

**Address: Southern Pines, NC 28387**

**Grant: SFRLP14 Home #3**

**Preparer: Carlis P. Sweat**

<b>TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS</b>	<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:</p> <p>-Zoning, Electrical, Mechanical, NCHORF-</p> <p>Please contact the Town of Southern Pines (910-692-4003) directly for permits &amp; permit costs.</p>	<b>Not a Bid Item</b>
<b>LEAD BASE PAINT &amp; BLOWER DOOR TESTING REQUIREMENTS</b>	<p>*This home has been tested for the presence of Lead Based Paint (LBP) and has had Blower Door diagnostics performed on it. These tests 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. Lead-based paint was detected at concentrations greater than the HUD and EPA regulated maximums. <b>Lead Abatement procedures, Safe Work Practices (SWP) and Renovate, Repair, and Paint (RR&amp;P) techniques must be used when performing work in this home.</b></p> <p>*Final payment shall not be issued for work performed on this home until it has passed a LBP Clearance Test and a duct blasting test. Moore County will pay for all initial testing and the performance of <b>one</b> LBP clearance test. Contractors should be aware that they are responsible for paying the County's contracted service providers for additional clearance testing (\$250 for LBP). 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>	<b>Not a Bid Item</b>

<p style="text-align: center;"><b>REQUIREMENTS FOR ALL WORK WRITEUPS</b></p>	<ul style="list-style-type: none"> <li>* Work on any item specified in this write-up is to be performed to code and will be inspected &amp; 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 is <u>always</u> to be contacted before work is performed.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* 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.</li> <li>* Homes with doorbells and security systems have been checked for their proper operation, ensure both work once work has been completed on the home.</li> </ul>	<p style="text-align: center;"><b>Not a Bid Item</b></p>
--	--	--

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
<b>ENTIRE EXTERIOR</b>				
1.	EXTERIOR	Rubber  Roofing	Repair two (2) broken seams in the EPDM roofing counter- flashing materials (both areas on C wall rubber roof and only 3 inches long each). Remove the nail pop under the EPDM and patch the hole created (rubber roof over D wall of laundry room).  Tab in matching replacement shingles to eliminate nail pops at two locations on the rear of the house. Caulk all exposed nail heads.	
2.	EXTERIOR	Gutters/ Downspouts	Remove all existing gutter and downspout lengths on A walls of house for fascia/soffit work. Re-install gutters and downspouts after rehab siding work is completed.	
3.	EXTERIOR (Siding)	LBP Presence  Vents Siding Prep  Vinyl Siding  Trim Boards  Soffit  PVC Metal	<b>LBP Present Here-use Certified Contractor and HUD established Lead Rehab procedures.</b> Components with impact and deteriorating paint surfaces in this line item include: the A side exterior complete door unit (slab, jambs, casings), all A side main house white window trim and frames less the A side carport, the A side white porch beams, trim boards and ceiling, B side white window frames and gable vents, the master bedroom 6" blue/gray German siding lower wall and corner boards, and the upper B wall gable room #2 siding.  Install one (1) vinyl rectangular gable vent on main house B Wall gable. This entire siding work is confined to the A and B sides of this home (less the carport add-on), B&D wall gables, C Wall #3 bedroom and hall bathroom exterior window frames. Cut back all siding drip caps flush to the house on B walls. Cut back the shingle molding at the bird box area (master bedroom exterior B wall gable fascia) flush with the shingle molding to the master bedroom closet B wall fascia. Install approximately 5 sq. of solid vinyl soffit (run vertically to match existing) to both complete B sides and the front porch gable. Re-use the existing vertical soffit on the bedroom #2 B wall fabricating a Z-Bar out of PVC in order to stack on top of it. A-B walls. Install 1x4 PVC trim boards around the perimeters of all the new construction windows and the front door (A & B walls). Install J-channels around these PVC boards and re-incorporate the old vinyl siding materials to the J-channels (A & B walls) or to abut the PVC trim boards where there is no vinyl siding (C wall). Install 1x4 PVC trim boards on the A&C corner, the B&C corner, and the B wall separating the closet and master bedroom siding areas. Paint the newly installed vinyl corners and flat trim board (only) w/ three coats of matching semi-gloss latex paint. Install solid and vented vinyl soffit materials to A & B wall overhangs only (all soffits starting from corner of Bow window and carport, the front porch ceiling and overhangs, and B wall gable overhangs). Wrap all fascia boards (gables and eaves), front porch headers, and front door exterior components with PVC coil stock (include beauty bends and Z bar when capping siding), include also the bedroom #3 and hall bathroom exterior window components. Complete A side starting at left of carport add-on (up and down gable ends) around to B &C wall back corner.	

