

SUSSEX COUNTY	
HOUSING REHABILITATION UNOS PROJECT	
WORK WRITE-UP / SPECIFICATIONS / PLANS	
OWNER:	Date: June 1, 2020
ADDRESS: 420 BANK ST, WAVERLY, VA 23890	Page: 1 of 5
<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>	
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</u> : 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.

ABBREVIATIONS: LR=Living Room; BR=Bedroom; MA=Material Allowance; DW=Drywall; SP=Single Pole	
01. <u>PERMITS:</u>	
\$ -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.
<u>County shall waive permit fees, not the responsibility to obtain permits.</u>	
02. <u>ROOF:</u>	
	a. Remove all shingles and feltpaper.
	b. Replace 288 SF (6 BOARDS) 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. 1300 SF of 25-year 3-tab shingles per manufacturer instructions to include 5" reveal. Install 82 LF of vent-a-ridge. ROOF IS 3.5/12 PITCH, DOUBLE LAP UNDERLAYMENT
03. <u>ROOF LINE</u>	
	C. <u>Gutter system:</u> Install 110 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.
04. <u>SIDING</u>	
	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. <u>Vinyl siding:</u> There are 6 holes in the vinyl siding and one damaged OCP. Remove siding from the least visible location and use to replace damaged siding. Install new siding, AS CLOSE A MATCH AS POSSIBLE, where removed
05. <u>WINDOWS: NO WORK UNDER THIS LINE ITEM</u>	

06. EXTERIOR DOORS	
	Replace rear entry door with new steel entry door, 32"x80", with knob and deadbolt keyed alike. \$350 material allowance
07. STOOPS: NEW DECKS/STEPS HAVE TO BE INSPECTED	
	a. REAR PORCH
	Replace rear deck deck boards, steps treads, and top rails with new PT wood
08. FOUNDATION, CRAWL and TERMITE TREATMENT:	
	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.
10. HVAC: INSPECTION ITEM	
	a. 14 SEER HEAT PUMP SYSTEM: Install 10-year warranty compressor from manufacturer package unit, all electric. Size compressor per air handler requirements. Install programmable thermostat, charged and insulated copper refrigerant line (with refrigerant suitable for entire system) to compressor set on 4" leveled pad. Replace all air filters. Apply mastic to all accessible duct connectors
11. PLUMBING:	
	a. Replace Master Bath toilet with chair height toilet
	b. Kitchen sink: Replace Kitchen sink faucet "Delta or approved equal" single-lever chrome faucets with spray.
	c. <u>Tub/shower</u> : Replace Master Bath faucet with ""Delta or approved equal" single-lever chrome faucets with pop-up spout and overflow.
	d. Replace water heater with new electric 40-gallon water heater to include overflow pan and pipe relief. Material Allowance (\$400 electice)
	e. Replace faucet in hall bath
	f. Replace faucets in Master Bath, repair leaks

12. ELECTRICAL: INSPECTION ITEMS HERE	
	a. <u>Smoke detectors</u> : wire (5) inline 120V with 9VDC battery back-up ceiling-mounted smoke detectors in Hall and 3 bedrooms to 15 Amp arc-fault breaker.
	b. <u>GFI receptacles</u> : Install 20 amp GFCI breaker for Kitchen counter receptacles and install bath GFI receptacle.
	c. Replace ceiling fan in Master bedroom. Replace boxes with fan rated. \$100 fixture allowance
	d. Replace ceiling lights in BR1, BR2, and BR3; \$25 fixture allowance
	e. Replace front and rear porch lights; rewire to code and replace rear porch flood light; \$60/fixture allowance
13. WEATHERIZATION/INSULATION	
	a. Replace insulation related to roof/ceiling repairs
14. CEILINGS	
	a. Replace ceiling covering in BR2 and BR3 with new ½” drywall, finish for painting.
	b. Repair ceiling by skylight in Kitchen, prep for painting
15. WALLS	
	a. Master BR: Walls are damaged from roof leaks by closet and on front wall. Repair and prep for painting
	b. Living Room: Wall is damaged by front window. Repair and prep for painting
	c. Ensure all doors operate and latch correctly
16. FLOORS	
	a. CARPET: KITCHEN ONLY: Remove and dispose of existing; Install 182 SF of new carpet in Living room, Bedrooms, and hallway with 6 lb pad; material allowance \$20/yard for carpet
	a. CARPET: BR2 and BR3 : Install 312 SF of new carpet in Living room, Bedrooms, and hallway with 6 lb pad; material allowance \$20/yard for carpet
	b. SHEET VINYL: Install new sheet vinyl floor covering (or better) in Utility Room (64 SF) and kitchen (156 SF): ¼” lauan underlayment, approved vinyl sheet goods and ½” perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance)
	d. Repair floors damaged by leaks in LR, MBR, BR2, and BR3

17. BATHROOM:	
	a. Replace Master Bath vanity. Use white-color vanity with imitation marble top and “Delta or approved equal” chrome single-lever faucets. (\$ 250 vanity/top/faucet – material allowance.
18. KITCHEN:	
	a. Repair kitchen cabinet damage related to leak at sink faucet
19. INTERIOR PAINT:	
	a. Prepare all wall surfaces IN LR, MBR, BR2 AND BR3 ONLY 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
	TOTAL MINUS ADA
<u>End. Work Write-up.</u>	