

SUSSEX COUNTY

CDBG - HOUSING REHAB PROGRAM

HOUSING REHABILITATION POCAHONTAS PROJECT

WORK WRITE-UP / SPECIFICATIONS / PLANS

OWNER NAME : Date: DEC. 29, 2018

ADDRESS: 404 Walnut Ln, Waverly, VA 23890 Page: 1 of 6

Contractor shall furnish and install the following items per the "Contractors Handbook and Master Specification Manual", Manufacturers Instructions, applicable 2012 IRC (Virginia) building CODE, zoning regulations and industry standards:

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) 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.

ABBREVIATIONS: LR=Living Room; BR=Bedroom; FR=Family Room; UR=Utility Room; 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. 1900 SF of 30-year architectural shingles per manufacturer instructions to include 5" reveal. Install 42 LF of vent-a-ridge.
03. ROOF LINE	
\$	a. <u>Gutter system:</u> Install 118 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.
\$	b. Replace rotted soffet with new plywood, install new static vents
04. SIDING	
\$	a. <u>Siding:</u> Replace bottom piece of Hardi-Plank siding on right side and rear of home to include front porch band board.
\$	b. Install 16 SQ of new D5, "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. Install (1) 16" inoperable gable vent to front
05. WINDOWS: NO WORK UNDER THIS LINE ITEM	

06. EXTERIOR DOORS	
\$	<p>Front door:</p> <p>a. Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike. INSTALL peephole</p> <p>b. Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)</p>
\$	<p><u>Rear door:</u></p> <p>a. <u>Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike</u></p> <p>b. <u>Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)</u></p>
07. STOOPS ITEMS REQUIRING INSPECTION: b	
\$	<p>a. FRONT PORCH (ADA)</p> <p>1. Step Railing--Left post at bottom of steps--replace with new PT 4x4 post to match right post..</p> <p>2. Porch railing--Corner post on right of porch is rotted--Install temporary support for roof load, replace with new post of similar design</p> <p>3. Replace steps: Ensure all steps are equal in height to each other and the ground</p>
\$	<p>b. REAR PORCH</p> <p>1. Remove existing deck. Build 6X8" p/t stoop to meet Sussex County deck requirements – no roof. Set to 4" below door threshold. Install 4X4" posts (suspended 10" in holes made 12" square by 18" deep and encased with 2500 psi concrete to grade level). Build staircase to rear yard.</p>
\$	<p>2. PRIOR TO DECK INSTALLATION: Replace rotted sill and band board on home and associated sheathing. Install new siding as required.</p>
08. FOUNDATION, CRAWL and TERMITE TREATMENT:	
\$	<p>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.</p>
\$	<p>b. <u>Termite treatment:</u> Treat dwelling against termites. Show proof of service from licensed pest control operator with one-year renewable bond.</p>
\$	<p>c. <u>Crawl Door Entrance:</u> Remove 4 inches of dirt and replace with gravel to promote drainage at crawl entrance</p>

09. EXTERIOR PAINT:	
\$	a. 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. Power wash trim in preparation for painting
	c. Prepare exterior trim (NOT INCLUDING SOFFITS) to include replacing up to 10'. Prime and paint trim using approved exterior latex paint applied 3 mils wet—1.5 mils dry
	d. Rip 6 inch wide opening in soffits and cover with vinyl vented soffit--USE NON-VENTED SOFFIT ON PORCHES
	e. Power wash and paint foundation with masonry grade paint
10. HVAC:	
\$	a. Hang air handler drain line to have proper slope
\$	b. Fill hole in foundation for HVAC lines with Foam seal
11. PLUMBING:	
	a. Hall Bath
\$	1. Tub/Shower supply lines leak, access from UR and repair lines
\$	2. <u>Tub/shower:</u> Replace faucet with “Delta or approved equal” single-lever chrome faucets with pop-up spout and overflow.
\$	3. Replace waterline and cutoff to toilet
\$	4. Replace both water lines to vanity
	b. Master Bath
\$	1. Toilet supply line leaks, repair
\$	2. Replace toilet with chair height (ADA)
\$	3. Abandon LEFT side Hose Bibb
\$	4. Replace RIGHT side Hose Bibb with new
12. ELECTRICAL:	
\$	a. <u>Master Bath:</u> Replace outlet with GFI receptacle
\$	b. Replace ceiling light in right middle bedroom; \$25 fixture allowance
\$	c. Replace switch cover in right/middle bedroom
\$	d. Hall Bath fan is not on a switch, wire to NEW switch on wall by door
\$	e. LIVING ROOM: Replace ceiling light fixture with new
\$	f. Replace GFI's in bathrooms, 2 total
\$	g. Install porch light by rear door with SP switch (there is NOT one there)

13. WEATHERIZATION/INSULATION: NO WORK ON THIS LINE ITEM	
14. CEILINGS	
\$	Replace ceiling HVAC registers with new, 13 total. Caulk gap
15. WALLS	
\$	a. MASTER BATH: Toilet leaks and has damaged the wall behind it; remove baseboard, remove sufficient wall covering to affect repairs. AFTER plumbing repairs, install new piece of DW, finish and prep for painting
\$	b. Install new 48" bifold doors for the closets in the Right/Middle and Left/Rear BR's
\$	c. MASTER BR: Install new hall/closet knob on closet door
\$	d. DEN: The inside rear corner of the room has water damage. Patch the seam with caulk and paint with paint provided by HO
\$	e. Replace master bath privacy lock
16. FLOORS	
\$	a. MASTER BATH: Floor is damaged by toilet. Remove luann installed by HO and floor covering. AFTER toilet repairs, install new luann and sheet vinyl floor covering with new shoe mold, MA=\$16/yd
\$	b. Install new thresholds at all doorways throughout home
\$	c. Floor is sagging at LR wall; Jack floor to level in crawl space and install support pier with 12x12x8 concrete pad 16" below ground level. 8x8x16 cinder blocks cold set and PT wood spacers
\$	d. HALL BATH: Replace floor covering (tile) with sheet vinyl. (VANITY IS BEING REPLACED) Remove tile and mud/grout residue. install new luann and sheet vinyl floor covering with new shoe mold, MA=\$16/yd
17. BATHROOM:	
\$	a. HALL BATH: 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.
\$	b. MASTER: Install TWO 24" vertical grab bars at entrance to tub—EITHER END
18. KITCHEN:	
\$	a. Install new runners on one drawer right of the sink

19. INTERIOR PAINT:

\$	a. Prepare and paint all interior doors and trim (OTHER THAN STAINED) throughout the home; Paint both bathrooms, walls and ceilings, with semi-gloss paint--color chosen by homeowner
\$	TOTAL COST
\$	ADA Cost
\$	COST MINUS ADA
End. Work Write-up.	