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| <b>SUSSEX COUNTY</b>   |  |
| <b><u>HOUSING REHABILITATION UNOS PROJECT</u></b>  |  |
| <b><u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u></b>   |  |
| <b>OWNER:</b>  | <b>Date: June 1, 2020</b>  |
| <b>ADDRESS: 215 CHESTNUT ST, WAVERLY, VA 23890</b>   | <b>Page: 1 of 5</b>  |
| <p>Contractor shall furnish and install the following items per the "Contractor's Handbook and Master Specification Manual", Manufacturer's Instructions, applicable 2015 IRC (Virginia) building CODE, zoning regulations and industry standards:</p> |  |
| <b>GENERAL CONDITIONS: (For information only)</b>  |  |
| 1)   | Owners choice of all stock colors and fixtures.  |
| 2)   | Relocate all appliances to plan locations.   |
| 3)   | Protect household goods and furnishing at all times.   |
| 4)   | Home telephone is for only local toll-free business-related purposes.  |
| 5)   | All site dimensions are based upon visual front from public way.   |
| 6)   | Contractor is responsible for all actual field measurements prior to bidding, ordering materials, cabinets or fixtures.  |
| 7)   | Any change in these specifications and resultant schedule shall be approved by the Owner, Contractor, Rehab Specialist, County of Sussex ("County") and Virginia Department of Housing and Community Development ("VDHCD") prior to installation and credit.   |
| 8)   | All bid items are subject to final clarification and negotiation by County. Contractor bid prices, deemed reasonable by County, shall be the benchmark for all changes in the extent and type of work to be performed.   |
| 9)   | <b>Lead-based paint notice: This dwelling was constructed prior to 1978. The contractor shall adhere to HUD/EPA Renovate Right regulations.</b>  |
| 10)  | Contractor shall contact "Miss Utility" buried utility locating service at least 96 hours prior to scheduling excavation work on any project site. Contractor may proceed after receipt of clearance ticket.   |
| 11)  | <u>Asbestos: Property has not been inspected for presence of asbestos. If contractor encounters friable asbestos he is to immediately stop work in that area and contact both the Rehab Specialist and County Building Official. After which, in accordance with Virginia regulations pertaining to asbestos, any verified hazardous asbestos will be abated by licensed asbestos removal company.</u> |
| <p>ABBREVIATIONS: LR=Living Room; BR=Bedroom; MA=Material Allowance; DW=Drywall; SP=Single Pole</p>  |  |

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| <b>01. PERMITS:</b>                          |   |
| \$ -0-                                       | a. Obtain and post all building, plumbing, electrical and mechanical permits from County of Sussex Building official at least five (5) days prior to contract start date. Permits shall be made visible from the street. Obtain all interim and final CODE inspections prior to concealment of installed work. Submit copies of inspection records to Rehab Specialist as source documentation for requests for payment. <b>County shall waive permit fees, not the responsibility to obtain permits.</b> |
| <b>02. ROOF:</b>                             |   |
|  | a. Remove all shingles and feltpaper.   |
|  | b. Replace 96 SF of damaged sheathing using OSB/plywood of matching thickness.  |
|  | c. Cover entire roof with 15# felt to include ice dam material along front/rear eaves, valleys, transitions to slope changes and areas less than 3/12 slope; include 2" drip edges (all edges). Install approx. 1800 SF of 25-year 3-Tab shingles per manufacturer instructions to include 5" reveal. Install 50 LF of vent-a-ridge.  |
| <b>03. ROOF LINE</b>                         |   |
|  | a. <u>Gutter system</u> : Install 118 LF of 5" white-color seamless aluminum gutters with hidden clips @ 36" on center to include (6) 2X3" downspouts with plastic gutter extensions. Add leaf guards to the 2 gutters on the right-rear of the home.   |
|  | b. Replace wrap and soffit on home with PVC coated aluminum and vented vinyl soffit   |
| <b>04. SIDING</b>                            |   |
|  | a. <u>Address numerals</u> : Install 4" by 1/2" black address numerals on the front of the home in <u>the most visible location</u> .   |
|  | b. Remove existing and Install approximately 14 SQ of new double five, "Builders grade" 40 year warranty vinyl siding to include all vinyl trim, accessories, j-channels, starter strips and corners to cover all exterior walls and gable ends. Caulk all gaps using approved 30-year caulk. Set first course to 1" below sills. Work includes use of matching trim blocks for electrical lighting/receptacles and hose bibbs.   |
| <b>05. WINDOWS:</b>                          |   |
|  | a. Remove and replace all (18) windows using white-color 1/1 vinyl replacement windows to include PVC sills/brickmold casing and drip caps, caulking and sealing. Use existing window dimensions. Windows shall have U-factor of .35 or less and include insect screening.  |
| <b>06. EXTERIOR DOORS</b>                    |   |
|  | a. <u>Front door</u> :  |
|  | 1. <b>ADA ITEM:</b> Frame for and install NEW front entry door with new steel entry door, 36"x80", with knob and deadbolt keyed alike. \$250 material allowance   |
|  | 2. Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)   |
|  | b. <u>Rear door</u> : Install storm doors to match front door. (\$ 165 material allowance).   |
| <b>07. STOOPS: NO WORK ON THIS LINE ITEM</b> |   |

