

Address:

Grant: ESFRLP 17 Home 7

Preparer: Carlis P. Sweat

<b>TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS</b>	Visit the Town of Southern Pines Planning Department at 180 SW Broad St., Southern Pines, NC 28387 to obtain permits for the work performed on this home. The following permits are required: - Zoning, Building, Electrical, Plumbing, Mechanical, Insulation, NCHORF- Please contact the Town of Southern Pines (910-692-4003) directly for permits & permit costs.	<b>Not a Bid Item</b>
<b>LEAD BASE PAINT</b>	This is a pre-1978 built home. No lead base paint hazards were found. Safe Work Practices (SWP) and Renovate, Repair, and Paint (RR&P) techniques must still be used when performing work on this home.	<b>Not a Bid Item</b>
<b>ASBESTOS</b>	Asbestos Containing Materials (ACMs) were found in this home. All work involving asbestos shall be conducted by properly trained and credentialed personnel in full compliance with applicable environmental, health and safety regulations. Permitting is required through the NC Department of Health and Human Services, Division of Public Health, Health Hazards Control Unit. All information for separate permitting for dumping friable material is required and can be obtained by calling Janis Hargett at 910-606-3214 at the Uwharrie Environmental dumping facility.	<b>Not a Bid Item</b>
<b>REQUIREMENTS FOR ALL WORK WRITEUPS</b>	<ul style="list-style-type: none"><li>* Work on any item specified in this write-up is to be performed to code and will be inspected &amp; approved as such. This is to apply in all instances and regardless of whether the specification states to perform work "to code." When a contractor or subcontractors are uncertain as to code requirements or where it appears the specification contradicts code the Community Development Staff <u>shall</u> be contacted before work is performed.</li><li>* All materials used in connection with this Work Write-Up are to be new, of first quality and without defects - unless stated otherwise in the Work Write-Up or pre-approved by Community Development Staff.</li><li>* Comparable substitutes for items specified in this Work Write-Up may be used provided the homeowner, contractor, and Community Development Staff are in agreement and this agreement is reduced to writing and signed by all three parties.</li><li>* Any changes in the Work Write-Up shall be pre-approved by the homeowner, contractor, and Community Development Staff and once all parties are in agreement then this agreement shall be reduced to writing and signed by all three parties.</li><li>* Contractor is to allow the homeowner a minimum of three choices of color or style for all material selections specified to be replaced in the Work Write-Up.</li><li>* Warranties for work performed and all material items installed on a home (e.g. roofing, vinyl siding, heat pump, appliances, termite inspection, etc.) will be provided to Community Development Staff prior to final payment being made for work performed under this contract.</li><li>* At the preconstruction meeting, General Contractors will be provided with a Release of Liens that will need to be signed by all subcontractors prior to final payment is made for work performed under this contract.</li><li>* Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner. The General Contractor is responsible for informing Community Development Staff of such arrangements with the homeowner within 24 hours of said arrangements being made.</li><li>* The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.</li><li>* When work is complete remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.</li><li>* Contractors often use exterior hose bibs to provide water for mixing mud, cleaning up, etc. Repeated use <i>may</i> result in damage to the hose bib. Be aware that staff will check hose bibs on a home to determine if they are in proper working order before a final invoice is issued for work on the home.</li><li>* Homes with doorbells and security systems have been checked for their proper operation- ensure all work once the Work Write-Up specifications have been completed on the home.</li><li>* All appliances: water heater, stove, refrigerator, and HVAC unit(s) have been checked for their proper operation- ensure all work once the Work Write-Up specifications have been completed on the home.</li></ul>	<b>Not a Bid Item</b>

