

SUSSEX COUNTY	
HOUSING REHABILITATION UNOS PROJECT	
WORK WRITE-UP / SPECIFICATIONS / PLANS	
OWNER: ***** ID#: U2D1P Date: JAN 5, 2020	
ADDRESS: 233 DOGWOOD ST, WAVERLY, VA 23890 Page: 1 of 6	
UNIT TYPE: SINGLE FAMILY SF: 1008 TOTAL COST: \$	
<p>Contractor shall furnish and install the following items per the "Contractor's Handbook and Master Specification Manual", Manufacturer's Instructions, applicable 2012 IRC (Virginia) building CODE, zoning regulations and industry standards:</p>	
<p>GENERAL CONDITIONS: (For information only)</p>	
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>
<p>ABBREVIATIONS: LR=Living Room; BR=Bedroom; MA=Material Allowance; DW=Drywall; SP=Single Pole</p>	

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 ice dam material (slope less than 3/12) , valleys, transitions to slope changes and areas less than 3/12 slope; include 2" drip edges (all edges). Install approx. 1400 SF of 30-year architectural shingles per manufacturer's instructions to include 5" reveal. Install 42 LF of vent-a-ridge.
	d. Remove chimney from rear of home and dispose of debris
03. ROOF LINE	
	a. <u>Repair vinyl soffit and wrap, as necessary</u>
	b. <u>Gutter system:</u> Install 88 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. SIDING	
	a. <u>Address numerals:</u> Install 4" by 1/2' black address numerals on the front of the home in the most visible location.
	b. Remove existing and Install new double five, "Builders grade" 40 year warranty vinyl siding to include all vinyl trim, accessories, j-channels, starter strips and corners to cover all exterior walls and gable ends. Caulk all gaps using approved 30-year caulk. Set first course to 1" below sills. Work includes use of matching trim blocks for electrical lighting/receptacles and hose bibbs.

05. <u>WINDOWS:</u>	
	a. Remove and replace all (13) 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.
	b. Replace damaged/rotted trim
06. <u>EXTERIOR DOORS</u>	
	a. <u>Front door:</u> Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)
	b. Replace front entry door with new steel entry door, NO LITES, 36"x80", with knob and deadbolt keyed alike. \$250 material allowance. WALL THICKNESS 5 1/2"
	b. <u>Side door:</u> Install storm doors to match front door. (\$ 165 material allowance).
	Replace rear entry door with new steel entry door, 32"x80", with knob and deadbolt keyed alike. \$250 material allowance
07. <u>STOOPS: NEW DECKS/STEPS HAVE TO BE INSPECTED--ADA</u>	
	DECKS AND RAMPS HAVE TO BE BUILT TO SUSSEX COUNTY SPEC'S
	a. FRONT PORCH--ADA, INSPECTION REQUIRED
	1. Build deck over front porch flush with door sill 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. CUSTOM BUILD STEPS with 18 inch tread depth and 5 inch rise. Railing to match porch.
	b. SIDE PORCH--ADA, INSPECTION REQUIRED
	Remove existing railing. Build 5x5 p/t stoop to match front porch deck requirements – no roof, FLUSH WITH DOOR THRESHOLD. Build 1/12 slope ramp from deck to sidewalk, approximately 16 LF.
08. <u>FOUNDATION, CRAWL and TERMITE TREATMENT:</u>	
	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. 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> Have home inspected for termites and treat as required. Show proof of service from licensed pest control operator with one-year renewable bond.
	c. Replace foundation vents with (9) automatic foundation style vents
	d. Uniformly spread 900 SF of 6 mill vapor barrier over soil in crawl.

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: NO WORK ON THIS LINE ITEM	
11. PLUMBING	
	a. <u>Hose bibb</u> : Replace both hose bibbs with frost-free hose bibbs with vacuum breakers.
	b. 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.
	c. WATER HEATER: Water Heater is new. ONE FITTING was apparently installed with dissimilar materials and is corroded. Replace this fitting. WH is located behind a panel in the RL BR closet.
	d. Water leaks are evident under the bathroom and kitchen sinks--REPAIR
	e. Install new single handle, anti-scald shower valve
12. ELECTRICAL: INSPECTION ITEMS HERE	
	a. <u>Smoke detectors</u> : wire (4) 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> : Kitchen outlets are not GFIC protected. ID first outlet in string and replace with GFI outlet, OR replace breaker with GIFC breaker
	c. Replace ceiling fixtures in Kitchen (2), and FL and RL BR's; \$25 fixture allowance
	d. Replace front and side porch lights; rewire to code; SIDE PORCH light to double headed flood light to light porch and ramp; \$60/fixture allowance
	e. WATER HEATER: Properly wire the water heater by installing a romex connector at the connection point.
	f. Replace range hood with new vented to outside of home
13. WEATHERIZATION/INSULATION	
	b. In several places the floor insulation has fallen down, reinstall with insulation stays; add new insulation as necessary

14. CEILINGS	
	PREP CEILING FOR PAINTING
	1. Replace ceiling covering in back left corner of Dining Area with new ½” drywall, finish for painting.
	2. Ceiling is sagging in LR; Install temporary supports and reattach to joist (may require sistering ceiling joist)
	3. Patch hole in Bathroom ceiling and prep for painting
	4. All other rooms, patch/prep as required for painting to include caulking where cove molding is present
15. WALLS	
	PREP WALLS FOR PAINTING
	1. DINING AREA: There is significant wall damage in the back left corner from a leak. Remove the wall covering, inspect framing and replace as required. Install new DW and prep for painting
	2. The wall covering in BR#2 under the side window is significantly damaged by water. Remove DW, inspect framing and replace as necessary. Install new DW and prep for painting
	3. Install new shelf and rod in closet for BR#3
16. FLOORS	
	a. DINING AREA: Replace subfloor in left rear corner; ~ 4x4 area
	b. Level the floor in the Kitchen/Dining Area. Some work was done here that caused the floors to be unlevel.
	c. LIVING ROOM CARPET: Remove and dispose of existing; Install 672 SF of new carpet with 6 lb pad; material allowance \$20/yard for carpet
	d. SHEET VINYL: Install new sheet vinyl floor covering (or better) in bathroom (40 SF), Hallway (36 SF) and kitchen (240 SF) : ¼” lauan underlayment, approved vinyl sheet goods and ½” perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance). If Vinyl Plank flooring is used, Lauan is not required.

17. BATHROOM:	
	a. Replace tub unit. Install multi-piece fiberglass shower unit complete with all accessories, shims and caulking. (\$ 370 material allowance) ADA ITEM
	1. Install moisture resistant wall board above surround walls ADA ITEM
	b. Install vertical 32-36" grab bar at tub entrance ADA ITEM
	c. Install medicine cabinet/mirror with Light over vanity; \$50 material allowance
	d. Replace vanity. Use 36" 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 sink base and remount doors
	b. Replace countertop. Use post-formed laminated countertop – seal underside of protruding counter lip and install matching end caps.
	3. Install 30X24" steel enamel grease shield to wall behind range – match color of range and hood.
19. INTERIOR PAINT:	
	a. Prime new drywall and paint all walls & ceilings (UNLESS PANELED) using approved interior latex paint applied 3 mils wet – 1.5 mils dry.
	TOTAL COST
	ADA COST
	TOTAL COST MINUS ADA WORK
End. Work Write-up.	