

<b>SUSSEX COUNTY</b>	
<b>CDBG - HOUSING REHAB PROGRAM</b>	
<b>HOUSING REHABILITATION POCAHONTAS PROJECT</b>	
<b><u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u></b>	
<u>OWNER NAME:</u>	Date: June 1, 2020
<u>ADDRESS: 121 Knight St, Wakefield, VA 23888</u>	Page: 1 of 6
<p><b>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></p>	
<b><u>GENERAL CONDITIONS:</u> (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><b>ABBREVIATIONS: LR=Living Room; BR=Bedroom; MA=Material Allowance; SP=Single Pole; DW=Drywall</b></p>	

<b>This house is unique originally it was a single wide mobile home. An addition of the same size was built on the rear and a front porch was added.</b>	
<b>01. <u>PERMITS:</u></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. <u>ROOF:</u> NO WORK UNDER THIS LINE ITEM</b>	
<b>03. <u>ROOF LINE</u></b>	
\$	a. Complete trim work around home to include closing in front porch trim.
\$	b. <u>Gutter system:</u> Install 128 LF of 5” white-color seamless aluminum gutters with hidden clips @ 36” on center to include (5) 2X3” downspouts with plastic gutter extensions.
	c. Wrap Trim with PVC coated aluminum, cover soffits with SOLID vinyl soffit material
<b>04. <u>SIDING</u></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>05. <u>WINDOWS:</u></b>	
\$	a. Remove and replace (9) windows (Right-Front, Right side (2), Right-Rear (3), Left side (2), Left-Front (1)) 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. Replace rear entry door with new steel entry door, 32"x80", with knob and deadbolt keyed alike. \$250 material allowance. Sill is rotted, replace with PT wood
\$	b. Shim and adjust main right-hand door unit for proper operation and fit. Install vinyl bulb weather-stripping. Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike
\$	c. Left Front Door: Replace left front entry door with new 9-lite steel entry door, 32"x80", with knob and deadbolt keyed alike. \$250 material allowance. Sill is rotted, replace with PT wood
\$	d. <u>Rear door</u> : Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep on front porch. (\$ 165 material allowance)
<b>07. STOOPS—BOTH ARE ADA ITEMS</b>	
	a. FRONT PORCH
\$	1. Replace front step railing with 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>ADA ITEM</b>
	b. REAR PORCH
\$	Remove existing deck. Build 6X8" p/t stoop to match front porch deck requirements – no roof. Set to 4" below door threshold. Install 4X4" posts (suspended 10" in holes made 12" round by 18" deep and encased with 2500 psi concrete to grade level). Build staircase using 2X12" stringers, double 2x6" as treads and PVC risers. <b>ADA ITEM</b>
<b>08. FOUNDATION, CRAWL and TERMITE TREATMENT:</b>	
\$	a. <u>Crawl doors</u> : Install 3/4" p/t CDX door secured on p/t 2X6" frame and
\$	1, Replace REAR crawl door with 3/4" p/t CDX door secured on p/t 2X6" frame and two 3" zinc hinges with hasp lock.
\$	2. Install NEW CRAWL ENTRANCE on left side of home for the FRONT PORTION of the crawl area using 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. Uniformly spread ~1500 SF of 6 mill vapor barrier over soil in crawl.
\$	d. Water is building up under the home likely due to the slope from the street. Install 100' of french drain along the front of the home and down each side to direct the water away from the front of the home. Trench 12" wide, 16" deep. Install perforated pipe (6" PVC SDR-35 or similar) with Geotextile sleeve. Cover with ~12" washed gravel 1/2-1" diameter and topsoil. Slope = 1 inch/10 feet. Once pipe is past right side of home, solid pipe can be used and should terminate at ground level in the back yard.
\$	e. Remove debris from crawl space

