

Address: Southern Pines, NC 28387

Grant: SFR 14 Home 6

Preparer: Carlis P. Sweat

TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS	<p>Visit the Southern Pines Planning Department at 180 S.W. Broad Street, Southern Pines, NC 28387 to obtain permits for the work performed on this home.</p> <p>The following permits are required: -Building, Zoning, Electrical, Plumbing, Mechanical, Insulation, NCHORF-</p> <p>Please contact the Town of Southern Pines (910-692-4003) directly for permits & permit costs.</p>	Not a Bid Item
LEAD BASE PAINT & BLOWER DOOR TESTING REQUIREMENTS	<p>This home has been tested for the presence of Lead Based Paint (LBP) and has had Blower Door diagnostics performed. All recommend work to be performed on the home. All work has been detailed in this Work Write-Up. Copies of these tests are available upon request.</p> <p>Final payment shall not be issued for work performed on this home until it has passed a LBP Clearance Test and a blower door/duct blasting test. Moore County will pay for all initial testing and the performance of <u>one</u> clearance test and <u>one</u> blower door test. Contractors should be aware that they are responsible for paying the County's contracted service providers for additional clearance testing (\$300 for LBP and \$380 for Blower door). Like any other service provider contracted through this program, these service providers will be required to sign a Release of Liens as proof of their reimbursement.</p>	Not a Bid Item
UNIVERSAL DESIGN (UD)	<p>*Use loop or lever handles rather than traditional door handles and lock sets that require grasping, pinching, or twisting such as knobs and dead bolts. A 5 inch handle provides enough leverage to open the door when operated by an elbow or fist. Both entry and deadbolt locks should be operable with one hand. A second handle can be added to a swinging door to enable the user to pull the door closed after passing through.</p> <p>*When replacing existing faucet handles, use lever or asymmetrical models that require no gripping or twisting by individuals with little finger or hand strength or dexterity. Single lever faucets are easily manipulated by an open palm or fist, and usable by most people. If possible, select a model with lever handles and a high temperature stop to prevent accidental scalding.</p> <p>*When replacing cabinet handles and drawer pulls, use loop handles that do not require twisting of the wrist or fine finger manipulation. Loops should be large enough for several fingers.</p>	Not a Bid Item

<p>REQUIREMENTS FOR ALL WORK WRITEUPS</p>	<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 County Rehab Specialist <u>shall</u> be contacted before work is performed. * 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. * Contractor is to allow the homeowner at least three choices of color for any paint and three choices of style or color for any flooring product. * Warranties for work performed or items installed on a home (e.g. vinyl siding, heat pump, dryer, termite inspection, etc.) will be provided to community development staff prior to final payment is 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. * 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 County Rehab Specialist. * 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. * Homes with doorbells and security systems have been checked for their proper operation- ensure both work once work has 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. 	<p>Not a Bid Item</p>
--	---	------------------------------

