



**Scope of Work – 10/26/2020
Rehabilitation Specification Exhibit A
GRNT20-0031**

RFQ# CDS/ - 200791

**Applicant: AGNEW TONYA DENISE
Address: 2435 NE 15TH AVE OCALA, FL., 34470
Parcel #: 24469-000-10
Phone: (352)426-2363**

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

BID ON INDICATED ITEMS ONLY.

TYPES OF PERMITS REQUIRED:

Building Roofing Plumbing Electrical Mechanical Gas

TYPES OF CONTRACTORS REQUIRED:

General or Builder Roofing Plumbing Electrical HVAC Gas Specialty

PROJECT DESCRIPTION: Roof, Electrical Rehab Smoke Alarms & Lighting, Bathroom Rehab, HVAC & Mechanical, Windows, Water Heater, Insulation, ADA Ramp and Railings, PERMITS.

OPTIONAL: Fascia & Soffit, Front & Rear Entry Doors and Storm Door, Pressure Wash & Paint Exterior, Kitchen Rehab.

NOTE: DO NOT BEGIN WORK UNTIL THE PERMIT(S) ARE PROPERLY POSTED ON THE JOB SITE

Project must be fully completed in 90 days.

Date Approved: 10/12/2020 CA

Line Item	Description of Work	
1	Roof	
<p>1) <i>This work Will Require a Re-Roof Permit.</i></p> <p>2) Tear off all roof surfaces to deck sheathing and repair any/all damaged or rotted areas as required.</p> <p>3) 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>4) Insure all roof sheathing/decking is re-nailed per code requirements and passes required inspections.</p> <p>5) 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>6) If major (requires and Engineer) structural damage is discovered, it must immediately be brought to the attention of the Rehab Inspector to determine how to proceed.</p> <p>7) Provide and install ALL new roof components, 2” Bronze Aluminum Drip-edge, concealed “shingle over” ridge vent (minimum allowance 60 ft.), electrical mast collar (if needed), lead boots for plumbing vent pipes and risers for vents, colored to match roof. Include new vents for any gas appliances remaining in the home (New Boot and Riser Vent colors to complement/match roof covering/house colors).</p> <p>8) Provide and install new materials for any other vent penetration not listed above. Insure all new and existing ventilation ductwork is properly and securely connected to new roof vents.</p> <p>9) Due to shallow pitch roof, dry-in with a code approved “Peel and Stick”, secondary water barrier.</p> <p>10) 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)</p> <p>11) Remove and properly dispose of all debris and nails around home, and insure no nails are left, especially in driving/parking/walking areas.</p> <p>12) Provide home owner 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.</p> <p>13) <i>NOTE: It is the contractor’s responsibility to schedule and successfully pass all required inspections.</i></p>		

- 1) *This work Will Require an Electrical Permit.*
- 2) Remove and properly dispose of existing Electrical Meter Enclosure.
- 3) Remove and properly dispose of interior Load Distribution Panel.
- 4) Provide and install new Meter Enclosure, mast and weather head with integrated 200-Amp Main (minimum) Distribution 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 for Interior Sub-Distribution Panel (if required) and New Panel must have multiple open slots for exterior/added circuits and any other new NEC 2014 compliant circuits required for the home, unless provided for in a new Interior Distribution Panel.
- 6) Provide and install new NEC Code Compliant, Sub-Distribution Panel inside the home. Reestablish all existing circuits. If any existing circuits are defective or have undersized or Aluminum or Copper Clad Aluminum wiring, provide new code compliant circuit from this panel with all associated wiring and devices needed to comply with NEC 2014 Code. Add any required new circuits to this or the exterior panel as needed for Rehab.
- 7) Provide and install all new code compliant breakers for each circuit, new or pre-existing, including Arc-Fault, GFCI, etc.
- 8) Properly and fully label new Distribution Panel(s) prior to Final Electrical Inspection.
- 9) Provide and install new CO/Smoke Combo Alarms, throughout home per code. 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 a dedicated Arc Fault Breaker and, must have 10-year, non-serviceable, battery backups. Recommended – First Alert Model: 1039806 (Hardwired Smoke/CO Combo, Interconnected) OR EQUAL
- 10) Inspect, check and confirm proper function of all electrical outlets and switches throughout home, including GFCI devices.
- 11) Provide and replace any electrical devices found to be defective or non-functioning at time of inspection, including color matching device cover plates.
- 12) Provide and install new weather rated, GFCI, exterior receptacle outlets on front and rear of home (if not currently present), and if necessary, an additional outlet within 25 feet and in-sight of new HVAC Condenser Unit.
- 13) Provide and install new disconnects, in appropriate locations, for new HVAC System, as needed.
- 14) In the kitchen, provide and install new Flush Mount 32-inch Round LED "Cloud-style" fixture. (Minimum 36-watt equivalent light output at 4000K+) Good Earth Model # LF1088-NMS-32LF2-G -or- Equal.
- 15) Provide and install GFCI Outlets or breakers for ALL Outlets in Bathrooms, Kitchen and Laundry/Utility room/area and other "wet" areas, including exterior of home, as current NEC 2014 electrical code