4.	EXTERIOR	LBP Presence Front Door	<b>LBP Present Here-use Certified Contractor and HUD established Lead Rehab procedures.</b> Components with impact and deteriorating paint surfaces in this line item include: the entire front door unit, interior and exterior trim boards. Remove the A wall exterior door unit and dispose of properly to a code legal dump. Install a fan lite metal paneled exterior door unit complete with a peep-hole mounted at a comfortable height for the homeowner, a metal threshold, weather-stripping, entry and single cylinder deadbolt (locks should be keyed to match the rear door locks, deadbolt shall operate using only one hand). Trim inside of door unit to wall using 3½" clear pine ¾" boards with back band (router inside of ¾" edge toward the door for ROW effect). Trim outside of door w/1x4 PVC trim boards. Set this door on top of the old threshold. Paint the threshold blue/gray with three coats of exterior semi-gloss.	
5.	EXTERIOR	Doors Storm Door	Refit the back door for jamb/threshold sealing abilities and for proper operation (shim, insulate, and re-trim). Remove the C wall back storm door, cut down frame height and door ¾" min., reset and refit for operation and sealing abilities. Re-install the door lever lock to ensure proper locking ability and closure. Replace the screen.	
6.	EXTERIOR	LBP Presence  New Construction Windows  Vinyl Replacement Window	<b>LBP Present Here-use Certified Contractor and HUD established Lead Rehab procedures.</b> Components with impact and deteriorating paint surfaces in this line item include: all A side white window interior and exterior trim and frames less the A side four (4) upper den windows, B side window trim and frame. Remove the complete window unit frames in the dining room, living room, A and B two bedrooms, [five (5) singles, and one (1) 7'7" triple window]. Replace the complete window frames in A wall dining room (bow), A wall living room, A wall master bedroom and A & B walls in bedroom number #2. These windows will be as follows: a triple vinyl new construction window unit into the Bow window rough opening-dining room A wall and single new construction window units at all other areas specified above (a total of 8 new construction windows if counted individually- set into 6 RO's). These windows shall be Energy Star approved vinyl new construction window units; all windows should be field measured for proper sizing and fit, and to include: J-channel brick molding, double hung sash, full screens, Low E argon gas, shimmed & insulated. Leave labels/stickers on windows for Building Inspector and CD Staff approval of products installed. <b>NOTE:</b> Do not do include the master bathroom window unit or frame in this spec. Install one (1) vinyl replacement window into the existing dining room C wall fixed window frame. This window shall be Energy Star compliant, double hung, full screen, Low E argon gas, shimmed & insulated. Leave labels/stickers on window for Building Inspector and CD Staff approval of products installed.	
7.	EXTERIOR & INTERIOR (HVAC)	HVAC unit	Remove all existing HVAC components. Seal the heater chimney chase access point. Install an electric 15 SEER exterior package unit heat pump with all ductwork (supply and return) at B wall. Bid to include all supply and return ductwork, registers and covers (install a supply line into the master bedroom closet), and an exterior preformed concrete pad set on a level surface (noted above). Install all components to manufacturer's specifications and the current NEC and Mechanical codes. Keep installation manuals on site for the Building Inspector and the Community Development staff to use in their review of	

		<p>Warranty Heat pump will have minimum limited warranty of 5 years on parts. Provide the warranty packet to Community Development staff.</p> <p>Mastic Seal all ductwork, including inside returns and boots, with mastic. 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>Thermostat Re-use the programmable digital thermostat.</p> <p>Fresh air intake Install a fresh air intake duct to the HVAC unit and the return line.</p> <p>Temperature Sensor 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 demand.</p> <p>Manual J and Duct Blaster Reports 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. The total duct leakage cannot exceed 15% of the rated flow of the air handler. NOTE: Manual J reports 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: <a href="http://www.acca.org/tech/manualj/">http://www.acca.org/tech/manualj/</a></p>	
8.	EXTERIOR & INTERIOR	Gas Logs	Remove the gas log set from the fireplace hearth and save for the home owner. Remove the gas line and have the gas company remove the tank from the property. Fill all gaps with an approved black fireproof paintable caulk.