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
ENTIRE EXTERIOR				
1.	EXTERIOR	On Site Storage	Contractor to provide a 20 foot temporary lockable on-site storage container from PODS/Maxwell Storage (or similar provider) for duration of work plus an additional two weeks to allow homeowner to remove belongings back into the home. Remove two bushes for container placement.	
2.	EXTERIOR	Termite Treatment Debris	Treat structure for termites. Submit certificate of treatment and one-year warranty to CD Staff. Remove all debris from crawlspace.	
3.	EXTERIOR	Shrubbery	Cut back all tree and shrubs on D wall to leave a minimum of 10' clearance from the house.	
4.	EXTERIOR	Roof Ventilation Chimney Flashing Chimney Cap	Remove and dispose of all existing roofing down to the sheathing (there are two layers on the main house). Replace all rotted or deteriorated sheathing (2 sheet allowance). Cover roof with 15 lb. builders felt and install approximately 25squares (2200s.f) of 210 lb. 3-tab shingles, Owens Corning 25 Year fiberglass or CD Staff pre-approved equal, self-sealing type, owner's choice of color, installed in accordance with the manufacturer's instructions. Install colored edge metal, two (2) pre-manufactured rain diverters over the garage doors, one (1) plumbing vent pipe boot (no rip to fits). Remove the metal chimney and close in the hole. Remove the power attic ventilator and close in the hole. Install 76 lf (40,30,6) of nail over ridge vent (no rolled vent products). Flash and counter-flash the brick chimney using PVC roofing coil stock. Install a chimney cap with grille to sit on top of the chimney. Approximate size is 9½" – 9¾".	
5.	EXTERIOR	Soffit Ventilation	Install sixteen (16)-8x16 Black aluminum soffit vents to the house, front porch and garage eaves (grilles directed towards the walls).	
6.	EXTERIOR	Exterior Door Units Door Locks Storm Doors	Install a 3/0 LH Fan Lite exterior door unit with weather-stripping and metal threshold in A wall. Install a 2/8 RH 9-lite exterior door unit with weather-stripping and metal threshold in C wall. NOTE: Install these doors on top of the old thresholds. Doors shall be shimmed and insulated, and 2¼" ROW casing installed. Install entry locks and single cylinder deadbolts on both exterior doors. All locks will be keyed the same and of UD design. Install a roll screen all metal storm door at the front entrance. UD design locking mechanism. A wall. Install an all metal self-storing storm door at the garage entrance. UD design not required on this door. C wall.	

7.	EXTERIOR AND INTERIOR	<p>Electrical Upgrade Flying Taps</p> <p>Exhaust Fan</p> <p>Range Hood</p> <p>Light Fixtures</p> <p>GFCI's Special Circuits</p> <p>Light Bulbs</p> <p>Smoke & C/O Detectors</p>	<p>Upgrade the electrical system installing a 200 Amp sub panel/meter base.</p> <p>Remove the wiring for the power attic ventilator. Put into junction boxes five (5) illegal wiring connections in the attic.</p> <p>Install an Air King® bathroom vent/light fan (Energy Star approved and labeled-min. 70cfm) attached to a soffit mounting block (Item# 395094 LOWES or a Rehab Specialist pre-approved equal). Light and fan to be on separate switches.</p> <p>Run wiring for a range hood vent on a separate circuit. Install an Energy Star rated/labeled ducted range hood vent (250 cfm max.) through the roof complete with damper at fan and metal roof hood (Item #466768 LOWES or Rehab Specialist pre-approved equal). Leave the installation instruction packet on the job.</p> <p>Install an Energy Star 3-bulb bar light fixture over the medicine cabinet. Light switch is to be separate from fan switches.</p> <p>Install a GFCI receptacle in the bathroom.</p> <p>Put the kitchen cabinet circuitry on a GFCI system, Add two outlets to this line and repair one outlet to another line for the refrigerator putting it on a separate circuit.</p> <p>Make the exterior plug in the garage a GFCI. Install a GFCI onto the front of the house to the left of the porch.</p> <p>Run wiring for the HVAC heat pump and condensing unit.</p> <p>Run wiring and a receptacle for the range.</p> <p>Install Energy Star ceiling light fixtures in all three bedrooms. Replace all light fixture bulbs with Energy Star compliant CFL's or LED's.</p> <p>Install hardwired smoke detectors in each sleeping room and connect to a combo C/O smoke detector in the hallway.</p>	
----	--------------------------------------	---	--	--

