

<b>SUSSEX COUNTY</b>	
<b>CDBG - HOUSING REHAB PROGRAM</b>	
<b><u>HOUSING REHABILITATION POCAHONTAS PROJECT</u></b>	
<b><u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u></b>	
<b>OWNER NAME :</b>	Date: June 1, 2020
<b>ADDRESS :</b> 612 Higgins St, Wakefield, VA	Page: 1 of 6
Contractor shall furnish and install the following items per the "Contractors Handbook and Master Specification Manual", Manufacturer's Instructions, applicable 2015 IRC (Virginia) building CODE, zoning regulations and industry standards:	
<b><u>GENERAL CONDITIONS: (For information only)</u></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>

<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.
	<u>County shall waive permit fees, not the responsibility to obtain permits.</u>
<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>	
	b. <u>Gutter system</u> : Install ~94 LF of 5" white-color seamless aluminum gutters with hidden clips @ 36" on center to include (5) 2X3" downspouts with plastic gutter extensions.
<b>04. SIDING</b>	
	a. <u>Address numerals</u> : Install 4" by 1/2" black address numerals on the front of the home in the most visible location
	d. install Fibrous Mineral Board siding pieces where missing (~15 pieces) and over framed in window, install trim around windows where missing
	e. Remove bathroom window; frame opening with 2x4's and OSB sheathing; cover with house wrap
<b>05. WINDOWS:</b>	
	b. Remove and replace (5) 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 existing window dimensions. Windows shall have U-factor of .35 or less and include insect screening.
	1. WINDOWS TO REPLACE: Front windows (2); Kitchen; Back Hall (2); Right/Rear BR: Side window

<b>06. EXTERIOR DOORS (Storm=\$300)</b>	
	a. <u>Front door</u> : Replace front door with 32" steel entry door with knob and dead bolt keyed alike. Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (MA for Storm=\$125) Replace hinges with offset hinges to increase opening size
<b>07. STOOPS</b>	
	a. FRONT PORCH
	1. Add pressure treated railing to front porch, TO INCLUDE STEPS (44 LF); 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.
	2. Remove front porch ceiling to access framing. Repair rotted/damage framing; reinstall plywood and crown molding.
	b. REAR STEPS: Install railing on right side (facing steps). Use pressure-treated {p/t} 4X4" posts (suspended 10" in holes made 12" round by 18" deep and encased with 2500 psi concrete to grade level). 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>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. There are 2 doors, one on the right side of the home for the main house, the other is under the rear porch for the addition
	b. <u>Termite treatment</u> : Treat dwelling against termites. Show proof of service from licensed pest control operator with one-year renewable bond.
	c. install (7) automatic foundation style vents in existing vent holes
	d. Uniformly spread ~1100 SF of 6 mill vapor barrier over soil in crawl.
	e. On the left rear of the home (rear porch) the foundation wall is damaged. "Quick Wall" (Surface Bonding Cement) the foundation wall of the porch; ~10 SF

<b>09. EXTERIOR PAINT:</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.
	b. Wet-scrape and prepare exterior trim (including porch soffits) to include replacing up to 10'. Prime and paint trim and siding using approved exterior latex paint applied 3 mils wet—1.5 mils dry.
<b>10. HVAC and Chimney</b>	
	a. Inspect chimney; install liner as required.
	b. Install baseboard heater in bathroom
<b>11. PLUMBING:</b>	
	a. <u>Hose bibb</u> : Replace both hose bibbs with frost-free hose bibbs with vacuum breakers.
	b. <u>Supply/Drain lines</u> : Replace all galvanized piping with PEX/PVC. Ensure all lines are properly hung
	c. Kitchen sink: Replace sink with 33/22 by 8” deep double bowl stainless steel sink complete with “Delta or approved equal” single-lever chrome faucets with spray.
	d. <u>Tub/shower VAVLE--ADA</u> : Replace with ““Delta or approved equal” single-lever chrome faucets with pop-up spout and overflow. Use handheld shower head
	e. Replace gas water heater with new electric, Table Top style in same location; cap propane; cap flu pipe opening. Material Allowance \$ 600)

