

Address: West End
 Grant: SFR14 Home 8
 Preparer: Carlis P. Sweat

<p>MOORE COUNTY PERMIT REQUIREMENTS</p>	<p>Moore County is the permitting agency for the work being performed on this home. The following permit(s) are required:</p> <p style="text-align: center;">- Building, Electrical, Mechanical, Plumbing, Insulation, NCHRF -</p> <p>Please visit the Moore County Planning and Community Development Department at 1048 Carriage Oaks Drive in Carthage, NC to obtain permits. Call (910) 947-2221 to speak with a permit technician.</p>	<p>Not a Bid Item</p>
<p>LEAD BASE PAINT & BLOWER DOOR TESTING REQUIREMENTS</p>	<p>*This home has been tested for the presence of Lead Based Paint (LBP) and has had a Blower Door diagnostics performed. All recommend work to be performed on the home has been detailed in the Work Write-Up. Copies of these tests are available upon request. Lead-based paint was detected at concentrations greater than the HUD and EPA regulated maximums. Safe Work Practices (SWP) and Renovate, Repair, and Paint (RR&P) techniques must be used when performing work in this home.</p> <p>*Final payment shall not be issued for work performed on this home until it has passed a blower door/duct blasting test. Moore County will pay for all initial testing and the performance of <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 (\$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>	<p>Not a Bid Item</p>
<p>REQUIREMENTS FOR ALL WORK WRITEUPS</p>	<p>* 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.</p> <p>*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.</p> <p>* 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.</p> <p>* 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.</p> <p>* 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</p>	<p>Not a Bid Item</p>

	<p>contract.</p> <ul style="list-style-type: none"> * 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 Community Development Staff. * 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 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>UNIVERSAL DESIGN (UD)</p>	<ul style="list-style-type: none"> *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. *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. *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>
<p>HOME OWNER RESPONSIBILITY</p>	<p>The Home Owner is responsible for these items:</p> <ul style="list-style-type: none"> #1. Removal of the accordion door to the master bathroom. #2. Removal of the satellite dish from the roof top. 	<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 40' temporary lockable on site storage container for the duration of the job and allowing the homeowner approximately 10 days to empty the container after the project is completed.	
2.	EXTERIOR	Termite Inspection	Inspect structure for termites. Treat structure for termites, ants, and roaches. Submit certificate of treatment and one-year warranty.	
3.	EXTERIOR	Roof	Remove and dispose of all existing roofing down to the sheathing. Replace all rotted or deteriorated sheathing (3 sheet allowance). NOTE: Call CD Staff to inspect roof decking before felt and shingles are installed. Cover roof with 15 lb. builders felt and install approximately <u>17.3</u> squares (<u>1434</u> sf) of 250 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 eave metal. Install <u>24</u> lf of nail over ridge vent (12lf and 4lf on main house, 8lf on rear add-on). Replace the 3" pipe boot.	
4.	EXTERIOR	Porch Steps Rails	Build a set of three foot wide steps to access the ramp. Cut stringers with a 5½:10¼ rise and run. Use 2x6 for tread materials. Install 1x6 for rise material. Rebuild the left side step railing. Match the existing style and materials. Use of treated lumber for all deck work is required.	
5.	EXTERIOR	Foundation Wall Vents Vent Covers Foundation Door Door Painting	Dig and pour a 6"x12" concrete footing (2500 p.s.i.) underneath the A and D wall sides of the house where there is currently a plywood foundation wall, (approximately <u>50</u> lf). Lay/mortar in 8x8x16 hollow CMU's and cap these walls w/ solid block (approximately <u>50</u> lf- ≤ 4' tall). Parge the outside of this wall with one coat of white Surewall® type mix or a CD Staff pre-approved equal. Install <u>4</u> black vinyl thermostatically controlled foundation vents in to new A and D wall area. Install 2-metal 20x12x8 foundation vent drywell covers (C wall). Dig out the earth 12" and fill with gravel allowing a minimum of 4" clearance under the vent. Build a foundation access door using treated ¾" plywood and framing members. Install hinges and a lockable hasp. Allow to dry to a moisture content of 19% or less then paint all 6 sides with an exterior primer and finish with two (2) coats of semi-gloss latex.	
6.	EXTERIOR	Gutters	Install approximately 31lf of five inch (5") gutters onto both rear C walls. Include a downspout on C wall at back door and two (2) downspouts onto far rear D wall. Turn gutter downspouts away from the house and terminate onto fiberglass splash blocks.	