Location Total: \_\_\_\_\_

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
<b>CRAWLSPACE</b>				
9.	EXTERIOR	Create Access Hole	Break through the original house foundation C wall under the master bedroom at the foundation vent and create an access hole to the master bedroom closet crawlspace area- approximately 30" wide and from ground to band in height. Remove all debris created. House C wall, room add-on A wall.	
10.	EXTERIOR	Debris  Vapor Barrier	Remove all debris from all crawlspace areas; ( i.e.-HVAC parts, old oil furnace, lumber, old plumbing pipes, wiring, metal, brick, etc.) and dispose of to a code legal dump. Install a 6 ml poly vapor barrier across 100% of all crawlspace floor areas. Cut poly to lay flat on the ground and up the foundation walls and piers a minimum of 6" above grade. Lap seams with a minimum overlap of 12" and taped along the entire seam. Poly should be tacked in place using an approved tape or spray adhesive for adhering to the foundation and pier walls.	
11.	EXTERIOR	Foundation	Install five (5) foundation access doors and frames. Door panels should be cut from either 5/8" or 3/4" plywood	

		Doors	and should be backed up with 1x2"s. Frames should include 1x2 stop around all four sides. Mount doors using galvanized or electroplated fasteners, hinges, and lockable hasps. B, C, & D walls. One (1) on B wall, three (3) on C walls, and one (1) on D wall. All wood used will be cut from treated stock.	
		Paint	Allow door materials to dry to less than 19% moisture content. Prime all components of these doors and finish with two coats of white exterior latex paint.	

**Location Total:** \_\_\_\_\_

<u>Location</u>	<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
<b>ENTIRE INTERIOR</b>			
12.	INTERIOR & EXTERIOR	Electrical	Install a 200 AMP Sub Panel/Meter Base. Place five (5) illegal wiring taps (at various locations in the crawlspace) into junction boxes. Repair the wiring problem from the switch to the overhead light fixture in the hall bathroom for proper operation. A wall. Repair the wiring problem from two light switches for proper operation. Dining room D wall. Repair the wiring problem from the bedroom ceiling fan/light fixture switch for proper operation in BR#2 A wall. Install a ceiling light fixture in bedroom#3. Trouble-shoot the wiring for three ceiling can lights for proper operation in bedroom #3.
13.	INTERIOR	Window Casing	Install ripped 1x jambs and 2 1/4" FJ ROW casing; picture framed around all new construction window interiors. A, B, & C walls.
14.	INTERIOR	Drywall	Point up all exterior walls containing the new construction windows and doors (do not include the upper den room carport add-on) which include: A and B wall of living room, A and B wall of bedroom #2, A wall of master bedroom, and C wall of dining room. Repair the crack in B wall of living room, the ceiling in bedroom #2 closet, the holes around the thermostat, and a hole in D wall of the hall bathroom.
15.		Trim Painting  Wall Painting	Caulk both sides of all junctions of the mantel and all door and window casings (walls and jambs) on all exterior walls. Putty all nail holes. Paint the fireplace mantel surround, both sides of both entry door slabs and jambs, all window trim, and the complete foyer closet door unit, the closet baseboards, and A and B wall baseboards of living room with one coat of primer and finish with two (2) coats of an exterior semi-gloss latex low VOC paint. Prime the pointed-up wall areas and apply a two coat finish of a low VOC matching wall color to each entire wall affected. All A&B exterior walls where new construction windows were installed, B wall of living room and C wall of dining room.

**Location Total:** \_\_\_\_\_

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
<b>LIVING ROOM 1</b>			Dimensions (19'5" x 19'5" x 8')	
16.	Interior	LBP Presence  Closet Door	<b>LBP Present Here-use Certified Contractor and HUD established Lead Rehab procedures.</b> Components with impact and deteriorating paint surfaces in this line item include: the entire door unit (slab, jambs and trim boards). Remove the living room B wall foyer closet door unit and dispose of to a code legal dump. Install a 1 3/8" 6-panel molded interior door unit to the foyer closet door frame. Trim both sides of door unit to walls using 3 1/2" clear pine 3/4" boards with back band. Install a closet door knob (Kwikset or Rehab Specialist pre-approved equal). Living Room B Wall.	

Location Total: \_\_\_\_\_

Southern Pines, NC 28387

Grand Total: \_\_\_\_\_