requires, if not currently present.

- 16) In bathroom provide and install new, code compliant, dedicated Circuit Breaker(s), for new vent fans/lights. Provide and install new wall switch(s) fan/light functions. Coordinate with Mechanical Contractor as needed.
- 17) Provide and install new Bathroom lighting centered above vanity in bathroom. Provide new switch/circuit as needed. New fixture is to be 3-bulb, "tulip-style" fixture (2-bulb only if necessary to fit) with changeable LED, 60-watt equivalent bulbs. Finish to be chrome or brushed nickel to match plumbing trims.
- 18) Provide and install new LED, Vapor-Sealed/Wet Location approved Recessed-Can or other type light over shower area per code. Provide and install new switch to operate this fixture as needed.
- 19) Remove and dispose of all old light fixtures and ceiling fans, throughout the interior of the home, that are defective or non-functional. Remove and dispose of ALL exterior light fixtures.
- 20) Provide Energy Star Certified, LED Light fixtures appropriate to the individual room or area being served. Exterior lights are to be rated for exterior/wet locations. Interior and exterior fixture finish is to be selected by owner following contract signing, from contractor provided options, unless otherwise specified.
- 21) Provide and install new wall mounted LED fixtures, outside of the front and rear entry doors. Use motion sensing, "dual-bright" type fixtures. Fixture color to be white or black. Portfolio Model # JEM1691A -or- Heath Zenith Model # HZ-4191-WH -or- Equal/Substantially Similar Device (Owner to select Back or White)
- 22) Provide and install new 52-inch, Energy Star Certified, reversible, Ceiling Fan/LED Light Combo in Living Room with new switch(s). Provide and install new Energy Star Certified Ceiling Fan/LED Light Combo(s), two in bedroom and at each remaining location an existing fixture is inoperable, damaged or unsafe. These fans will be 42" to 46" Matte white on white with changeable, LED Bulbs (Minimum 3-bulb), rated at 60-Watt Equivalent and 3000-4000 kelvin color range. All fans to operate from pull chains in conjunction with existing or new wall mounted snap switches. Insure a "Fan Box" is used or installed at each location, per code.
- 23) Insure all fixtures throughout home have appropriate size/design LED Energy Star Certified bulbs, of proper lumens and between 3000K and 4000K light color range.
- 24) In laundry room, provide new LED cloud-type light fixture suitable for the area being served.

3

Bathroom Rehab

- 1) *This work WILL require a Building and Plumbing permit.*
- 2) *Redesign bathroom layout to better accommodate ADA needs. New toilet and vanity are to be on the right side and low-curb shower against back wall. New layout should accommodate approximately 30-32-inch vanity, new elongated toilet and low curb shower stall as*

well as new 30" left In-swing door.

NOTE: This work shall be completed within 3 working weeks from date physical work commences on the bathroom, unless other arrangements are made and agreed to in writing with the Contractor, Owner, and Rehab Specialist.

