

Address:

Grant: ESFRLP20

Preparer: Carlis P. Sweat

COUNTY OF MOORE PERMITTING REQUIREMENTS	Visit the Moore County Planning Department at 1048 Carriage Oaks Dr., Carthage, NC 28327 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 Moore County Permitting office (910-947-2221) directly for permits & permit costs.	Not a Bid Item
LEAD BASE PAINT	This is a pre-1978 built home. A Risk Assessment was performed. Safe Work Practices (SWP) and Renovate, Repair, and Paint (RR&P) techniques must be used when performing the work on this home. North Carolina RR&P Certified Firms are required for work that cause the disturbance of lead-based paint.	Not a Bid Item
ASBESTOS	Asbestos Containing Materials were found in this home (ACM's). All work involving asbestos shall be conducted by properly trained and credentialed personnel in full compliance with applicable environmental, health and safety regulations (CFR 29 1962.1101). Permitting is required through the NC Department of Health and Human Services, Division of Public Health, Health Hazards Control Unit. A permit is required from DHHS where building material removal activities may exceed of 160sf, 260lf, or 35cf of Asbestos Containing Building Material (ACBM) and for disposal. Level III O&M or better certified contractor shall be used. Proper pressure barriers and cleaning are required. 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.	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, 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.* 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.* 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>	
ENTIRE EXTERIOR							
1.	All Walls	Gutters Downspouts Splash Blocks	Install approximately 44lf (Forty-Four linear feet) of 5" seamless aluminum guttering and approximately 30lf (thirty linear feet) of 2"x3" downspouts to "A" side of home. Supply and fit two (2) -23.5"x11" splash blocks at corners directing water away from foundation.				
2.	All Walls LBP in this line item	Metal & Fascia Siding Cant Strip Soffit	Install a primed 2x4x4' board under exterior side of door sill at "B/C" corner and wrap with PVC coil stock. Wrap same door exterior trim at "B/C" corner with non-PVC coil stock [approximately twenty(20lf)]. Rewrap window (3/0-4/2) trim on "A" wall center window with non-PVC coil stock (approximately 20lf). Rewrap window (3/0-4/2) trim on "C" wall with non-PVC coil stock (approximately 20lf). Rewrap entire window (3/0-4/2 twin) trim on "D" wall with non-PVC coil stock (approximately 60lf). Replace approximately 20lf (twenty linear feet) of aluminum fascia (10lf on "C" wall and 10lf on "D" wall) using non-PVC coil stock. Replace approximately 100 sf of vinyl siding around entire structure ("A,B,C,D" wall areas, approximately 12 different affected pieces, pieces to be replaced are marked with large black X). Remove 1 st piece of siding across entire front porch slab and on the second step and save for reuse. Rip a 2x4 treated board (dried out) on an angle (the flat way) creating a cant strip and install atop concrete porch and 2 nd step using thinset mortar (caulk front and top edges with silicone). Install non-PVC coil stock as flashing bent up 8" on wall, across beveled cant strip at an angle, and ending with a 1" flat run/beauty bend (will resemble the legs on an ADA symbol). Caulk bottom of metal to porch concrete with silicone caulk. Install J channels and saved siding. Install/replace approximately 20lf (twenty linear feet) of matching vinyl soffit material: one (1) piece at "A/B" corner, one (1) piece at "A/D" corner and two (2) pieces each (total of four on either side of "C/D" corner).	<u>Material Cost</u>	<u>Labor Cost</u>	<u>LBP Costs</u>	<u>Total Price</u>
3.	D Wall	Foundation Vent	Install a metal foundation vent with screen on "D" wall at front corner. Mortar in place.				