8.	EXTERIOR	<p>HVAC Disposal Heat Pump</p> <p>Mastic</p> <p>Temperature Sensor</p> <p>Thermostat Manual J and Duct Blaster</p> <p>Warranty</p>	<p>Remove and dispose of all components of the existing gas HVAC unit, condenser, boots, floor & R/A grilles and all supply and return air ductwork. Properly disconnect the gas line and cap. Install an electric Energy Star rated 15 SEER HVAC heat-pump. Install all components to manufacturer's specifications.</p> <p>Seal all ductwork, including inside returns and boots, with mastic. Seal all supply boots to the floor. All ductwork, R/A boxes and building cavities used as ducts shall be sealed and duct tightness shall be verified that the total duct leakage shall not exceed 15% of the rated flow of the air handler. Provide the duct blaster test results.</p> <p>Install heat pump with outdoor temperature sensor/heat strip lock out. Per NC Energy Conservation Code (Section 403.1.2) Heat Pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent the supplemental heat from operating when the heat pump compressor can meet the heating load.</p> <p>Install a programmable thermostat.</p> <p>Calculate Manual J based on the post rehab building envelope and use ACCA's Manual D for equipment selection. Perform a duct blaster test and post results.</p> <p>NOTE: Manual J reports and duct blaster tests results are to be provided to Moore County's Community Development Staff before final draw. Use the Air Conditioning Contractors of America (ACCA) 8th Edition of their Manual J Heat loss calculation tool: http://www.acca.org/tech/manualj/</p> <p>Keep installation manuals on site for inspector and Community Development Staff to use in their review of the work.</p> <p>Heat pump will have minimum limited warranties of 5 years on parts. Warranties provided to CD Staff.</p>	
9.	INTERIOR AND EXTERIOR	<p>Bathroom Plumbing</p> <p>Toilet</p> <p>Water Heater</p> <p>DWV Lines</p>	<p>Install a contractor grade fiberglass four piece tub/shower unit.</p> <p>Install a UD design single lever faucet and a hand held shower head with minimum 5' stainless braided line, include the complete drain assembly.</p> <p>Install an ADA compliant 1.3gpf toilet and angle stop.</p> <p>Install a UD design single lever vanity faucet. Install angle stops on both water supply lines.</p> <p>Install a low-boy 40 gallon electric water heater on a pan and extend the overflow to the foundation exterior. Install a water heater blanket of R-10 or greater. Cut out and tape over the heating element control and thermostat.</p> <p>Replace all cast iron/galvanized drain lines from each fixture to the foundation exiting point under the house.</p>	

Location Total: _____

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
CRAWLSPACE				
10.	EXTERIOR	Foundation Vents	Install automatic black foundation vents to A,B,C, & D walls (approximately 8).	
11.	EXTERIOR	Insulation Vapor Barrier Wrap Pipes Air Sealing	Remove the existing floor insulation. Install R-19 faced insulation to the floor system. Install 6ml poly to the entire crawlspace ground area. Run poly up the walls and piers a minimum of 12" and attach to the brick with mastic or an approved equal product. Lap all joints a minimum of 6" –taped the full length to seal. Secure plastic in place. Wrap all plumbing supply line pipes with self-sealing preformed foam roll insulation tubes with no gaps and secured. Fill all electric, plumbing, and cable penetration holes in framing with fire proof caulking. Install a metal fire shield to the floor system framing of the HVAC R/A chase. Install a metal shield around the floor system exiting point of the bathtub drain plumbing line.	
12.	EXTERIOR	Bathroom Window Framing Crawlspace Door	Remove bathroom window. Frame in bathroom window, insulate and cover with OSB. Picture frame around brick veneer with brick molding and install 8¼' Hardi Plank™ siding. Prime and apply a two coat paint finish. Frame/box in around the toilet flange with double 2x8's and sister full length to both adjoining joists. Install joist hangers on each end of every joist (approximately 76). Cut plywood and rehang door (use ¾ or ¾ plywood backed with 1x2's). Paint the framing and all six sides of the crawlspace entry door and frame. Install lockable hasp. Apply a three coat finish (prime and 2 finish coats).	

Location Total: _____

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
ATTIC				
13.	EXTERIOR	Air Sealing Insulation	Properly caulk with fire proof sealant (air seal) all top plate to drywall intersections and all holes drilled through the top plates. Install a metal shield at the top of the R/A chase separating it in from the attic. Install insulation baffles at the eaves and blow-in insulation to achieve an R-38 insulating factor over the entire heated space area.	