- 3) Remove and properly dispose of old sink, toilet and tub/shower in bathroom.
- 4) Gut the bathroom back to the bare framing/studs, ceiling and floor joists, from floor to ceiling. Remove and dispose of any studs, furring, or framing that is heavily damaged, rotted or otherwise unusable. Remove and properly dispose of existing 24" door and frame. Use caution not to damage adjoining walls/finishes.
- 5) Remove and properly dispose of all bathroom floor and base tiles back to sub-floor.
- 6) Remove sub-floor to expose floor joists.
- 7) Repair or replace any rotted or damaged framing/sub-framing materials. If necessary, scab new floor joists under the bathroom area.
- 8) Provide and install new $\frac{3}{4}$ " sub-floor material and "Hardi" Tile Backer or Dura-Rock underlayment to prep for new floor tile.
- 9) Properly replace all damaged or rotted studs, joists or sill plates in the exposed walls, ceilings and sub-floor. If old studs need to remain and be "sistered or scabbed", apply proper treatment to kill any remaining mildew, mold or decay that may be present.
- 10) Remove and dispose of all old plumbing valves and stops.
- 11) Relocate and rough-in new shower drain in proper location, if/as needed.
- 12) Make all necessary repairs to existing pressure or drain pipes within the exposed areas.
- 13) Provide and install new materials, as needed, to ensure all drain pipes are functioning properly.
- 14) If necessary, hydro-jet or "snake" drain pipes throughout home, including but not limited to tub/shower, toilet, bathroom vanity drain and kitchen sink/drain, to provide or re-instate free and proper drainage to "clean-out" or "sewer tie-in", as needed.
- 15) Make all repairs and modifications necessary to surrounding walls, ceilings, floors and plumbing to accommodate a new 32"x 60" +/- Low-curb shower and 84" high (Minimum) solid surface or 12" x 24" (minimum) tile surround, including new shampoo/soap niche centered between valve and gooseneck or at rear of shower area (Owner to select).
- 16) Provide and install new rot-proof substructure for the curb, so that the curb is between 3-1/2" and 4" finished height. Azek or similar material suggested.
- 17) Insure code approved shower pan liner is used and required slope to new drain is maintained and all inspections are passed.
- 18) Shower floor tile may be no larger than 2" x 2" in size and shall match

the larger floor tiles throughout remainder of bathroom area.

- 19) Wall tile (12" by 24" minimum size) may be substituted for solid surface walls, with all other listed appurtenances remaining (niche, towel bar, etc.). Owner to select wall surface colors or tile color(s) from contractor provided options.
- 20) Curb Cap and niche-sill must be one solid piece of material such as marble, granite or cultured materials.
- 21) Provide and install new tiled bathroom floor. Owner to select tile and grout colors from contractor provided selections, but colors shall be lighter/neutral in nature and shall coordinate with shower tile selections.
- 22) Provide and install new Delta "Classic" Chrome Lever-style Shower Faucet with Valve and Trim, gooseneck centered at/about 78"-80" Above Finished Floor (coordinate height with owner), trim to be Chrome or Brushed Nickel finish (Owners choice).
- 23) Provide and install solid wood backing to accommodate three (3) new ADA Grab Bars for shower. 42" on large back wall of shower area and a vertical or horizontal 16" to 18" on each end of the shower enclosure (Total of 3 bars to be installed in shower area) Coordinate the exact height and layout with owner prior to installation of backing or grab bars.
- 24) Provide, install and finish all new cementitious tile backer/wall board in shower stall area (Min. 84-inches up) and new moisture-resistant gypsum wall board on all other exposed walls in bathroom. Provide materials and labor necessary to repair ceilings if/as needed and retexture bathroom, walls and ceiling, with matching smooth or light Orange-peel texture.
- 25) Provide and install one large recessed shampoo/soap niche, centered on front or rear wall, for shampoo and soap storage and new towel bar in shower area on rear wall. Towel bar to be same finish as trims or matching tile.
- 26) Provide and install 24" to 30" towel bar on upper rear shower wall.
- 27) Provide and install new Chrome, Delta showerhead with pull down hand shower. Model #75490 suggested, OR Equal
- 28) Provide and install three (3) new ADA Chrome Grab Bars, with escutcheons, in shower area. One 42" long mounted horizontally, from 33" rear to 36" front in elevation, on large wall and one each 16" to 18" mounted vertically or horizontally at the outer edge of each end of the shower area, at approximately 48" centered AFF if vertical or 33" to 36" if horizontal. Confirm heights and locations with owner before placement of deadwood or final installation.
- 29) Provide and install new standard recessed mirrored medicine cabinet with three shelves to the left of the vanity.
- 30) Provide and install new mirror, centered over vanity, below light fixture.
- 31) Provide and install new ¼ turn plumbing stops, escutcheons and supply lines for the hot and cold-water supplies Provide all required drain pipes and traps, etc.