7.	EXTERIOR	Fascia	Replace all PVC fascia metal around the entire home (approximately <u>165</u> lf, (A,B,C, & D walls). Include a beauty bend in the fascia profile. Wrap the exterior doors brick molding with PVC coil stock, include a beauty bend in the profile (A&C walls).	
8.	EXTERIOR	Siding	Paint the D wall ivory vinyl siding products with one coat of an approved exterior primer and two coats of semi-gloss white (approximately <u>480</u> sf). Remove the gas heater wall vent in A wall. Repair the wall insulation material removing the hole and install vinyl siding eliminating all traces of the hole.	
9.	EXTERIOR	Vinyl Replacement Windows	Install a twin double hung replacement window into the 3/8-3/8 fixed glass opening (A wall). Install two (2) vinyl replacement windows in the front bedroom #3 window frames (A&D walls). All windows shall be Energy Star labeled and compliant, double hung, insulated, Low E argon gas filled, GBG, full screens and have locking mechanisms. Leave labels and stickers on windows for Building Inspector and CD Staff approval of products installed. Windows for Moore County zone must have a U-factor of 0.30 or less AND an SHGC rating of 0.25 or less. Install full screens where missing onto the master bedroom rear window (C wall) and the D wall window in bedroom #2 (two screens).	
10.	EXTERIOR INTERIOR	Exterior Door Units Storm Doors	Install a fan-lite metal exterior door unit into living room A wall rough opening and a half-lite metal exterior door unit into kitchen C wall rough opening (shimmed and insulated). Include metal thresholds, weather-stripping, 2¼" ROW casing, lever entry locks and single cylinder deadbolts (all keyed alike). Install a peep-hole in the fan lite unit fitted at a comfortable height for the home owner. Install all metal self-storing storm doors (Door tech or CD Staff pre-approved equal) at both of these entrances. Doors should include safety chains and keyed locks.	
11.	EXTERIOR INTERIOR	Electrical GFCI Outlets Range Hood HVAC Ceiling Fan Smoke C/O Detectors Bath Fans Light Fixture Illegal Wire Taps Secure Boxes	Install a 200 AMP sub panel/meter base onto D wall of home. Include a mast and weather head for proper connection. Install two (2) exterior GFCI outlets (one on B wall and one on D wall). Install one outlet (1) to the right of the stove (A wall). Put both bathrooms and kitchen cabinet circuits on to a GFCI circuit. Install wiring for a range hood vent over the stove. Install wiring for the electric HVAC unit. Install a 42" Energy Star approved ceiling fan and 3-bulb light fixture in the kitchen. Install interconnecting hardwired smoke detectors inside of each sleeping room (total of 3) and one (1) carbon monoxide combo smoke detector in the hallway outside of the sleeping rooms. Install wiring for both bathroom exhaust vents. Install two (2)- min. 70 cfm Energy Star approved bathroom ventilator fans with damper at the fan and attached to vinyl bathroom fan exhaust hoods in the soffit.-Install a home owner supplied light fixture in the dining room ceiling. Remove illegal wiring tap in the crawlspace and put into a covered junction box. Remove all illegal wiring taps located over the hall light fixture. Properly secure/affix all light fixture and ceiling fan electrical boxes in the ceiling grid. Rehang all ceiling	