14.	INTERIOR	Attic Access	Cut back drywall ceiling to within 1" of A and C wall ceiling angles creating an attic access point. Picture frame opening with 2¼" casing. Frame walls above ceiling 12" tall creating an insulation dam. Put ¼" foam roll insulation on the tops of this 12" box. Cut a piece of plywood (min. 5/8" thick) to fit inside of this hatch on the casing. Cut another to fit on top of the hatch and attach a piece of R-38 insulation to the topside. Caulk all edges and corners.	
-----	-----------------	--------------	---	--

Location Total: _____

<u>Location</u>	<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
ENTIRE INTERIOR			
15.	INTERIOR	<p>Repair All Walls Remove all wallpaper in the bathroom. Repair all holes and tape joints in the drywall throughout the whole house by pointing up and/skim coating. Repair holes in walls and around receptacles. Inside corner at B&C wall intersection. A,B,C, & D walls of all rooms and closets.</p> <p>Paneling Replace one piece of paneling encompassing the return air chase (no OSB particle board paneling). Glue and nail kitchen paneling securing into place.</p> <p>Repair All Ceilings Patch/repair all drywall ceiling angle areas with loosened tape and cracks (dining room/living room ceiling, ceiling angles in all three bedrooms, light fixture area-room #3). All rooms and closets.</p> <p>Paint Prime both sides of the exterior doors, all walls, paneling, interior doors and trim with an oil base stain killer (new material can be primed with latex primer). Caulk, putty and finish coat both sides of the exterior doors, all walls, paneling, interior doors and trim with two coats of finish color (home owners choice of color, two choices of wall color and one trim color). All baseboards and casing junctions shall be caulked. A,B,C, & D walls of all rooms and closets.</p> <p>Air Sealing Paint all ceilings throughout with one coat of an oil base stain block and two finish coats of ceiling white. Caulk drywall and paneling to all electrical receptacles, switches, and ceiling light boxes. Install foam gaskets underneath the receptacle and switch cover plates. A,B,C, & D walls of all rooms and closets.</p>	
16.	INTERIOR	Trim	
		Install two (2)- 1¾" lauan door slabs to bathroom entry and bathroom closet entry door units. Install appropriate UD design locksets to all interior doors. Install premium grade door stops to all doors (no springs or two piece stops).	

Location Total: _____

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
KITCHEN			Dimensions (95" x 10' x 92")	
17.	INTERIOR	Cabinets	Install 2.5 lf of wall cabinets (30/15). Bar cabinet and counter top to remain.	