- 32) Provide and install new Single Lever, Delta “Classic” Vanity Faucet, (4” center set) in Chrome, matching the shower valve trim.
- 33) Provide and apply “Kilz-type” mildew/stain resistant primer, OR Equal on walls and ceilings.
- 34) Provide and apply at least two finish-coats of Low/No VOC, Semi-gloss latex enamel on new Gypsum walls. Sherwin-Williams ProMar 200 OR Equal. Owner to choose color following contract signing.
- 35) Provide and apply full coverage finish-coat of Low/No VOC, WHITE, Semi-Gloss or Gloss Latex Enamel on all door(s)+ and trim in Main/Hallway Bathroom.
- 36) Provide and apply a full coverage coat of Sherwin Williams Low/No VOC or EQUAL/Better, Mildew Resistant, Ceiling White, Flat Latex Enamel to ceilings in bathroom.
- 37) Provide and install new 36” high +/-, 1/2” AC plywood, bathroom Vanity cabinet with solid surface top with back and side splash and integrated 18” +/- sink. Cabinet to have durable, moisture resistant or mica-type finish face.
- 38) Provide and install new 1/4 -turn supply stop, escutcheon 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.
- 39) Provide and install new American Standard Cadet, “Right Height”, elongated white 2-piece toilet, WaterSense Certified, 1.28gpf, w/chrome flush lever and seat/lid OR Equal/better.
- 40) Provide and install additional, new 24” – 30” +/- towel bar, new towel hook on wall near vanity and new toilet paper holder. Chrome finish. Location to be selected by owner.

4	Whole Home HVAC & Mechanical
<ol style="list-style-type: none"> 1) Design, provide, and properly install a new whole home Mini-Split HVAC system. 2) Provide Manuals J & D and System Specific AHRI Certificate and all other documentation, as needed for permitting, to design and install a new HVAC to the home using Multi-zone Mini-split HVAC System. 3) Suggested to use ceiling cassettes (due to lack of adequate wall space) with remote zone ducting capabilities for the Master bedroom/bathroom and the living room/kitchen/dining area OR four (4) properly sized ceiling cassettes (one for each area) and either a high or low wall mount unit for the East living space. All units should be run from one main condenser unit. <i>(If an alternate system design is suggested, it must be pre-approved by the Rehab Inspector prior to purchase or installation.)</i> 4) The system selected/installed shall have a <u>minimum</u> five-year full warranty and MUST be Energy Star Certified for this Region. 5) All ceiling cassettes shall be fully and properly insulated, plumbed and leak tested as needed before final mechanical inspection. 	

- 6) Provide owner with proper training and education on the operation, use and routine maintenance requirements of the system and its various components and thermostat use.
- 7) Provide all documentation to owner and a copy of the model and serial numbers, warranty information, and copies of Manual J & D and AHRI Certificate to the owner and Rehab Inspector at the Rehab Final Inspection.
- 8) Provide and install new 80CFM bathroom vent fan/LED lights in Bathroom. Use Delta Breez "Green Builder" Model #80HLED or Equal/Better. Light and fan shall be switched separately.
- 9) Insure new fan is properly vented to exterior of home through the roof vent (provided), using semi-rigid aluminum duct materials, properly sized per manufacturers specifications, securely attached and fully sealed per code.
- 10) Electrician to provide new dedicated circuit(s) and switches for fan/light.
- 11) Fan switch shall be motion activated with manual override type switch.

5	Windows
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- 1) *This work WILL Require a Permit.*
- 2) Remove and properly dispose of ALL old windows.
- 3) Provide, 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 locations on the home, Size-to-Size Match, except where the code requires something different.
- 4) Insure window units are properly fastened and completely sealed around frames per code.
- 5) Window color to be White Interior and Exterior.
- 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 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.

10) If interior walls are damaged on surfaces around window frames, paint entire wall corner to corner or full room as needed to match.

