

<b>SUSSEX COUNTY</b>	
<b>CDBG - HOUSING REHAB PROGRAM</b>	
<b>HOUSING REHABILITATION POCAHONTAS PROJECT</b>	
<b><u>WORK WRITE-UP / SPECIFICATIONS / PLANS - REVISED FOR NEW CONTRACTOR</u></b>	
<b>OWNER NAME:</b>	Date: Jul 28th, 2020
<b>ADDRESS:</b> 301 WALNUT LN, WAVERLY, VA 23809	Page: 1 of 4
<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>	
<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>

ABBREVIATIONS: LR=Living Room; BR=Bedroom; DR=Dining Room; UR=Utility Room; FR=Family Room; KIT=Kitchen; MA=Material Allowance; DW=Drywall; SP=Single Pole	
01. <u>PERMITS:</u>	
\$ -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. <u>ROOF:</u> NO WORK THIS LINE ITEM	
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04. <u>SIDING</u>	THIS ITEM NOT USED FOR THIS CONTRACT
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>WINDOWS ARE ON SITE</b>
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)
	Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike. INSTALL peephole
	b. <u>Rear door:</u> Install deadbolt: Replace knob and install new knob/deadbolt set keyed alike with front door. Install combination-style white aluminum storm door with closer, wind chain, hardware and sweep. (\$ 165 material allowance)
	c. Replace weather stripping on front and rear entry doors.

<b>07. STOOPS</b>	
\$	<b>b. FRONT PORCH: ADA ITEM</b>
	1. Build landing on existing porch to be flush with door sill and steps to ground. Add new railing to match railing on the ramp. Steps to have NO GREATER THAN a 6 inch rise and NO MORE THAN 3/8 inch difference from step to step.
<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 two 3" zinc hinges with hasp lock.
<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: : NO WORK THIS LINE ITEM</b>	
<b>11. PLUMBING: NO WORK THIS LINE ITEM</b>	
<b>12. ELECTRICAL:</b>	
\$	a. <u>Smoke detectors</u> : 10 year, battery operated, ceiling-mounted smoke detectors in Hall and 3 bedrooms
\$	b. <u>GFI receptacles</u> : Install 20 amp GFCI breaker for Kitchen counter receptacles and install bath GFI receptacle.
\$	c. Replace ceiling fan in DR, Right Front BR, and Right Rear BR. Replace boxes with fan rated. \$100 fixture allowance
\$	d. Replace bath fan with <2 some 70 CFM ducted bathroom exhaust fan.
\$	e. Replace ceiling light and switch in UR; \$25 fixture allowance
<b>13. WEATHERIZATION/INSULATION: NO WORK UNDER THIS LINE ITEM</b>	
<b>14. CEILINGS</b>	
\$	a. Ceiling texture is falling off in Kit/DR. INSTALL 3/8 or 1/2 inch drywall over ceiling and prep for painting

<b>15. WALLS</b>	
\$	a. Repair the door latch for the bathroom and the Front/Middle BR
\$	b. MASTER BR: Replace both closet doors. One is a 24" hinged door and is busted off the hinges. The other is a 48" (2 @ 24") bifold door.
<b>16. FLOORS</b>	
\$	a. SHEET VINYL: Install new sheet vinyl floor covering in kitchen and dining room ( <b>250 SF</b> ) and UR ( <b>90 SF</b> ): ¼" lauan underlayment, approved vinyl sheet goods and ½" perimeter shoe molding. Install transition strips at entrances. (\$ 16/yard – vinyl material allowance)
\$	b. UR: A 4x6 area of the floor is water damaged and was repaired by the HO. Remove the floor covering and subfloor to the joist in the affected area. Sister joist as required and install new advantech subfloor (glued and screwed) and luann. Prep for sheet vinyl floor covering.
\$	c. Replace hallway floor covering with laminate or vinyl plank floor covering.
<b>17. BATHROOM:</b>	
\$	Complete remodel of bathroom <b>ADA ITEM</b>
	1. Widen doorway for, and install 32 inch in-swing door. <b>REQUIRES</b> relocation of switches and heater control.
	2. Grout tile
	3. Install threshold from bathroom to hall
	4. Unclog sink
	5. Prep walls and ceiling and paint with with Semi-gloss approved interior latex paint applied 3 mils wet – 1.5 mils dry.
<b>18. KITCHEN:</b>	
<b>19. INTERIOR PAINT:</b>	
\$	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.
\$	<b>TOTAL COST</b>
\$	<b>ADA COST</b>
\$	<b>COST MINUS ADA</b>
<b>End. Work Write-up.</b>	