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CRAWLSPACE					
4.	Crawlspace	Doors Paint	Build three (3) crawlspace entry doors (two on C wall under deck, one on B wall) complete with 2x4 frames, using ¾" plywood backed up with 1x2's. Include hinges and a lockable hasp. All lumber shall be treated. Allow lumber to dry, prime and apply a two coat finish to all six (6) sides using exterior latex semi-gloss.		
5.	Crawlspace	Vapor Barrier	Remove all old 4ml poly (110sf). Install a 6ml poly vapor barrier in both crawlspace areas less waived area of approximately 224 sf (left front corner area of original house section, total of approximately 1152sf). Roll poly up foundation walls and piers and secure to masonry.		
6.	Bugs	Termite Treatment	Treat structure for termites. Submit certificate of treatment and one-year warranty.		
7.	Electrical	Junction Box	Install a cover on an open junction box located near wiring harness panel box entry point		
8.	Debris	Debris Removal	Remove all debris from crawlspace to include old furnace parts, ductwork, lumber, Styrofoam, block, brick, pipes, jacks, plastic particles, metal, old wiring. Remove all single brick, block, or metal isolated piers not sitting on a footing (total of 5).		
9.	Framing	Drop Girders	Install an 8' double 2x8 treated drop girder, sitting on piers constructed of dry stacked 8x16 CMU's capped w/ a solid block, sitting atop footings at "D" wall approximately one (1) foot inside of and away from band (this will create a cantilever under kitchen floor joists at sink, eliminating the 4x4 being supported w/ 4x4 stiff knees. Install a second 8' double 2x8 treated drop girder, sitting on piers constructed of dry stacked 8x16 CMU's capped w/ a solid block, sitting atop footings at HVAC R/A area replacing temporary 4x4 now in place. Install a third 8' double 2x8 treated drop girder, sitting on piers constructed of dry stacked 8x16 CMU's capped w/ a solid block, sitting atop footings at hall bathroom (this will replace different dimensional boards sitting on blocks). Parge all four sides of six (6) CMU block piers.		
10.	Plumbing	DWV Lines Wrap Pipes	Replace drain lines connecting kitchen, laundry, and bathrooms to achieve a positive flow through to the septic tank and eliminating backflow backup in bathtub. Wrap all water supply ½" and ¾" pipes with preformed taped insulation tubes. Strap all dangling unsupported water supply lines.		

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ENTIRE INTERIOR					
11	Electrical	Smoke Alarms GFCI's Bath Fan Light Fixture Junction Boxes	Install three (3) smoke alarms (one in each bedroom) and one (1) combo CO/smoke detector in a common hallway, all hardwired and interconnected. Make bar strip to left of kitchen sink GFCI protected. Install a GFCI outlet at hall bathroom sink area and place on a dedicated circuit. Install a WhisperFit® EZ™- Panasonic® FV-08-11VF5 bathroom Ventilation Fan (or a CD Staff pre-approved equal) on a separate switch (in the hall bathroom). Complete fan installation attaching duct work to terminate outside of building envelope using proper insulated ducting material and vent hood. Install a homeowner supplied light fixture in guest bathroom. Install three (3) junction boxes in attic removing frayed wires from main walkway.		

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ATTIC					
12	Attic	Insulation	Insulate main attic space to achieve R-38 value (896sf). 480 sf waived for room add-on		
13	Attic	Debris	Remove all shingle debris from main attic.		
14	Attic	Plumbing	Reinstall a plumbing no-hub band to 3" vent pipe.		

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KITCHEN		Dimensions (12'6" x 15'2" x 9')					
15	Pantry	Water Heater Underlayment Patch Vinyl Shoe Transition Strip	Remove water heater and save for re-use. Re-install water heater atop finish flooring. Install ¼" lauan plywood on pantry floor (approximately 18sf). Skim coat floor smooth with cement base floor patch in preparation of vinyl flooring installation. Install vinyl sheet goods across entire pantry floor area and into doorway. Install ¾" shoe moulding around wall perimeter (13lf). Install a metal transition strip across doorway (5lf).				
16	Ceiling	Fan Drywall Trim Paint	Remove ceiling fan and save for reuse. Rehang ceiling fan upon completion of drywall ceiling work. Carefully remove crown moulding and save for reuse. Hang ½" high strength drywall over the entire ceiling using 2-2½" long drywall screws for attachment into ceiling joists where attainable. Tape, bed, skim, and sand leaving a slick finish. Reinstall saved crown moulding Prime and apply a two-coat finish of flat ceiling white to the entire ceiling and closet. Caulk, putty and apply a two coat finish of semigloss latex interior paint to the crown moulding.	<u>Material Cost</u>	<u>Labor Cost</u>	<u>LBP Costs</u>	<u>Total Price</u>
17	Entry Door	Door locks	Adjust keepers for both locks creating the ability to lock door with just one hand (C Wall).				

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HALL BATHROOM		Dimensions (11'10" x 6'7" x 9')			
18	Plumbing	Tub Sink Toilet	Disconnect plumbing lines, faucet and drain assembly from claw tub and transfer tub to premises with a controlled environment. Strip with acid etch cleaner, sand, and fill voids on all interior and exterior surfaces (including feet), clean with a degreaser, apply primer with three light coats and finish with three (3) coats of acrylic urethane enamel mixture. Dry and buff and apply a polymer glaze car wax. Allow 48 hours before reinstallation. Re-install tub plumbing supply and drain lines reconnecting fixtures to tub after flooring work is completed. Disconnect pedestal sink (save for reuse) and reinstall after flooring work is complete. Install a 1.28-gallon American Standard™ ADA toilet (LOWES item #291379 model		

