

SUSSEX COUNTY	
CDBG - HOUSING REHAB PROGRAM	
<u>HOUSING REHABILITATION POCAHONTAS PROJECT</u>	
<u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u>	
OWNER NAME:	PROJECT ID: U9W1J Date: JUN 4, 2019
ADDRESS: 922 W MAIN ST, WAVERLY, VA 23890	Page: 1 of 5
HOME SF: 1051	
Contractor shall furnish and install the following items per the "Contractors Handbook and Master Specification Manual", Manufacturer's Instructions, applicable 2017 IRC (Virginia) building CODE, zoning regulations and industry standards:	
<u>GENERAL CONDITIONS: (For information only)</u>	
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: WORK COMPLETE	
03. ROOF LINE	
	a. <u>Install wrap (PVC aluminum) on fascia and rake boards and install vented vinyl soffit ~285 LF FASCIA/RAKE, 250 SF SOFFIT</u>
	b. <u>Gutter system:</u> Install 70 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 <u>the most visible location.</u>
	b. Install foam board over existing wood siding to smooth surfaces and install D5 vinyl siding with corner post., starter strips, j-channels, caulking ~16 SQ
05. WINDOWS:	
	a. Have repaired TWO window sashes that are broken (left side of home, window closest to the road) 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 screens on all other windows

06. EXTERIOR DOORS	
	Front door:
	a. Reframe opening for 3'0 x 6/8 entry door-- INSPECTION ITEM
	b. Install new FAN LITE steel entry door with knob and deadbolt keyed alike
	c. Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)
	Rear door: Install storm doors to match front door. (\$ 165 material allowance). Install vinyl bulb weatherstripping. Replace knob and deadbolt keyed alike with front and side door. Shim and adjust doors unit for proper operation and fit.
	SIDE DOOR to porch: Replace side entry door with new 2'6X6'8, NO LITE, steel entry door with knob and deadbolt keyed alike with front and rear doors.
07. STOOPS	
	a. FRONT PORCH
	1. Build 36" high railings on front steps 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 for steps with ends returned and secure to railing using lacquer-coated handrail brackets.
	b. REAR PORCH--INSPECTION ITEM
	Remove existing steps. Build 4x4" 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 equal-height risers. Railing REQUIRED on stoop and steps.
	c. SIDE PORCH--INSPECTION ITEM
	Install screen door and steps with railing (see specifications above).
08. FOUNDATION, CRAWL and TERMITE TREATMENT:	
	a. <u>Crawl doors:</u> Install TWO 3/4" p/t CDX door secured on p/t 2X6" frame and two 3" zinc hinges with hasp lock. One will be under the front porch, the other at the Kitchen/House transition on the right of the home.
	b. <u>Termite treatment:</u> Treat dwelling against termites. Show proof of service from licensed pest control operator with one-year renewable bond.
	c. Complete Duraskirt or similar foundation wall around perimeter of home where missing. Cut holes for and install automatic foundation style vents (\$17/vent) to code. Skim board with Stucco (or similar masonry material)

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 HVAC WORK UNDER THIS CONTRACT	
11. PLUMBING:	
	a. Install hangers on kitchen drain line to correct slope issue
12. ELECTRICAL:	
	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-- INSPECTION ITEM
	b. Replace ceiling fixtures in LR, LF BR, and RC BR and add switches for lights. 3-way switches required for LR and RC BR; \$25 MA - each.
	c. Install 3 additional receptacles in the LF BR and replace one receptacle in RC BR-- INSPECTION ITEM
	d. Replace front and rear porch lights; \$60 MA- total
	e. Install light in closet off RC BR, pull chain allowed-- INSPECTION ITEM
	f. Remove light over tub. Install fan/light combo in bathroom ceiling outside of tub area, vent to soffit. Switch to wall by door-- INSPECTION ITEM
13. WEATHERIZATION/INSULATION	
	a. DELETED
	b. Foam-seal and caulk all annular spaces around wall penetrations and piping.
	c. Install R13 insulation on the walls and ceiling of closet off RC BR; 140 SF
14. CEILINGS	
	a. Cover ceilings in bedrooms and Living room with new 3/8" drywall, finish for painting. Install perimeter cove molding. ~ 700 SF
	b. Install DW ceiling covering in closet off RC BR

15. WALLS	
	a. Frame for new closet in LF BR on LR wall across from bathroom door. Interior finished dimensions 4'0 x 2'2. Install 3'0 bifold door, door opening can be covered with trim boards or DW, Contractors preference
	b. Install 1/2" drywall on interior and exterior of new closet; install 3/8" drywall over all other wall surfaces (EXCEPT KITCHEN) . MOISTURE RESISTANT DW REQUIRED IN BATHROOM. Finish all for painting. ~2,240 SF
	c. Ensure all doors operate and latch correctly
	d. Build enclosure for water heater to match kitchen cabinets as closely as possible
16. FLOORS	
	a. CARPET: Remove and dispose of existing; Install ~630 SF of new carpet in Living room, Bedrooms, and Office with 6 lb pad; material allowance \$16/yd for carpet. ~627 SF
	b. SHEET VINYL: Install new sheet vinyl floor covering in bathroom (25 SF) and kitchen (160 SF) : 1/4" lauan underlayment, approved vinyl sheet goods and 1/2" perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance) ~180 SF
17. BATHROOM:	
	a. Replace tub surround. Install multi or single piece fiberglass surround on existing tub unit complete with all accessories, shims and caulking. (\$ 180 material allowance)
	b. Install vertical 32-36" grab bar at tub entrance-- ADA ITEM
	c. Install medicine cabinet/mirror over vanity; \$50 material allowance
	d. Remove and dispose of wall covering.
	e. AFTER WALL WORK IS COMPLETE: Properly mount vanity and plumbing
18. KITCHEN:	
	a. Install new ENERGY STAR RATED refrigerator, minimum 16 CF
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 COST MINUS ADA
End. Work Write-up.	