6	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) Provide and properly install new elevated stand for pan and water heater. Secure water heater per code. 9) If required, construct a weather resistant, vented, readily accessible enclosure around new water heater to protect it from exterior elements and to fully seal out rodents, snakes or other wildlife. 10) Electrician shall provide a new Code Compliant Disconnect and connection to the house power with properly sized circuit breaker, to insure safe operation of water heater. (If existing components meet code, no changes are necessary) 11) Insure 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 Rehab Specialist at Final. 	
7	Insulation	
	<ol style="list-style-type: none"> 1) Provide and install, if required, soffit baffle vents along perimeter of attic cavity, before installing new/upgraded insulation materials. 2) Provide and install new or upgraded insulation throughout 100% of attic cavity (excluding East Living Space) to bring level of insulation up to R-30 (or as close as conditions and code permit). 3) Provide and install, if needed, new gasket seal around attic access. 4) Provide and install Fiberglass “Batt-style” insulation, or Equal, on 	

	<p>Attic Access panel</p> <ol style="list-style-type: none"> 5) Provide all required depth gauges throughout attic, visible from the direction of the attic access and per code. 6) 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. 	
8	<p align="center">Front Entry Railing</p>	
	<ol style="list-style-type: none"> 1) Design, Provide and Install a new Aluminum Railing, constructed of all new materials and in a workman-like manner. Material shall be 1-1/4-inches to 2-inch round, Schedule 40 tubular, mill-finish Aluminum, designed to serve and support the intended purpose. 2) All railings shall be welded at all seems, joints, corners, connections and mounting plates. An alternative Smooth Modular Aluminum Railing System may be used if designed of equivalent strength to the welded system. Specify railing design in bid. 3) All mounting plates and connections that are to be fastened to walls, ramps and porch or other solid surfaces shall be of 1/4-inch minimum thickness and sized appropriately for the location and type of connection, with a minimum of four (4) mounting holes spaced at least 2-inches apart from one another. 4) Railings are to be constructed on both sides of front entry. 5) In addition, a rail shall be installed at the median point, vertically, between the base and upper railing. This rail shall be constructed of aluminum materials placed with the 1-1/2" horizontal projection and running parallel with the upper railing. 6) All grab surfaces (Railings, etc.) are to be free of sharp edges or rough surfaces. All corners shall be softened or eased, and ALL ending rails shall have approximately 5-1/2-inch Inside Radius/12-inch Outside Radius +/-. 	
9	<p align="center">PERMITS</p>	
	<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 insure 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. 	

O-10	OPTIONAL – Fascia and Soffit	
<ol style="list-style-type: none"> 1) <i>This work WILL require a Building and Plumbing permit and inspection(s).</i> 2) Provide and install new Bronze woodgrain aluminum fascia around entire perimeter of home. 3) Provide and install new vented, white aluminum soffit around perimeter of entire home, up the rake of the underside of the rafter tails. 4) Make all code compliant allowances necessary for existing or new penetrations such as lights, cable and other electrical penetrations. 		
O-11	OPTIONAL - Front/Rear Entry Doors & Storm Door	
<ol style="list-style-type: none"> 1) Remove and properly dispose of Front Entry Storm Door. 2) Remove and properly dispose of Front and Rear Entry doors, jambs and trim. 3) Provide, Install and Properly Seal new pre-hung, Fiberglass door units (similar in design and operation to existing doors) on rot-proof jambs, double-bored for entry locks and deadbolts with Stainless Steel Security hinges at all locations. 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) Rear Entry Door will need to be ordered as a “Cut-Down Unit” to properly fit opening. Approximate size is 32”x76” but it is the contractors’ responsibility to properly measure and order new door unit to fit opening. Confirm Door Swing during Pre-bid Meeting. 5) Provide and install new, rot resistant (“Azek” or similar), exterior trim and new interior casing (same or similar to existing) on all doors. 6) Prime and paint new doors, jambs and trim, interior and exterior, (Sherwin Williams paint products as otherwise specified, or equal/better) 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 being replaced. 7) Provide and install Peephole Viewer, Model DS238, OR Substantially Equivalent, into new Front Entry Door, at a height agreed to by owner. Color to match door or door hardware. 8) Provide and install matching Lever-Style (ADA), Kwikset “SmartKey” Entry Locksets with Deadbolts, keyed to match existing Front Door lock, at all three (3) entry door locations. Provide “re-keying tool” and instructions to owner at Final. (Finish color of lock hardware to be Brushed/Satin Nickel or similar). 9) Provide and properly install new Larsen Storm Door, at Front Entry Door location, Model # 14604042 OR Equal/Substantially Similar, with required lever and lock hardware set. Straight or curved lever to be selected by owner following contract signing. Hardware finish to match Entry Door hardware. Door and hardware Colors to be selected 		

by owner, following contract signing.

