

SUSSEX COUNTY	
CDBG - HOUSING REHAB PROGRAM	
<u>HOUSING REHABILITATION UNOS PROJECT</u>	
<u>WORK WRITE-UP / SPECIFICATIONS / PLANS</u>	
OWNER NAME:	Date: May 8, 2019
ADDRESS: 1020 W. MAIN ST, WAVERLY, VA 23890	Page: 1 of 6
<p>Contractor shall furnish and install the following items per the "Contractors Handbook and Master Specification Manual", Manufacturer's Instructions, applicable 2012 IRC (Virginia) building CODE, zoning regulations and industry standards:</p>	
<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; DR= Dining Room; FR=Family Room; KIT=Kitchen; UR=Utility Room; 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. ROOF: Measures 18 SQ	
\$	a. Remove all shingles and feltpaper. REAR ROOF IS DOUBLE LAYER
\$	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. 1300 SF of 30-year architectural shingles per manufacturer instructions to include 5" reveal. Install 42 LF of vent-a-ridge.
03. ROOF LINE: NO WORK ON THIS LINE ITEM	
04. <u>SIDING</u>	
\$	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> Install new vinyl siding on perimeter of home where missing, ~1 SQ of white

05. <u>WINDOWS:</u>	
\$	a. Remove and replace all (10) 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.
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. <u>Rear door:</u> Install storm doors to match front door. (\$ 165 material allowance). Install vinyl bulb weather stripping and single-keyed deadbolt. Shim and adjust doors unit for proper operation and fit.
\$	c. Install deadbolt on front and side entry doors and replace knob; ALL to be keyed alike
07. <u>STOOPS</u>	
\$	a. FRONT PORCH ADA ITEM
	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. LF=8
\$	b. SIDE PORCH: ADA ITEM
	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. 6 LF
08. <u>FOUNDATION, CRAWL and TERMITE TREATMENT:</u>	
\$	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. Point foundation wall LEFT REAR

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.
\$	b. Wet-scrape and prepare exterior trim (including porch soffits) to include replacing up to 10'. Prime and paint trim using approved exterior latex paint applied 3 mils wet—1.5 mils dry
\$	c. Power wash exterior of home AFTER siding installation
10. HVAC:	
\$	Install new baseboard heaters and controllers throughout home, 8 total heaters, 6 controllers; MA=\$95/heater Minimum size per room is 10 watts/SF. LR= 2000 watts; F/C BR = 1200 watts; F/L BR = 1700 watts; R/L BR = 1400 watts; BATH = 500 watts; KIT = 1700 watts. WATTAGES LISTED ARE MINIMUMS!!!
11. PLUMBING:	
\$	a. Install new toilet, chair height
\$	b. Kitchen sink: Reinstall kitchen sink when cabinets and countertop are installed. Sink is in storage
\$	c. <u>Tub/shower:</u> Replace with “Delta or approved equal” single-lever chrome faucets with pop-up spout and overflow. ADD 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. Material Allowance = \$400 electric
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.
\$	b. <u>GFI receptacles:</u> Install 20 amp GFCI breaker for Kitchen counter receptacles and install bath GFI receptacle.
\$	c. Replace ceiling fans in left front bedroom, Living Room, kitchen and left rear bedroom. Replace boxes with fan rated, as required. \$100 fixture allowance
\$	d. Replace ceiling light in Hallway; \$25 fixture allowance
\$	e. Add switch cover in left/rear bedroom
\$	f. Replace front and rear porch lights; rewire to code and replace rear porch flood light; \$60/fixture allowance
\$	g. Kitchen range hood: Install ducted 2-speed with light range hood over. Material allowance \$65

13. WEATHERIZATION/INSULATION	
\$	a. Install R38 insulation in attic where ceiling was replaced. 200 SF; staple R38 to top of access door
14. CEILINGS	
\$	Install new DW and/or patch ceilings to include 300 SF
	1. Cover Living Room with 3/8" DW, finish for painting
	2. Install new DW in hallway, bathroom and kitchen (as needed); finish for painting
	3. Patch/Repair other ceilings in preparation for painting
15. WALLS	
\$	a. Widen doorway to bathroom to 32" ADA ITEM
\$	b. Install backers for grab bars in wall on left end of tub/shower unit. ADA ITEM
\$	c. Frame new wall between bathroom and Kitchen, 8 feet
\$	d. Install new DW on walls in and surrounding bathroom, finish and prep for painting. BATH walls are to be moisture resistant board (green board)
\$	e. Reinstall doors (in storage)
16. FLOORS	
\$	a. CARPET: Install 600 SF of new carpet in Living room, Bedrooms, and hallway with 6 lb pad; material allowance \$20/yd for carpet
\$	b. SHEET VINYL: Install new sheet vinyl floor covering in bathroom (40 SF) and kitchen and Mud Room (168 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)
17. BATHROOM:	
\$	a. Install new toilet. Use white-color chair-height toilet with seat, flange, seal and feeder line. ADA ITEM
\$	b. Install new vanity. Use white-color vanity with imitation marble top and "Delta or approved equal" chrome single-lever faucets. (\$ 250 vanity/top/faucet – material allowance.
\$	c. Replace tub unit. Install multi-piece fiberglass shower unit complete with all accessories, shims and caulking. (\$ 370 material allowance)
\$	d. Install vertical 32-36" grab bar at tub entrance. ADA ITEM
\$	e. Install medicine cabinet/mirror over vanity; \$50 material allowance

18. KITCHEN:	
\$	a. Replace cabinets with new wood base and wall cabinets:
\$	1. base cabinets (~12'), wall cabinets (~13') and countertop (~13'). Use 3018 over range.
\$	2. 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.
\$	4. Kitchen Sink: Install original sink and faucet from storage
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.	