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Material Cost</u>	<u>Labor Cost</u>	<u>Total Price</u>
<b>ENTIRE EXTERIOR</b>						
	<b>EXTERIOR INTERIOR</b>	<b>ASBESTOS (ACMs)</b>	ASBESTOS CONTAINING MATERIALS (ACMs) were found in the Cementous siding applied to all sides and gable ends of this home. The bathroom contains ACMs in the bottom layer of sheet vinyl and mastic adhering it to the concrete substrate. The vermiculite used in the ceiling texture spray mix contains ACMs. DO Not Record any Monetary figures on this line item block. Not a Line Item. For informational purposes only.			
1.	<b>EXTERIOR</b>	Shingle Preparation/ Decking  Felt Wall Flashing  Drip Edge Rain Diverter Range Hood Vent Boot Plumbing Boot  Roofing  Ridge Vent	Remove and dispose of all existing roofing down to the sheathing. Replace all rotted or deteriorated ½” roof sheathing, <u>3</u> sheet allowance. NOTE: Call CD Staff to inspect roof decking before felt and shingles are installed.  Cover roof with 15 lb. builders felt. Install approximately 14lf of wall flashing along “A” wall gable end using roofing coil stock (black). Install colored drip edge (black). Re-install rain diverter over front door Install a black metal range hood vent boot.  Install one (1)-3” plumbing vent pipe boot. No rip to fit boots over 2” will be accepted.  Install approximately <u>21</u> ½ squares (1827 sf) of 250 lb. Owens Corning Oakridge Laminated Type A Architectural roof shingles (or CD Staff pre-approved equal), self-sealing type, owner’s choice of color, installed in accordance with the manufacturer’s instructions. Use galvanized steel, stainless steel, or aluminum 1¼” nails with 12 gauge shank, ⅜" diameter head that comply with ASTM F 1667.  Install <u>56</u> lf of nail over ridge vent with bug screen to both ridges ( <u>40</u> lf on house and <u>16</u> lf on carport roof), GAF Cobra Rigid Vent 3 - 13¾in. x 48 in. Roof Ridge Exhaust Vent in Black (or CD Staff pre-approved equal). Remove blocking from between truss in attic for proper venting.			
2.	<b>EXTERIOR</b>	Wood trim	Remove approximately <u>32</u> lf of 1x6 fascia board along “D” wall eave and left side of “C” wall gable end replace with <u>32</u> lf of 1x6 white pine. Replace bird wings on “A/D” corner, both “B/C” corners and “C/D” corner (total of 4). Prime all boards prior to installation on all 6 sides and finish w/ two coats of matching color.			

3.	<b>EXTERIOR</b>	Siding	ACMs present in this siding: remove all cement base wall siding from all walls and gable ends. Dispose of debris to an approved landfill. (approximately 1400sf).			
4.	<b>EXTERIOR ALL WALLS AND GABLES</b>	Vinyl Siding  Mounting Blocks	Install approximately fourteen (14) square of D5DL vinyl siding to entire "B", "C", and "D" walls and "A", "B", and "C" gable ends up to existing frieze boards. Apply ¼" fan-fold insulation to all wall areas prior to siding installation. Use of vinyl mounting blocks is required on all wall penetrations.			
5.	<b>EXTERIOR "A" &amp; "B" Walls</b>	Storm Doors Exterior Door Units       Exterior Door Painting	Remove storm doors and save for homeowner. Install a 3/0 LH Fan Lite metal exterior door unit; complete with metal adjustable threshold, weatherstripping, Kwikset single cylinder deadbolt and entry lock (or CD Staff pre-approved equals). Install a 2/8 9-Lite LH metal exterior door unit; complete with metal adjustable threshold, weatherstripping, Kwikset single cylinder deadbolt and entry lock (or CD Staff pre-approved equals). Include 2¼" ROW FJ casing for both entrance door interior finishes. Install a 2/8 LH OS 6-panel metal exterior door unit; complete with metal adjustable threshold, weatherstripping, Kwikset entry lock (or CD Staff pre-approved equal). All locksets shall be keyed the same and of UD design (lever). Caulk, putty, prime and apply two coats of finish color to both sides of all exterior door units, jambs, and inside casings.			
6.	<b>EXTERIOR "A""B""C" &amp;"D" WALL</b>	Windows	Remove storm windows ("A", "B", "C"&"D" walls). Wet sand, wet scrape all nine (9) "A", "B", "C", "D" wall window unit exteriors. Replace all loose/missing glazing on all windows. Caulk and putty all nine (9) window exteriors, priming with an exterior primer and finishing with two coats of matching finish paint color. Re-install storm windows.			

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<b>INTERIOR</b>						
<b>EXTERIOR</b>						
7.	<b>INTERIOR</b>	Gas Heater	Remove the wall hung non-vented gas heater and save for homeowner. Remove gas line coming into home.			
8.	<b>INTERIOR</b>	Attic Ladder	Install a Louisville Elite 7.67'-10.25' Type IAA Aluminum Attic Ladder (LOWES item# 797461 Model# AA2210R5 or CD Staff pre-approved equal). Dispose of old ladder to landfill. Apply 2¼" ROW FJ casing trim moulding to staircase frame.			
9.	<b>INTERIOR</b> <b>EXTERIOR</b>	Bath Fan  GFCI	Install a Panasonic® FV-08-11VFL5 Whisper Fit 110 CFM 0.4 sone ceiling mounted Energy Star® rated bath fan with light (or CD Staff pre-approved equal). Duct fan to exterior of building envelope. Replace the GFCI outlet at front door with an approved exterior GFCI receptacle and cover.			
10.	<b>EXTERIOR</b>	Dryer Vent	Install a dryer vent kit with wall hood and drywall guard.			
11.	<b>EXTERIOR</b>	Insulation	Upgrade attic insulation to achieve R-38 value.			