- 10)NOTE: Confirm proper door swing and threshold seal. Confirm levers from exterior Entry Door and storm door do not interfere with one another for proper function.
- 11)Contractor to provide all required trim, or other required components necessary to properly mount and install new storm door, in a workmanship like manner.
- 12)Any additional fillers or trim, must also be primed and painted to coordinate with the surrounding doors, jambs, frames, etc.

O-12

OPTIONAL - Pressure Wash and Paint

- 1) Carefully pressure wash/clean/prep all exterior walls of the home, including gables, for new primer and paint.
- 2) Use “Big Stretch” or Equal/Better water based elastomeric caulk to fill all cracks and small gaps around home. Make any other repairs to larger holes/damage around the perimeter of the home as needed, before painting.
- 3) Provide and apply at least one “Full-Coverage Coat” of Sherwin Williams “PrimeRx Peel Bonding Primer” OR “Extreme Bond Primer” OR Equal/Better (Provide MSDS Sheets for any requested alternate – MUST be pre-approved by Rehab Inspector) to all exterior walls and gables and windows and doors, as appropriate.
- 4) Provide and apply a minimum of one “Full-Coverage Coat” of Sherwin Williams “SuperPaint Exterior Acrylic Latex” or Equal/Better (Provide MSDS Sheets for any requested alternate – MUST be pre-approved by Rehab Inspector), additional coats if necessary to provide consistent color, texture and sheen, to all exterior walls, gables and windows and doors, as appropriate. Owner to select color(s) following contract signing and it must also be approved by the Rehab Inspector. Only lighter color(s) may be selected for the body of the home. Trim color may be contrasting.

O-13

OPTIONAL - Kitchen Rehab

- 1) Remove and properly dispose of kitchen sink, counter and sink base and adjoining cabinets. Remove and dispose of kitchen floor covering and where necessary, cut-out and remove sub-floor in areas floor is “soft or spongy”.
- 2) Make all necessary repairs to the floor joists, sub-floor and walls, specifically, under and behind the sink and range areas. Inspect other areas of the sub-structure under the kitchen area and make repairs as needed.
- 3) Provide and install new sub-flooring and any other underlayment needed to level kitchen floors in areas of repair.
- 4) Provide and install new waterproof vinyl plank floor tiles, as close a match as possible to existing floor covering, over 100% of the kitchen area.
- 5) Provide and install new solid wood/plywood kitchen sink base

cabinets, the same size and general layout to previous cabinet unit(s), from wall (right) to edge of range, and properly secure to exterior walls. Provide and install all necessary fillers, moldings and trim pieces necessary to provide a complete and “like-new” finish.

- 6) Provide and install new 25-inch +/- Roll-form or custom-built Mica-type countertop (Or equal/better) with 4-inch integrated backsplashes, side-splashes against each wall and end caps as needed. Provide and apply a thin, neat (color-matched) caulk bead where counter or backsplash meets the walls.**
- 7) Owner to work with contractor to select cabinets and counter tops following contract signing, from contractor provided options.**
- 8) Provide and install new 33”x 22” x 7”-9” Deep, Double Basin Stainless Sink. Apply a clear adhesive-sealant caulk under and around the entire rim of the sink during installation and insure a neat finish when sink is secured in place.**
- 9) Provide and install new Delta Stainless 1-handle Deck Mount High-Arc Kitchen Faucet with separate pullout sprayer. Stainless, Chrome or Brushed nickel finish, Owner to select.**
- 10) Provide and install all new ¼-turn supply stops, supply lines and drain lines, from sink to wall connection, for kitchen sink and insure no leaks exist.**