

Address:

Grant: URP21 Home 1

Preparer: Carlis P. Sweat

MOORE COUNTY PERMITTING REQUIREMENTS	Visit the Village of Pinehurst Planning Department at 395 Magnolia Rd., Pinehurst, NC 28327 to obtain permits for the work performed on this home. The following permits are required: -Plumbing-Mech- Please contact the Village of Pinehurst Permitting office (910-295-2581) 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			Roof area: 14'6" x 9' x 2 Siding area: 26" x 9'			
1.	FLAT ROOF	Prep	Remove all siding from upper front gable and save for re-use. Remove approximately 25lf of eave metal from this same gable along both lower sides and save for re-use. Remove and dispose of existing roofing down to the sheathing over 2 nd floor front bedroom (approximately 261sf). Replace all rotted or deteriorated ½" roof sheathing, 4 sheet allowance. NOTE: Call CD Staff to inspect roof decking before felt, underlayment, and roofing are installed.			
		Felt	Cover roof with 15 lb. builders felt or other approved underlayment product.			
		Deck Surface	Install 1x4 treated boards around roof perimeter edges (gable and eaves) secured into rafters. Install ½" Celotex STRUCTODEK® high density fiber board with primed coating (or CD Staff pre-approved equal) over entire roof area. Secure fiber board with metal plates and screws (fiber board will be fastened into roof rafters wherever possible).			
		TPO®	Install total glue down TPO® (Thermoplastic Polyolefin, ENERGY STAR™ product) single ply roofing membrane (approximately 320sf) over this front entire roof area (or CD Staff pre-approved equal type material), installed per manufacturer's instructions. Carry rubber membrane up gable wall as flashing a minimum of 12" and run over top of higher roof section as needed. Roll membrane over roof edges minimum of 2" attaching to fronts of fascias, nailed every four (4) inches. Install preformed PVC coated edge metal to both eaves and front gable rakes (approximately 50lf). Cover metal over TPO with 6" wide TPO membrane cover strip. Heat weld all seams 1½" as required, checking for unwelded spots along each run. Caulk all edges using elastomeric PVC edge sealant.			
		Vinyl Siding	Reattach all removed siding less J-channel material at bottom. Leave approximately a two-inch (2") space open at bottom of siding to roof point to allow free flow of water to eaves. Re-install removed eave metal and any shingles that were removed from upper roof area for rubber flashing work.			
		Coil Stock	Install approximately 20lf of brown coil stock on front gable coinciding with existing remaining piece in size and shape. Secure entire brown gable coil stock (approximately 60lf, gable only).			

2.	CRAWLSPACE	Drain Line Dryer Vent	Replace two-foot (2') section of ABS drainpipe currently wrapped with duct tape. Install hard pipe from crawlspace dryer connection to a dryer vent hood terminating on exterior of building. Include approximately 20lf of piping and an exterior vent hood without guard.			
INTERIOR			Bedroom ceiling area: 13'6" x 18'			
3.	BEDROOM	Ceiling Prep Drywall Repair Paint	Remove all loose tape from ceiling leak areas in front upstairs bedroom ceiling (approximately 38lf over 3 separate seam or butt joint areas). Reattach/secure drywall at these areas. Re-tape, bed, skim coat, and sand drywall at these areas. Apply matching stipple finish to repaired areas. Spot prime stained areas (x3) with Kilz®, Zinnser® or other approved stain blocking paint. Cover entire ceiling with two coats of flat latex ceiling white paint.			
4.	FOYER & KITCHEN	Prep Refrigerator Post	Temporarily support the second story floor system under corner at spiral staircase to remove corner post from this area (save for re-use). Remove existing kitchen refrigerator and haul away to a code legal landfill. Install a homeowner provided refrigerator. Reinstall post in original spot and wrap bottom using stained ¾" shoe moulding.			

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

Respectfully submitted by: _____

Date: _____

Contractor Name (PRINT): _____

Tax ID Number: _____

Signature: _____

Phone Number: _____