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<b>BATHROOM</b>			Dimensions (5'x 8' x 8')			
12.	<b>INTERIOR</b>	Bathroom Flooring Prep	ACM present in 1 <sup>st</sup> layer of vinyl flooring and glue used to adhere it to concrete in bathroom floor. Remove both layers of sheet vinyl and glue next to concrete. Patch concrete with cement base product (Ardex® or CD Staff pre-approved equal) to create a smooth finish in preparation of acceptance of sheet vinyl.			
13.	<b>INTERIOR</b>	Prep  Bathroom Fixtures	Remove toilet, bathroom wall accessories, vanity, vanity top and vanity faucet and drain assembly – NOTE: <u>save toilet, bathroom wall accessories, vanity, vanity top, vanity faucet and mirror for re-use.</u> Once all bathroom work is complete: re-install saved toilet, vanity, vanity faucet and drain assembly. Rehang bathroom mirror and wall accessories.			
14.	<b>INTERIOR</b>	Tub Faucet	Install a single lever Delta faucet (or CD Staff pre-approved equal), tub spout and shower head. Install a bathroom tub faucet escutcheon plate behind tub faucet cover.			

15.	<b>INTERIOR</b>	Safeway Safety Step/Door	Install a Safeway Safety Step™ with Tub Door or similar product approved by CD staff (hinged right). Information for Safeway Safety Step with Tub Door may be located at: <a href="http://ezrampz.com/safeway-step/">http://ezrampz.com/safeway-step/</a> .			
16.	<b>INTERIOR</b>	Bathroom Drywall  Bathroom Paint	Install ½" high strength drywall to entire ceiling using min. 2" screws. Tape joints and ceiling angles, bed, skim coat, sand and point up walls. Create a slick finish on ceiling. Lower heater to new ceiling height.  Prime walls, ceiling and trim. Apply two coats of ceiling white to ceiling. Finish walls and trim with two coats of latex semi-gloss. Owner's choice of colors.			
17.	<b>INTERIOR</b>	Baseboard/ Shoe Crown Installation	Install ¾" ROW FJ baseboard and ¾" shoe moulding on bathroom drywall perimeter.  Install approximately 32lf of 2¾" FJ crown moulding to bathroom ceiling angles.			

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<b>LIVING ROOM/ BEDROOM #2/ MASTER/ STORAGE ROOM</b>					
18.	<b>INTERIOR</b>	Drywall          Wall Paint	Patch holes behind gas heater location on living room "A" wall. Patch door knob hole behind door ("A" wall) in bedroom #2. Remove cable wire from ceiling in Master Bedroom and fill hole w/ drywall stippling mud "D wall". Install drywall where holes exist in storage room behind water heater and bathroom sink "C" wall" areas (approximately 32sf). Tape only. Insulate these holes with R-15 before covering with drywall. Prime and apply a one coat finish of paint to the above patched walls less the storage room.		

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<b>KITCHEN/ DINING BATHROOM LIVING ROOM HALLWAY</b>			Dimensions (9'9" x 10'4") + (10'4" X 9'9") + (5x5) = VINYL AREAS (13'2" X14'7") + (18'3½"X3'½")= LAMINATE AREAS			
19.	<b>INTERIOR</b>	Kitchen/ Dining/Foyer Floor Prep  Vinyl	Remove all vinyl flooring in the kitchen/dining room area down to the concrete. Patch all vinyl concrete areas with a cement base product (Ardex® or CD Staff pre-approved equal) to create a smooth finish in preparation of acceptance of sheet vinyl. Install total glue down vinyl sheet goods to kitchen/dining, and bathroom areas. Homeowner's choice of color and pattern.			
20.	<b>INTERIOR</b>	Carpet Vinyl Flooring  Transition Strips	Remove carpet and padding from living room and hallway. Install STAINMASTER™ Washed Oak- Dove vinyl plank flooring to the kitchen/dining area (LOWES Item #737998 or a CD Staff pre-approved equal), approximately 275 sf. Install transition strips between, dining room and living room, and all doorways in hallway.			
21.	<b>INTERIOR</b>	Trim	Install ¾" shoe moulding around kitchen/dining, bathroom, living room and hallway perimeters, in front of "A" and "B" wall entry doors, and around base cabinets.			

**Location Total:** \_\_\_\_\_

**Material Cost Total:** \_\_\_\_\_

**Labor Cost Total:** \_\_\_\_\_

**Grand Total:** \_\_\_\_\_

Respectfully submitted by: \_\_\_\_\_

Tax ID Number: \_\_\_\_\_

Contractor Name (PRINT): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

