new shower head; 1.75-2.5-GPM.
- 18) Provide and install new vanity sink base cabinet with solid surface top and integrated sink, top color to match or contrast shower walls. Maximum size to fit area.
- 19) Provide and install new ADA height, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and soft-close seat/lid.
- 20) 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). Insure new toilet is level and secured properly and does not leak, use matching grout or caulk around base of new toilet at floor.
- 21) Provide and install new Delta "Classic" lavatory faucet, include all related plumbing, new water supply lines and ¼-turn stops, trap and drain pipes. Insure properly sealed connection to all pipes.
- 22) Provide and install new LED bathroom general lighting
- 23) Install new porcelain tile floor throughout bathroom, home owner to choose color following contract signing, from contractor provided selections.
- 24) Provide and apply "Kilz-type" primer or Equal on walls and ceilings.
- 25) 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 Equal. 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.
- 26) Provide and install new mirrored, recessed medicine cabinet, similar in size to the old cabinet that was removed.
- 27) 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.
- 28) 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
- 29) NOTE: ALL Metal Bathroom Finish Colors to match and shall be Chrome, or Brushed Nickel finish. (eg. Lavatory faucet, shower trim and shower head, flush lever, towel bars, shower curtain rod, etc.)

9	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, and east 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. Insure doors open and close smoothly and are fully sealed from exterior elements, light, water, air, etc. Insure 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.
- 6) 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).

10	Termite Treatment Not in Bid	
	1) Treat for dry wood and sub-terranean termites. Provide owner warranty 1 year.	
11	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 and install new gasket seals around all attic access openings. If new openings are created to complete other work at home, insure 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. 4) 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. 	
12	Electrical	

- 1) Install GFCI protection in all wet locations.
 - 2) Remove old smoke alarm bases and repair wall/ceiling.
 - 3) Install new hard wired smoke alarms in bedrooms and hall/living room.
 - 4) Remove and properly dispose of ALL outdoor security/floodlight fixtures at 4 corners if installed.
 - 5) Provide and install new LED Security Floodlight-type fixtures to include wiring, switches, etc. at 4 corners.
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- 6) 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.
 - 7) Remove and properly dispose of all old smoke alarms and mounting plates throughout the home.
 - 8) 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.
 - 9) 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.
 - 10) *Any devices requiring new circuits/switches or wiring shall be included in the total price.*

	General Conditions	
	<ol style="list-style-type: none"> 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) Provide owner color choices when available. 4) Contractor is responsible for verifying all counts and measurements. 	

