

SUSSEX COUNTY		
<u>HOUSING REHABILITATION UNOS PROJECT</u>		
<u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u>		
OWNER:	ID#: U2D1B	Date: July 28, 2020
ADDRESS: 241 Dogwood St, Waverly, VA 23890		Page: 1 of 5
UNIT TYPE: <u>Single Family</u>	SF: 1655	TOTAL COST:
<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: 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; MA=Material Allowance; DW=Drywall; SP=Single Pole		

01. PERMITS:	
\$ -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. 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. 2000 SF of 25-year 3 Tab shingles per manufacturer instructions to include 5" reveal. Install 54 LF of vent-a-ridge.
	d. Remove chimney to below the roof ling. Cap with masonry product like a 16x16 paver and seal.
03. ROOF LINE	
	a. <u>Gutter system</u> : Install 124 LF of 5" white-color seamless aluminum gutters with hidden clips @ 36" on center to include (6) 3x4" downspouts with plastic gutter extensions. Add leaf guards to the 2 gutters on the left-rear of the home.
	b. Exterior Trim: Replace rotted Exterior Trim, ~40 LF
04. SIDING	
	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> : Secure all loose vinyl siding. Caulk all gaps.
05. WINDOWS:	
	a. Remove and replace all (15) 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. INSULATE space between window and frame.

06. EXTERIOR DOORS	
	a. Front Door: Shim and adjust door unit for proper operation and fit. Install vinyl bulb weatherstripping. Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike.
	b. <u>Rear door</u> : Install vinyl bulb weatherstripping. Replace knob and deadbolt keyed alike to front door. Shim and adjust doors unit for proper operation and fit.
	c. Patio Door: Replace existing with new door; operable panel will be on RIGHT as seen from exterior
07. STOOPS: INSPECTION ITEM	
	a. FRONT PORCH--ADA ITEM
	Build ADA ramp on front of home extending left from front porch and returning to driveway. RISE is ~30"; ~ramp length, with turn and front porch landing, is ~40 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.
	5. Build new steps off platform over existing steps with max 5 inch rise, MAX 3/8 difference between step risers; railing specifications same as item 4 above
	b. REAR PORCH : Install railing on Rear Porch steps using same specifications as above
08. FOUNDATION, CRAWL and TERMITE TREATMENT:	
	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 foundation vents with (10) automatic foundation style vents.
	d. Uniformly spread 1280 SF of 6 mill vapor barrier over soil in crawl.
09. EXTERIOR PAINT: LEAD 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). Prime and paint trim using approved exterior latex paint applied 3 mils wet—1.5 mils dry. LEAD PAINT MAY BE PRESENT, TAKE NECESSARY PRECAUTIONS
	* and \$ 2.00 per SF for flat areas such as ceilings

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: INSPECTION ITEMS HERE	
	a. <u>Hose bibb</u> : Replace both hose bibbs with frost-free hose bibbs with vacuum breakers.
	b. Kitchen sink: Replace Kitchen sink faucet with "Delta or approved equal" single-lever chrome faucets with spray. Replace supply lines with new.
	c. <u>Tub/shower</u> : Replace with ""Delta or approved equal" single-lever chrome faucets with pop-up spout and overflow and Handheld shower nozzle
	d. Replace water heater with new electric 40 gallon water heater to include overflow pan and pipe relief. The water heater is located in Laundry Room Material Allowance (\$450 electric)
	e. Install pan under washing machine
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, 3 bedrooms, and Den to 15 Amp arc-fault breaker.
	b. <u>GFI receptacles</u> : Replace outlet in BATH #1 with a GFI; REPL GFI in BATH #2 with new GFI
	c. REPL all outlets in BR#2; outlet on rear wall in BR3; outlet on rear wall in DEN and INSTALL a NEW outlet on the front wall in the DEN; REPL all outlets in the Laundry Room
	d. DEN: Replace ceiling fixtures with new; install a 3-Way SW at the interior door; Repl the dimmer SW with new; the outlet on the interior wall is loose--repair; \$25 fixture allowance
	e. Replace the exterior outlet on the left rear of the home with at GFI in the proper water proof enclosure
	f. Replace BATH #1 AND BATH 32 vent fans with new <2 some 70 CFM ducted bathroom exhaust fan
	g. BATH #2, Replace SW
	h. KIT: Replace ceiling light SW with 3-Way, add new SW by LR doorway
13. WEATHERIZATION/INSULATION--NO WORK ON THIS LINE ITEM	
14. CEILINGS	
	a. Repair and prep for painting ceilings in BR3, DEN and LAUNDRY ROOM

15. WALLS	
	a. BR2 AND BR3: Install paneling over existing walls, install corner bead. Color chosen by HO. ~634 SF. MA \$12/board
	b. Repair water damaged walls in BATH #1
	c. Repair water damaged walls in DEN and LAUNDRY ROOM, prep for painting
16. FLOORS	
	b. SHEET VINYL: Install new sheet vinyl floor covering (or better) in bathroom #1 (35 SF), BR #1 (156 SF), HALLWAY (36 SF) and laundry room (156 SF): ¼" lauan underlayment, approved vinyl sheet goods and ½" perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance)
	c. LAUNDRY ROOM: The subfloor is damaged in the area of the Washer/Dryer. Replace the damaged subfloor with new, screwed and glued.
	d. DEN: Install railing for interior landing and stairs
17. BATHROOM #1	
	a. Replace toilet. Use white-color chair-height toilet with seat, flange, seal and feeder line.
	1. Install moisture resistant wall board above surround walls
	b. Install vertical 32-36" grab bar at tub entrance
	c. Remove entire flooring to expose joists. Install 30 SF of ¾" CDX plywood (glued and screwed to joists)
	d. 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.
	e. 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 \$280
18. KITCHEN:	
	a. Install 30X24" steel enamel grease shield to wall behind range – match color of range and hood. MA=\$28
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
	TOTAL MINUS ADA
End. Work Write-up.	