

Address:

Grant: URP20 Home 5

Preparer: Carlis P. Sweat

TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS	Visit the Southern Pines Planning Department at 180 SW Broad St., Southern Pines, NC 28327 to obtain permits for the work performed on this home. The following permits are required: -Building-Plumbing-Insulation- Please contact the Southern Pines Permitting office (910-692-4003) directly for permits & permit costs.	Not a Bid Item
LEAD BASE PAINT	This is a pre-1978 built home. Safe Work Practices (SWP) and Renovate, Repair, and Paint (RR&P) techniques must be used when performing work on this home.	Not a Bid Item
REQUIREMENTS FOR ALL WORK WRITEUPS	<ul style="list-style-type: none">* Work on any item specified in this write-up is to be performed to code and will be inspected & 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.* 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.* 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.* 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.* 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.* 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.* At the preconstruction meeting, 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.* 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 Contractor is responsible for informing Community Development Staff of such arrangements with the homeowner within 24 hours of said arrangements being made.* 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.* 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.* 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.* 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.* 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.	Not a Bid Item

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Material Cost</u>	<u>Labor Cost</u>	<u>Total Price</u>
EXTERIOR						
1.	CRAWLSPACE	Girder Support Prep Footings Pier Construction Girder Straps	Temporarily support middle third of floor joists at four load bearing points removing pressure on two center girders in preparation of foundation pier work. Remove four (4) old CMU piers. Dig four (4)-16"x24"x10" deep footings in old pier positions moving locations slightly (+/-4-5") to place existing girders onto middle of pier points. Pour 3,000 psi concrete into holes. Dry stack different dimensional CMU's and/or brick 8"x16" to attain required pier height level to original foundation height (approximately 24" tall). Finish cap shall be of solid material or filled with cement. Parge all four sides of piers with a fiber reinforced Surewall® Surface Bonding Cement product. Re-set girders onto piers after pulling them back into upright positions as two (2) double 2x8's are installed between both girders at both center pier positions, and strapping all of this together using 16-gauge Simpson Strong Tie™ metal strap nailed up outer sides of girders and across entire bottom of doubles between girders.			
2.	PORCH STEP RAIL	Handrail	Remove existing step railing and first one foot of horizontal handrail only. Install wrought iron railing up steps and over to first corner post (approximately 6lf). Secure bottom of railing into ground with concrete mix, bolt upper step rail corner to porch surface and weld short horizontal railing to existing corner post. Extend top rail of step handrail section past bottom post one foot (12").			
INTERIOR						
3.	BATHROOM	Prep Insulation Blocking Shower Faucet Toilet Drywall	Remove all wall materials from around tub down to the studs. Remove window trim kit, baseboard and shoe moulding covering wallboard finished walls. Remove all wallboard wainscot paneling and wallpaper from entire bathroom wall areas. Remove toilet and save for re-use. Insulate exterior end shower wall with R-15 insulation and vapor barrier. Install blocking into back wall of tub for grab bar placement using 2x material. Install a Delta® Classic Chrome single lever faucet and a Delta® handheld shower head with stainless braided line onto a mounting slide bar (or a CD Staff pre-approved equals). Install a complete drain assembly. Include all supply and DWV lines associated with installation of this unit. Home has copper supply and cast-iron drain lines. Reset existing toilet. Replace cut-off valve. Install water resistant drywall around tub walls up to ceiling angles. Tape, bed, skim, and sand drywall ready for paint. Install an 8' corner bead onto			

		Tub Surround	bathtub corner framing. Skim coat and sand all walls where wallpaper was removed and make ready for paint. Install a Swanstone® Veritek® white panel kit shower tub wall surround, 60-in x 30-in (HOME DEPOT Store SKU SO #10009 Model #GN-58.010 or a CD Staff preapproved equal). Prime drywall prior to gluing panels. Use an adhesive silicone caulk and glue.			
		Step/Door	Install a CleanCut® Safety Step and door onto middle third of bathtub outside rim. Product and ordering information can be found at https://cleancutbath.com/product/cleancut-door/			
		Grab Bars	Mount one (1)- 2' stainless steel 1¼" peened grab bar on corner outside of shower and one (1) 3' stainless steel 1¼" peened grab bar mounted at an angle along back wall (on an approximate 30° angle).			
		Underlayment	Install one layer of ¼" lauan plywood over entire floor area (approximately 40sf).			
		Flooring	Install approximately 40sf of SMARTCORE Vinyl Plank flooring (LOWES or CD Staff pre-approved equal) over the entire bathroom floor. Install transition strip/carpet bar.			
		Trim	Install matching baseboard and shoe moulding onto all bathroom walls less closet (apprx. twenty linear feet 20lf of baseboard and twenty six linear feet 26lf of shoe. Re-trim a 2/8-3/2 window w/ window stop, 2¼" casing, stool and apron.			
		Paint	Paint all new finished walls and trim with a coat of primer. Paint all walls, casing, base and shoe with two coats of matching finish and color.			

Material Cost Total: _____ **Labor Cost Total:** _____ **Grand Total:** _____

Respectfully submitted by: _____

Contractor Name (PRINT): _____

Tax ID Number: _____

Signature: _____

Phone Number: _____

Date: _____