		<p>Light Bulbs</p> <p>Air Sealing</p>	<p>light fixtures and ceiling fans.</p> <p>Replace incandescent light bulbs in all existing light fixtures that are not Energy Star compliant with CFL's, LED's or tubular fluorescent bulbs (approximately 50% of the light bulbs).</p> <p>Remove all cover plates. Caulk the edges of the wall covering to the boxes and install foam gaskets. The caulking and sealing of the ceiling tile edges and electrical boxes shall be performed on all ceiling fixture boxes as well. Replace all electrical cover plates with jumbo units covering overcuts in paneling and caulk.</p>	
12.	EXTERIOR INTERIOR	<p>HVAC Installation</p> <p>Mastic</p> <p>Thermostat Sensor</p> <p>Manual J Duct Blaster</p> <p>Warranty</p>	<p>Install a 15 SEER electric HVAC exterior package unit to this home. Include minimum R-8 R/A and supply lines, register boots, and grilles. Install all components to manufacturer's specifications and the current NEC and Mechanical codes.</p> <p>Seal all ductwork, including inside and outside of return, supply boots to the floors, and all intermediate and ending connections with mastic. Caulk all boot perimeters to the finished floor or ceiling drywall products. 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.</p> <p>Install a programmable digital thermostat.</p> <p>Install an outdoor temperature sensor/heat strip lock out on the heat pump.</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 payment is issued. 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 the Building Inspector and the CD Staff to use in their review of the work.</p> <p>Heat pump will have minimum limited warranty of 5 years on parts. Provide the warranty packet to Community Development Staff.</p>	
13.	EXTERIOR INTERIOR	<p>Plumbing Leaks</p> <p>Studorvent Pipe & Water Heater Insulation</p> <p>Hose Bibs</p> <p>Escutcheons</p>	<p>Install a cap on a 4" clean out under the house.</p> <p>Repair leak in drain line at the master bathroom toilet flange (cut flange and reinstall on top of finish floor plywood).</p> <p>Install a studorvent inside the hall bathroom vanity.</p> <p>Finish wrapping all water supply lines under the house with self-sealing preformed foam roll insulation tubes with no gaps and secured with the tape provided (approximately 50% completed).</p> <p>Insulate the water heater to a minimum of R-6, label and cut out access hole for element entry point and tape over.</p> <p>Remove the in yard water spigot and install front and rear frost-free water spigots onto A and C walls to vinyl siding mounting blocks.</p> <p>Install oversize escutcheon plates on all plumbing drain and supply lines and press into caulk.</p>	

14.		Non-Vented Heaters Tank	Remove both gas and kerosene heaters. Remove the fuel supply lines, have gas company remove tank from the property. Fill all holes with an approved fireproof caulk.	
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Location Total: _____

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CRAWLSPACE			
15.	EXTERIOR	Insulation	Replace all moisture burdened insulation, install insulation where missing. Realign existing insulation to cover all bare spots, place into floor cavities between the joists against the sub-floors. Use R-19 Kraft faced product. Approximately 50% of the floor insulation is affected by moisture or is missing.
16.	EXTERIOR	Vapor Barrier	Finish the installation of the 6ml poly vapor barrier. Home currently is approximately 90% covered. Poly will need to be finished up onto the new block walls being installed and affixed to the existing walls and piers. Seam all holes and tears in the existing poly by patching and sealing seams created.
17.	EXTERIOR	Air Sealing	Caulk/air seal all plumbing, electrical, cable, and mechanical penetrations in the crawlspace with an approved fire rated caulk and sealing compound.
18.	EXTERIOR	Dryer Vent Kit	Install a dryer vent kit permanently affixed to the foundation wall exterior.
19.	EXTERIOR	Garbage	Remove all wood and other debris from the crawlspace.

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CEILING			
20.	INTERIOR	Insulation	Install R-38 faced insulation around the entire exterior wall perimeters of each room ceiling- approximately four feet (4') out from the entire exterior walls around the house perimeter and down the hallway = <u>556</u> sf. Pull the existing insulation down onto the top of the ceiling tiles.
21.	INTERIOR	Ceiling Tiles Grid Work	Replace all ceiling tiles throughout the entire house with ½" thick, white, Thermal Insulating Mgo Fiberglass Acoustic Ceiling Tiles with foil back (or CD staff pre-approved equal, approximately 290 pcs.). Install wire supports to entire ceiling grid system to carry weight of insulation. Re-nail the ceiling angle at the hall dining room wall intersection. Paint entire existing grid with two coats of metal adhering paint.