<b>12. ELECTRICAL:</b>	
	a. <u>Smoke detectors</u> : wire (3) inline 120V with 9VDC battery back-up ceiling-mounted smoke detectors in 3 bedrooms and a Combo CO/Smoke detector in the rear hall to 15 Amp arc-fault breaker.
	b. <u>GFI receptacles</u> : Install 20 amp GFCI breaker for 2 Kitchen counter receptacles. install bath 20 amp GFI receptacle.
	c. install 1 additional outlet in the living room, add 3 outlets in Right Front and Right Middle bedrooms, and add 1 outlet in the Right Rear bedroom; all on new circuits. Remove improper outlet in the living room
	d. Install 1 new outlets in the Kitchen above the new water heater
	e. Install separate dedicated circuits (2) for the refrigerator and washer
	f. Replace ceiling fan in right rear bedroom. Replace box with fan rated. \$100 fixture allowance
	g. Replace ceiling light in living room, Kitchen, Right front and right middle bedrooms; replace boxes with Fan Rated; \$25 fixture allowance per room
	h. Replace front and rear porch lights; \$60/fixture allowance; rewire flood light on rear of home.
	i. Kitchen range hood: Install ducted 2-speed with light range hood over stove. Material allowance \$50; work includes ducting and roof mounted vent.
	j. Upgrade power panel to 200 Amp service
	k. Install vent fan in bathroom between toilet and shower vented through the roof; MA=\$70
<b>13. WEATHERIZATION/INSULATION</b>	
	a. Increase attic insulation to R38 (has blown-in ~R19); install soffit baffles and 1x10 box around access doors; staple R38 to top of access doors
	b. Floor insulation: Install 1100 SF of KF R-19 fiberglass floor insulation and secure using wire clips @ 15" on center.
	c. Foam-seal and caulk all annular spaces around wall penetrations and piping.
	d. Insulate window opening in BATH with R15
<b>14. CEILINGS</b>	
	a. Repair crown molding, seal joint between wall and ceilings throughout home.
	b. Replace ceiling covering in kitchen (144 SF) with new ½" drywall, finish for painting. Install perimeter cove molding.
	c. Complete drywall installation/repair in Right Middle bedroom, finish for painting

<b>15. WALLS</b>	
	a. <b>Living Room:</b> Remove paneling, clean, patch, and finish for painting, reinstall crown molding;
	b. Ensure all doors operate and latch correctly
	c. Back Hallway: install 2 pieces of paneling by power panel
	d. BATH: Install MR DW over window opening; finish area above new shower for painting
<b>16. FLOORS</b>	
	a. Install 144 SF of new carpet in Right Middle Bedroom with 6 lb pad; material allowance \$16/yd for carpet
	b. Install new sheet vinyl floor covering in bathroom ( <b>35 SF</b> ) and Kitchen ( <b>144 SF</b> ): ¼” lauan underlayment, approved vinyl sheet goods and ½” perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance)
	c. Install transitions in each room's doorway where needed for floor covering change
<b>17. BATHROOM:</b>	
	a. Replace vanity. Use white-color vanity with imitation marble top and “Delta or approved equal” chrome single-lever faucets. (\$ 200 vanity/top/faucet – material allowance.
	b. Add corner bead to wall covering
	c. <b>Replace tub unit--ADA.</b> Install multi-piece fiberglass shower unit complete with all accessories, shims and caulking. (\$ 370 material allowance)
	1. Install moisture resistant wall board above surround walls
<b>18. KITCHEN:</b>	
	a. Replace cabinets with new wood base and wall cabinets:
	1. base cabinets (~8’), wall cabinets (10’6’) and countertop (~12’). Allowance for cabinets and countertops is \$1,400; allowance includes corner cabinets for base and wall
	2. Use post-formed laminated countertop – seal underside of protruding counter lip and install matching end caps. Use 30x15 over range and 36x15 over sink.
	3. Install 30X24” steel enamel grease shield to wall behind range – match color of range and hood (white).

<b>19. INTERIOR PAINT:</b>	
	a. Prepare <b>NON-PANELED</b> wall and ceiling surfaces by fill-in divots/holes, wet-sanding surfaces, prime new drywall and paint all <b>NON-PANELED</b> walls & ceilings using approved interior latex paint applied 3 mils wet – 1.5 mils dry. <b>Most of the walls are paneled, do not paint</b>
	<b>JOB TOTAL</b>
<b>End. Work Write-up.</b>	