

SUSSEX COUNTY	
CDBG - HOUSING REHAB PROGRAM	
HOUSING REHABILITATION POCAHONTAS PROJECT	
<u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u>	
OWNER NAME:	Date: DEC 5, 2018
ADDRESS: 301 WALNUT LN, WAVERLY, VA 23890	Page: 1 of 5
Contractor shall furnish and install the following items per the "Contractors Handbook and Master Specification Manual", Manufacturers Instructions, applicable 2012 IRC (Virginia) building CODE, zoning regulations and industry standards:	
GENERAL CONDITIONS: (For information only)	
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)	Lead-based paint notice: This dwelling was constructed prior to 1978. The contractor shall adhere to HUD/EPA Renovate Right regulations.
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>
ABBREVIATIONS: LR=Living Room; BR=Bedroom; DR=Dining Room; UR=Utility Room; FR=Family Room; KIT=Kitchen; MA=Material Allowance; DW=Drywall; SP=Single Pole	

01. PERMITS:	
	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.
	<u>County shall waive permit fees, not the responsibility to obtain permits.</u>
02. ROOF:	
	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. 1600 SF of 30-year architectural shingles per manufacturer instructions to include 5" reveal. Install 42 LF of vent-a-ridge.
03. ROOF LINE	
	a. <u>Gutter system:</u> Install 94 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. GUTTERS ARE ON SITE, ACCESSORIES AND DOWNSPOUTS TO BE PROVIDED BY CONTRACTOR.
04. SIDING	THIS ITEM NOT USED FOR THIS CONTRACT
05. WINDOWS:	
	a. Remove and replace all (13) windows using white-color 1/1vinyl 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.

06. EXTERIOR DOORS	
	a. <u>Front door</u> : Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)
	Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike. INSTALL peephole
	b. <u>Rear door</u> : Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike with front door. Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)
	c. Replace weather stripping on front and rear entry doors.
07. STOOPS	
	a. REAR PORCH
	1. Build 36" high railings using p/t 2X4" top rail, vertical rail under top rail and bottom rail at 3-1/2" above stoop. Screw vertical 2X2" pickets – spaced 3-1/2" apart. Install sanded 2X2" grip rail with ends returned and secure to railing using lacquer-coated handrail brackets.
	b. FRONT PORCH: ADA ITEM
	Build ADA ramp on front of home extending from right side of porch and returning to walkway at the base of the steps. RISE is 30"; ~ramp length, with turn, is 38 LF.
	1. Build landing on existing porch to be flush with door sill.
	2. Build ramp with 2x6 framing 16" OC, 5/4x6 deck boards, and 4x4 post =<6' OC. Cross bracing required =<6' with 2x4's; cross bracing/joist hangers required at joist ends.
	3. Ramp will be 48" wide.
	4. Railing: 1. Build 36" high railings using p/t 2X4" top rail, vertical rail under top rail and bottom rail at 3-1/2" above stoop. Screw vertical 2X2" pickets – spaced 3-1/2" apart. Install sanded 2X2" grip rail with ends returned and secure to railing using lacquer-coated handrail brackets.
08. FOUNDATION, CRAWL and TERMITE TREATMENT:	
	a. <u>Crawl doors</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.

09. EXTERIOR PAINT:	
	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.
	b. Wet-scrape and prepare exterior trim (including porch soffits) to include replacing up to 10'. Prime and paint trim using approved exterior latex paint applied 3 mils wet—1.5 mils dry
10. HVAC:	
	a. Install new baseboard heater in bathroom. Previous heater was removed, wiring is in place
	b. Replace all baseboard heater controllers throughout home, ~7
11. PLUMBING:	
	a. <u>Replace toilet drain piping to create proper slope</u>
	b. Replace water heater with new electric 30 gallon water heater to include overflow pan and pipe relief. The water heater is located in the UR. Material Allowance (\$400 electric)
12. ELECTRICAL:	
	a. <u>Smoke detectors:</u> 10 year, battery operated, ceiling-mounted smoke detectors in Hall and 3 bedrooms
	b. <u>GFI receptacles:</u> Install 20 amp GFCI breaker for Kitchen counter receptacles and install bath GFI receptacle.
	c. Replace ceiling fan in DR, Right Front BR, and Right Rear BR. Replace boxes with fan rated. \$100 fixture allowance
	d. Replace bath fan with <2 sone 70 CFM ducted bathroom exhaust fan.
	e. Replace ceiling light and switch in UR; \$25 fixture allowance
	f. Living Room ceiling fan wiring is exposed. Rewire ceiling fan with 14/2 wire to switch by front door
13. WEATHERIZATION/INSULATION: NO WORK UNDER THIS LINE ITEM	
14. CEILINGS	
	a. Ceiling texture is falling off in Kit/DR. Scrape and prep for painting
15. WALLS	
	a. Repair the door latch for the bathroom and the Front/Middle BR
	b. MASTER BR: Replace both closet doors. One is a 24" hinged door and is busted off the hinges. The other is a 48" (2 @ 24") bifold door.

16. FLOORS	
	a. BATHROOM FLOOR: Replace the tile floor in the bathroom with similar tile. Demo existing tile, thin set, cove base and subfloor. Install new 3/4" Advantech subfloor (glued and screwed). Install new tile and cove base (get owner's signature on tile color) with thin set.
	b. SHEET VINYL: Install new sheet vinyl floor covering in kitchen and dining room (250 SF) and UR (90 SF): 1/4" lauan underlayment, approved vinyl sheet goods and 1/2" perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance)
	c. UR: A 4x6 area of the floor is water damaged and was repaired by the HO. Remove the floor covering and subfloor to the joist in the affected area. Sister joist as required and install new advantech subfloor (glued and screwed) and luann. Prep for sheet vinyl floor covering.
17. BATHROOM:	
	a. Replace toilet. Use white-color chair-height toilet with seat, flange, seal and feeder line. ADA ITEM
	b. Install vertical 24" grab bar at tub entrance ADA ITEM
	c. 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.
	d. install 36-42 inch grab bar adjacent to toilet. Install at height and angle desired by the Homeowner (ADA ITEM)
18. KITCHEN:	
	a. Remove wall cabinets on range wall. Patch hole(s) in ceiling. Rehang wall cabinets using "Washer Head" Cabinet Screws into studs.
19. INTERIOR PAINT:	
	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.
	TOTAL COST
	ADA COST
	COST MINUS ADA
End. Work Write-up.	