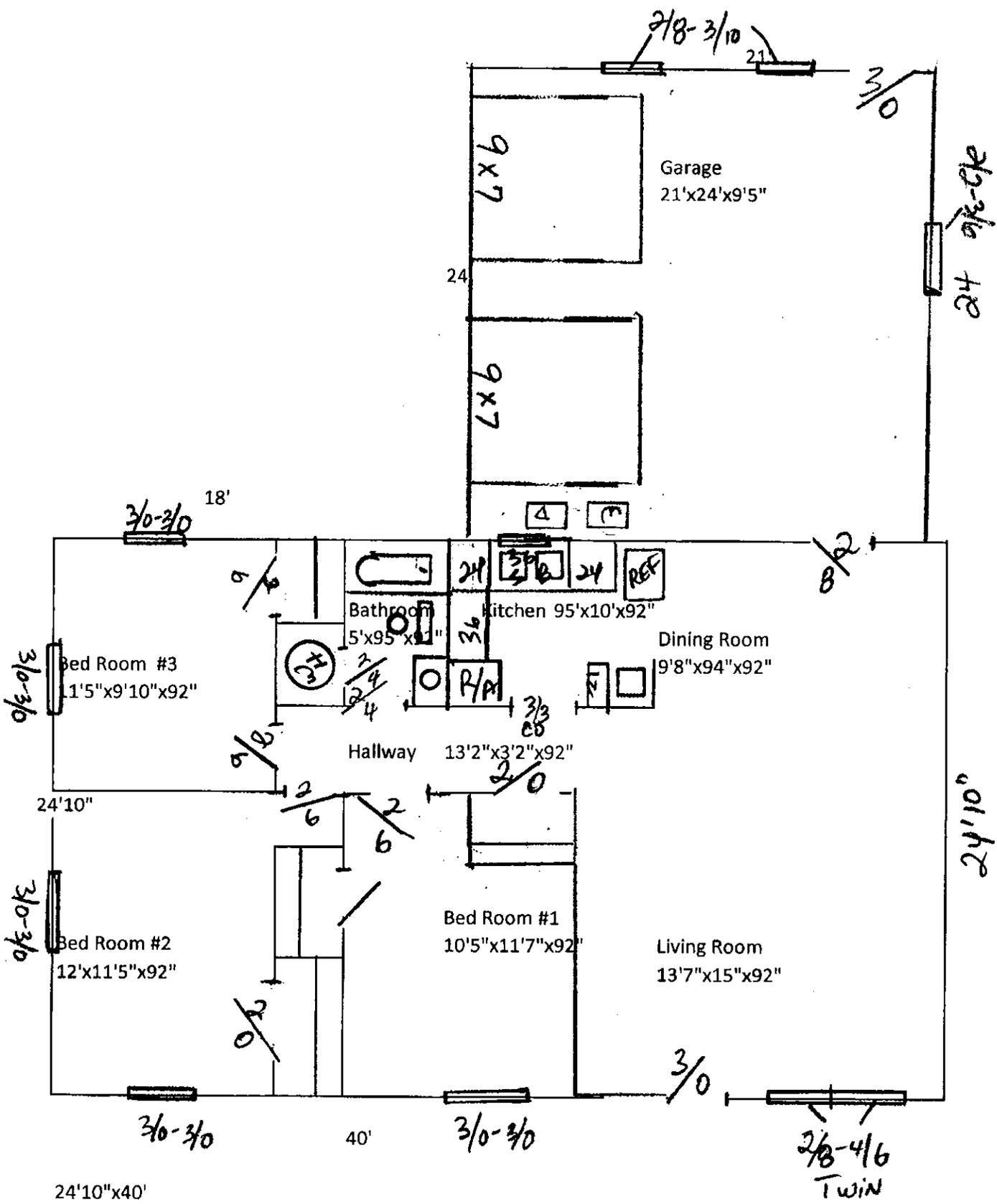
Location Total: _____

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
BATHROOM 1			Dimensions-bathroom (8' x 5' x 92") + closet (25" x 45")	
18.	INTERIOR	Tear-Out	Remove the tub and the wall coverings encompassing the tub/shower area. Install R-15 insulation in the exterior wall cavity and cover with non-absorbent surface.	
19.	INTERIOR	Safety Step	Install a Safe-Way Safety Step with door onto this tub. http://www.safewaystep.com/safeway-tub-door.html	
20.	INTERIOR	Underlayment Vinyl Flooring	Repair the subfloor under the toilet. Install an approved ¼" lauan vinyl flooring underlayment to the bathroom and bathroom closet floor. Properly prepare this floor for the acceptance of sheet vinyl. Install sheet vinyl to the bathroom and bathroom closet floor areas. Install gold metal carpet bar to the bathroom entry doorway floor area.	
21.	INTERIOR	Trim Vanity	Install 3¼" ROW FJ baseboards and ¾" x ¾" shoe molding to bathroom and bathroom closet walls. Install a 24" vanity and cultured marble top.	
22.	INTERIOR	Medicine Cabinet	Install a 24" x 30" in wall medicine cabinet or equivalent sized product to cover hole.	

Location Total: _____

Southern Pines, NC 28387

Grand Total: _____



24'10"x40'
 960 sf heated
 504 sf garage