	Flooring	Underlayment Patch	<p>#3472.128.020 or CD Staff pre-approved equal). Install ¼" or ½" toilet flange shim to elevate flange to required position above finish floor.</p> <p>Install ¼' lauan underlayment across entire bathroom floor area (approximately 84sf) and into doorways.</p> <p>Apply a cement base floor patch eliminating all butt joints, seams, and screw head holes providing a slick finish.</p> <p>Install vinyl sheet goods across entire bathroom floor area and into doorways.</p> <p>Install 2" or wider transition bars in both doorways.</p> <p>Install ¾" shoe moulding around room perimeters.</p> <p>Paint all walls and trim with a coat of primer and two coats of semigloss latex interior paint.</p> <p>Paint the ceiling with two coats of flat interior latex ceiling white.</p>			
	Trim	Vinyl Carpet Bars				
	Paint	Trim Paint				
19.	Locks	Door Locks		Install privacy door locks to both bathroom door slabs: Amazon® Prime-Line Products E2293 Mortice Lock Set or a CD Staff pre-approved equal).		

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MASTER BATHROOM		Dimensions (6' x 9'10" x 9')			
20.	Flooring	Floor Repair			
		Underlayment Patch			
	Plumbing	Vinyl Shower			
		Faucet			
		Toilet			
	Drywall	Walls			
		Ceiling			

	Cabinet Door Trim Paint	Cabinet Lock Trim Paint	attachment into ceiling joists where attainable. Tape, bed, skim, and sand leaving a slick finish. Remove vanity and top and re-install after floor work is completed. Install a privacy lock on bathroom door slab. Install approximately 18' of 3/4" ROW FJ baseboard and shoe moulding (match existing trim size and style). Prime and apply a two-coat finish of semigloss latex interior paint to all walls and trim. Prime and apply a two-coat finish of flat ceiling white to ceiling.			
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LIVING ROOM		Dimensions (12'6" x 18' x 9')				
21	Ceiling LBP in this line item	Fan Drywall Trim Paint	<u>Material Cost</u>	<u>Labor Cost</u>	<u>LBP Costs</u>	<u>Total Price</u>
		Remove ceiling fan and save for reuse. Rehang ceiling fan upon completion of drywall ceiling work. Carefully remove crown moulding and save for reuse. Hang 1/2" high strength drywall over the entire ceiling using 2-2 1/2" long drywall screws for attachment into ceiling joists where attainable. Tape, bed, skim, and sand leaving a slick finish. Reinstall saved crown moulding Prime and apply a two-coat finish of flat ceiling white to the entire ceiling and closet. Caulk, putty and apply a two-coat finish of semigloss latex interior paint to the crown moulding.				
22	Doors	Storm Door				
		Install a 12.875-inch storm door closer at the front entrance. Adjust/re-fit this door to close completely and freely without slamming shut.				

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LAUNDRY		Dimensions (11'10" x 12'7" x 9')				
23	Ceiling	Fan				
		Remove ceiling fan and save for reuse. Rehang ceiling fan upon completion of drywall ceiling work.				
24	Drywall ACM &	Ceiling	<u>Material Cost</u>	<u>Labor Cost</u>	<u>LBP/ACM Cost</u>	<u>Total Price</u>
		Carefully remove crown moulding and save for reuse. Hang 1/2" high strength drywall over the entire ceiling using 2-2 1/2" long drywall screws for attachment into ceiling joists. Tape, bed, skim, and sand leaving a slick finish.				

	LBP in this line Item	Paint	Prime and apply a two-coat finish of flat ceiling white.				
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MASTER BEDROOM/ HALLWAY/ BEDROOM #2		Dimensions (9'10" x 12' x 9') + (3'3" x 32' x 9') + (9'10" X 13' X 9')			
25.	Flooring Shoe Moulding Transitions	Remove all carpet and padding from master bedroom, bedroom #2, both closet areas, and main hallway. Install SMARTCORE Ultra Lexington Oak Wide Thick Interlocking laminate flooring in the master bedroom and closet (LOWES item # 813585 Model # 50SLVF601 or a CD Staff pre-approved equal). Install stained pine ½" x ¾" shoe moulding around all room perimeters. Putty holes w/ color putty. Install transition strips at all doorways connected to hallway (total of four -4).			

Location Total: _____

Material Cost Total: _____ Labor Cost Total: _____ LBP/ACM Cost Total: _____ Grand Total: _____

Respectfully submitted by: _____

Date: _____

Contractor Name (PRINT): _____

Tax ID Number: _____

Signature: _____

Phone Number: _____