<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>10. HVAC:</b>	
\$	a. Run 2 new trunk lines to front section of home and tie into existing registers.
\$	b. Insulate metal ducting in rear section of home crawl space
\$	c. Replace Return Air Vent Filter Grille in Den with new; ~ 16x20, install new filter
<b>11. PLUMBING:</b>	
\$	a. <u>Hose bibb</u> : Replace both hose bibbs with frost-free hose bibbs with vacuum breakers.
\$	b. <u>Tub/shower</u> : Replace (IN BOTH BATHROOMS) with ““Delta or approved equal” single-lever chrome faucets with pop-up spout and overflow. <b>ADA ITEM</b>
\$	c. Replace water heater with new electric 40 gallon water heater to include overflow pan and pipe relief. The water heater is located in the Left Bathroom.
\$	d. RIGHT BATHROOM: Relocate the toilet supply line thru the floor.
\$	e. CRAWL SPACE: The plumbing drain lines need to be resloped from the right bathroom to where it exits the home. There is a FernCo midway in this line that needs to be replaced with the proper coupling. Install pipe hangers to code
<b>12. ELECTRICAL: There are 2 power panels in this home, both are in Left Front BR</b>	
\$	a. <u>Smoke detectors</u> : wire (6) inline 120V with 9VDC battery back-up ceiling-mounted smoke detectors in Hall and 5 bedrooms to 15 Amp arc-fault breaker.
\$	b. <u>RIGHT BATHROOM</u> : When walls are removed, clean-up electrical where lights were removed. Run wires to code in walls.
\$	c. Replace ceiling light in right hallway to bedrooms; \$25 fixture allowance
\$	d. KITCHEN: Add switch cover by Dining Room door
\$	e. Replace front and rear porch lights; \$40/fixture allowance
\$	f. Replace kitchen exhaust fan with similar ceiling mounted exhaust fan, material allowance \$130.
\$	g. RIGHT BATHROOM: Replace fan with <2 sone 70 CFM ducted bathroom exhaust fan near bathtub with SP switch. MA=\$60.
\$	h. Replace vanity lights (2) with similar; \$50 material allowance
\$	i. There are 2 power panels (in front left BR) - label panel and circuits and ensure circuits are operating properly. The larger panel has a breaker labeled "HEAT PUMP", replace with an adequate sized breaker after verification this breaker powers the HEAT PUMP.
\$	j. Replace light in Laundry Room with LED fixture, MA=\$40
\$	k. Replace the dryer outlet and properly mount

<b>13. WEATHERIZATION/INSULATION</b>	
\$	a. ADDITION AREA: Blow in attic insulation to R38 (768 SF); install soffit baffles and 1x10 box around access doors; staple R38 to top of access doors
\$	b. Floor insulation: Install 768 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, include entire marriage wall in both the crawl and attic area
<b>14. CEILINGS</b>	
\$	a. Repair crown molding, seal joint between wall and ceilings throughout home.
\$	b. LIVING ROOM: False beams on ceiling are missing covers; cut and install 1/4" luann into/over opening--will be painted.
\$	c. Den (room behind the Family Room): Reattach one piece of crown molding
\$	d. Right-Front BR: Repair ceiling and finish for painting
\$	e. Right-Rear-Center BR: cover ceiling with 3/8-1/2" DW and finish for painting. Install perimeter cove molding; 128 SF
<b>15. WALLS</b>	
\$	a. RIGHT BATHROOM: Replace wall covering with new White Tile Board.
\$	b. Right-Rear-Center BR: Remove paneling and replace with new. Install perimeter crown molding. MA=185
\$	c. Ensure all doors operate and latch correctly
\$	d. LIVING ROOM: install ~6'0 of base trim where missing to match existing ~3 1/4" clam
\$	e. Left Rear BR: Paneling is not attached in some areas, reattach to walls.
\$	f. Crown molding is missing in some areas, complete crown installation with similar molding
\$	g. Remove cabinets in Laundry Room and install 2 shelves ~9" deep (MDF or similar) with heavy duty shelf brackets, the full width of the area above washer/dryer, ~65"
<b>16. FLOORS</b>	
\$	a. SHEET VINYL: Install new sheet vinyl floor covering in bathroom #2 (Right end) <b>(35 SF) and Dining Room (120 SF):</b> 1/4" lauan underlayment, approved vinyl sheet goods and 1/2" perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance)
\$	b. Left Front BR: Flooring is spongy at the BR door to the hall; remove floor covering and install new subfloor
\$	c. DINING ROOM: the subfloor is damaged around the back door. Remove an ~ 4'x4' area centered on the door and replace the subfloor.

<b>17A. BATHROOM #1: left end of home</b>	
\$	a. Tub Surround: Remove existing and install new. Thoroughly clean tub; caulk all joints before installing surround. Use Peerless or ASB Sturdifit with shelving (or similar); MA \$200 <b>ADA ITEM</b>
	1. Shower valve will be replaced--under PLUMBING
\$	b. ( <b>AFTER REMOVING WATER HEATER, IN CLOSET IN THIS BATHROOM</b> ) Remove flooring in closet, replace subfloor
\$	c. Install an Air Admitance Valve off the vanity drain piping
\$	d. Replace corner bead on wall covering
<b>17B. BATHROOM #2: Right end of home</b>	
\$	a. Replace tub unit. Install multi-piece fiberglass shower unit complete with all accessories, shims and caulking. (\$ 670 material allowance) <b>ADA ITEM</b>
	1. Install moisture resistant wall board above surround walls
\$	b. Remove entire flooring to expose joists. Install 30 SF of 3/4" CDX plywood (glued and screwed to joists)
<b>18. KITCHEN: ONLY WORK IS UNDER ELECTRICAL</b>	
<b>19. INTERIOR PAINT:</b>	
\$	a. Prepare all wall and ceiling surfaces <b>that are not paneled</b> ; 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.
\$	<b>SUB TOTAL COST</b>
	<b>ADA COST</b>
	<b>TOTAL COST MINUS ADA ITEMS</b>
<b>End. Work Write-up.</b>	