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| <b>08. FOUNDATION, CRAWL and TERMITE TREATMENT:</b>                   |   |
|   |   |
|   | a. <u>Crawl door</u> : Install 3/4" p/t CDX door secured on p/t 2X6" frame and two 3" zinc hinges with hasp lock.   |
|   | b. <u>Termite treatment</u> : Treat dwelling against termites. Show proof of service from licensed pest control operator with one-year renewable bond.  |
|   | c. Replace (13) foundation vents with automatic foundation style vents.   |
|   | d. Create crawl opening to addition; install lentil above opening   |
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| <b>09. EXTERIOR PAINT: AGE OF HOME DICTATES LEAD SAFE PRECAUTIONS</b> |   |
|   |   |
|   | a. Wet-scrape and prepare exterior door units and jambs. Prime and paint both entrance doors and plywood access door (all 6 sides) using approved exterior latex paint applied 3 mils wet – 1.5 mils dry. |
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| <b>10. HVAC: INSPECTION ITEM</b>                                      |   |
|   |   |
|   | a. Replace thermostat with new programable  |
|   | b. Install baseboard heaters in Utility Room with thermostat, At LEAST 260 watts  |
|   | c. Replace filter box for HVAC system with new of same size   |
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| <b>11. PLUMBING:</b>  |   |
|   | a. The toilet drains slowly, snake lines  |
|   | b. <u>Hose bibb</u> : Replace both hose bibbs with frost-free hose bibbs with vacuum breakers.  |
|   | c. Kitchen sink: Replace faucet with “Delta or approved equal” single-lever chrome faucets with spray.  |
|   | d. <b>ADA ITEM:</b> <u>Tub/shower</u> : Replace with ““Delta or approved equal” single-lever chrome faucets with pop-up spout and overflow.   |
|   | e. Replace water heater with new electric 40-gallon water heater to include overflow pan and pipe relief. Material Allowance (\$400 electric)   |
|   | f. Rework plumbing under BATHROOM for proper drainage and connections related to bath remodel   |
|   | g. Insulate piping behind washing machine   |
|   | h. Replace dryer thru the wall vent line  |
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| <b>12. ELECTRICAL: INSPECTION ITEMS HERE</b> |  |
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|  | a. <u>GFI receptacles</u> : Install 20 amp GFCI breaker for Kitchen and bath receptacles   |
|  | b. Install 3 additional outlets in BR1 and BR2 on new circuits.  |
|  | e. Replace ceiling fan in the Utility Room. Replace boxes with fan rated. \$100 fixture allowance  |
|  | d. Replace ceiling light in back middle bedroom (BR2); \$25 fixture allowance  |
|  | g. Replace front and rear porch lights; rewire to code and replace rear porch flood light; \$60/fixture allowance  |
|  | h. Kitchen range hood: Install ducted 2-speed with light range hood over. Material allowance <b>\$80</b>   |
|  | i. Wire and install <2 some 70 CFM ducted bathroom exhaust fan/light near bathtub with SP switch.  |
|  | j. Upgrade electrical service to 200 Amps  |
|  | k. Replace all switches in the original part of the home.  |
|  | l. Relocate BR1 light switch beside the entry door   |
|  | m. Replace breakers for existing outlets with GFIC breakers  |
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| <b>13. WEATHERIZATION/INSULATION</b>         |  |
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|  | a. Insulate wall behind washing machine  |
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| <b>14. CEILINGS</b>                          |  |
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|  | a. Repair cracks in Living Room ceiling. Prep all ceilings for painting  |
|  | b. Install new DW on Bathroom ceiling, finish for painting   |
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| <b>15. WALLS</b>                             |  |
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|  | a. Install MOISTURE resistant DW in bathroom and finish for painting. <b>INSTALL R13 INSULATION ON OUTSIDE WALL.</b>   |
|  | b. Prep walls in all rooms (without wallpaper) for painting  |
|  | c. Replace knobs on bedroom doors for BATH, BR1, BR2, and the Master Bedroom.  |
|  | d. Patch wall behind washing machine   |
|  | e. <b>ADA ITEM:</b> Install railing for steps leading to Utility Room  |
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| <b>16. FLOORS</b>                            |  |
|  | a. <b>CARPET: LIVING ROOM AND HALL ONLY:</b> Remove and dispose of existing; Install 240 SF of new carpet in Living room, Bedrooms, and hallway with 6 lb pad; material allowance \$20/yd for carpet |
|  | b. <b>KITCHEN:</b> Install shoe mold thru out  |
|  | c. <b>CLEAN</b> carpet in BR1, BR2, and Master Bedroom <b>INCLUDING</b> closets  |
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**17. BATHROOM:**

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|  | a. <b>ADA ITEM:</b> Replace toilet. Use white-color chair-height toilet with seat, flange, seal and feeder line.   |
|  | b. <b>ADA ITEM:</b> Replace tub unit. Install multi-piece fiberglass shower unit complete with all accessories, shims and caulking. (\$ 370 material allowance)                |
|  | c. Install medicine cabinet/mirror over vanity; \$50 material allowance  |
|  | d. Remove entire flooring to expose joists. Install 30 SF of 3/4" CDX plywood (glued and screwed to joists)  |
|  | e. Replace vanity. Use white-color vanity with imitation marble top and "Delta or approved equal" chrome single-lever faucets. (\$ 250 vanity/top/faucet – material allowance. |
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**18. KITCHEN:**

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|  | a. Install toe kick at base of kitchen cabinets           |
|  | b. Install new cabinet (30") over range to host range fan |
|  | c. Replace refrigerator with new, minimum 16 CF           |
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**19. INTERIOR PAINT:**

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|  | a. Prepare all wall surfaces by fill-in divots/holes, wet-sanding surfaces, prime new drywall and paint all walls & ceilings using approved interior latex paint applied 3 mils wet – 1.5 mils dry. |
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|  | <b>TOTAL COST</b>   |
|  | <b>ADA COST</b>   |
|  | <b>TOTAL MINUS ADA</b>  |
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**End. Work Write-up.**