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KITCHEN		Dimensions (<u>12'</u> x <u>11'</u> x <u>7'4"</u>)	
22.	INTERIOR	Range Hood Vent	Install an Energy Star rated/labeled ducted range hood vent (min 250 cfm) complete with damper at fan, item #466768 LOWES or CD Staff pre-approved equal. Duct to exterior envelope of building.
23.	INTERIOR	Refrigerator	Install an Energy Star rated and Labeled Frigidaire 20.5 cf frost free refrigerator freezer with ice maker. (Item# 651521 LOWES or a Rehab Specialist pre-approved equal). Install copper ice maker line.
24.	INTERIOR	Range	Install a GE <u>5.3</u> cf electric freestanding self-cleaning range and oven combination (Item# 516654 LOWES or a Rehab Specialist pre-approved equal).
25.	INTERIOR	Cabinets	Install a 30/15 wall cabinet over the range. Relocate the 12/30 cabinet to the left of the stove to allow fit for the 30/15. Match the existing cabinet color and style as closely as possible.

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FLOORS			
26.	INTERIOR	Kitchen & Master Bathroom Floor Repair	Remove deteriorated sub and finish floor plywood in front of and under refrigerator and in front of back exterior door unit C wall). Remove-deteriorated sub and finish floor plywood in front of and under the master bathroom toilet and tub. Replace damaged flooring in kitchen and master bath areas with like sized materials. Both areas of repair encompass no more than 96sf.
		Underlayment	Install ¼" underlayment approved to go under sheet vinyl, over all of the kitchen/dining room, master bathroom, master bathroom vanity room, and laundry room floor areas.
		Floor Patch	Properly prepare all installed underlayment for installation of sheet vinyl using a cement base product and sanded as to provide a smooth even base and to hide all nail holes, seams, and edges.
27.	INTERIOR	Sheet Vinyl	Install CD Staff approved total glue down sheet vinyl flooring product (.070 thickness or better); homeowner's choice of color and pattern throughout kitchen/dining room, master bathroom, master bathroom vanity room, and-laundry room floor areas.
28.	INTERIOR	Laminate	Remove all carpeting from living room, hallway, bedrooms, and all adjoining closets. Haul away debris to a code legal dump. Install a 30 year laminate and pad to the living room, all bedrooms and adjoining closets (Clarion Laminates-SwiftLock Technology, LOWES Item# 80714 or CD Staff pre-approved equal). Install transition strips/carpet bars at kitchen and bathroom doorways. Install stained shoe molding in front of both exterior door thresholds.

Location Total: _____

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INTERIOR WALLS			
29.	<p>Doors</p> <p>Door Stops</p> <p>Shoe Molding</p> <p>Trim</p>	<p>Install two (2) accordion doors, one (1) at the master bathroom entry, and one (1) at the end of the hallway.</p> <p>Install a 5/0 6-panel bi-fold door unit onto the closet opening in bedroom #3.</p> <p>Install a 2/8 LH flush lauan interior door unit into the entry r/o of bedroom #3. Include a privacy lock.</p> <p>Install a 6/0 6-panel bi-fold door unit onto the laundry room opening.</p> <p>Install premium grade door stops on all door units less bi-folds (no springs or skinny baseboard stops will be accepted).</p> <p>Install shoe molding to the entire home and closets less the hall bathroom (match color of shoe mold to surfaces nailed up against).</p> <p>Install 3/4" ROW baseboard to the left and right of rear entry door (C wall).</p> <p>Install 3/4" inside corner to the right of the kitchen sink/pantry closet wall corner (B wall).</p>	
30.	<p>Wall Repair</p> <p>Caulking</p> <p>Painting</p>	<p>Install drywall onto the wall housing the interior panel box on C wall of bedroom #3 (24sf).</p> <p>Install drywall onto the entire B wall of bedroom #3 (96sf).</p> <p>Install drywall onto the entire D wall of the living room (96sf).</p> <p>Run all newly installed drywall up behind the acoustical ceiling angles.</p> <p>Finish said areas of drywall ensuring they are ready for paint (tape, bed, skim, sand). Install inside and outside corner moldings, and re-install baseboard moldings. Paint identified three (3) walls and trim using an interior primer and two (2) coats of interior satin latex paint.</p> <p>Glue and re-nail loose paneling on D wall of the master bedroom and-A and C walls of the living room.</p> <p>Caulk all window, baseboard, and door trim to all interior walls. Caulk all edges of window and door trim.</p> <p>Paint all trim (interior door slabs, door and window casings, baseboards, and shoe moldings throughout the house), include both sides of the exterior doors with one coat of an approved primer (oil base stain killer/ primer on stained material) finishing with two coats of semi-gloss exterior latex paint.</p>	

Location Total: _____

Grand Total: _____

