

Address: Southern Pines, NC 28387

Grant: SFR14

Preparer: Carlis P. Sweat

<b>TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS</b>	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.  The following permits are required: -Zoning, Electrical, Plumbing, Mechanical, Insulation, NCHORF- Please contact the Town of Southern Pines (910-692-4003) directly for permits & permit costs.	<b>Not a Bid Item</b>
<b>LEAD BASE PAINT &amp; BLOWER DOOR TESTING REQUIREMENTS</b>	*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> *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 <b>one</b> clearance test and <b>one</b> blower door test. Contractors should be aware that they are responsible for paying the County's contracted service providers for additional clearance testing (\$250 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.	<b>Not a Bid Item</b>
<b>REQUIREMENTS FOR ALL WORK WRITEUPS</b>	* 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 is <u>always</u> to 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	<b>Not a Bid Item</b>

	<p>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.</p> <p>* 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.</p> <p>* 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.</p> <p>* 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.</p> <p>* 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.</p> <p>*Homes with doorbells and security systems have been checked for their proper operation, ensure both work once work has been completed on the home.</p>	
<p><b>Universal Design</b></p>	<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. 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>	<p><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 over the entire roof area.	
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	<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.	
		Vents	Install two (2) vinyl rectangular gable vents on main house B Wall and master bedroom B wall gables.	
		Siding Prep	This entire siding work is confined to the front and left sides of this home except for around the new construction window replacement areas on C wall. No siding work is expected on the carport add-on. 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. Remove all wood corner boards and flush mounted corner boards on B walls (master bedroom and closet).	
		Vinyl Siding	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.	
		Trim Boards	Install 1x4 PVC trim boards around the perimeters of all new construction windows. Install J-channels around these PVC boards and re-incorporate the old siding materials to abut either the J-channels or the PVC trim boards.	
		Soffit	Install solid and vented vinyl soffit materials to A & B wall overhangs only (all soffit starting from corner of Bow window and carport, the front porch ceiling and overhangs, and closet B wall overhangs).	
		PVC Metal	Wrap all fascias (gables and eaves), headers, and front door exterior components with PVC coil stock (include beauty bends and Z bar when capping J-channels ). Complete A side starting at left of carport add-on around to B & C wall back corner.	
4.	EXTERIOR	LBP Presence	<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, interior and	

		Front Door	<p>exterior trim boards.</p> <p>Remove the A wall exterior door unit and dispose of properly to a code legal dump. Install a 6-panel 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 to wall using 2¼" ROW casing. 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.</p>	
5.	EXTERIOR	Doors  Storm Door	<p>Refit the back door for jamb/threshold sealing abilities and for proper operation (shim ,insulate, and re-trim).</p> <p>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.</p>	
6.	EXTERIOR	LBP Presence   New Construction Windows   Vinyl Replacement Windows	<p><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, all three bedrooms, and hall bathroom [seven (7) singles, one (1) twin, and one (1) 7'7" bay window].</p> <p>Replace the A wall dining room (bow), A wall living room, all three bedrooms-( A, B, &amp; C walls), and the C wall hall bathroom window units. These will be as follows: a triple vinyl new construction window unit into the Bow window rough opening-dining room A wall, a twin new construction window in bedroom #3- C wall, and single new construction window units at all other areas specified above (a total of 11 windows if counted individually set in to 8 RO's). These windows shall be Energy Star approved and labeled vinyl new construction window units; all windows should be field measured for proper sizing and fit and include: J-channel brick mold, double hung sash, full screens, Low E argon gas, shimmed &amp; insulated. Leave labels and stickers on windows for Building Inspector and CD Staff approval of products installed.</p> <p><b>NOTE:</b> Do not do include the master bathroom window unit or frame in this spec.</p> <p>Install one (1) vinyl replacement window into an existing dining room C wall fixed window frame. This window shall be Energy Star compliant and labeled, double hung, full screen, Low E argon gas, shimmed &amp; insulated. Leave labels and stickers on window for Building Inspector and CD Staff approval of products installed.</p>	
7.	EXTERIOR & INTERIOR (HVAC)	HVAC unit  Equipment	<p>Remove all existing HVAC components. Seal the heater chimney chase access point.</p> <p>Install an electric 15 SEER exterior package unit heat pump with all ductwork (supply and return) at B wall. All duct work must be insulated to a minimum value of R-8.</p> <p>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</p>	

		<p>Warranty</p> <p>Mastic</p> <p>Thermostat</p> <p>Fresh air intake</p> <p>Temperature Sensor</p> <p>Manual J and Duct Blaster Reports</p>	<p>manuals on site for the Building Inspector and the Community Development 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> <p>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>Re-use the programmable digital thermostat.</p> <p>Install a fresh air intake duct to the HVAC unit and the return line.</p> <p>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>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.</p> <p>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	<p>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.</p> <p>Fill all holes with an approved black fireproof caulk.</p>	

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

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<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 footer to band in height. Remove all debris created. House C wall, room add-on A wall.	
10.	EXTERIOR	Debris	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.	
		Vapor Barrier	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.	
		Insulation	Install R-19 batted floor insulation with vapor barrier to the entire house crawlspace floor areas. Make sure	

		Wrap Pipes	the vapor barrier touches the floor at all locations. Insulate all water supply lines under the house.	
11.	EXTERIOR	Foundation Doors	Install five (5) foundation access doors and frames. Door panels should be cut from either 5/8" or 3/4" plywood 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.	

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<b>ENTIRE INTERIOR</b>			
12.	INTERIOR & EXTERIOR	Electrical	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 air tight LED/trim ring units to all recessed (can) light fixtures in the living room, dining room, kitchen, and common hallway between these rooms. Install a ceiling light fixture in bedroom#3. Trouble-shoot the wiring for three ceiling can lights for proper operation in bedroom #3. Re-install the exterior light fixtures removed to complete the siding work. Replace all incandescent light bulbs with Compact Fluorescent lamps (CFL's), Light Emitting Diodes (LED's), or tubular fluorescent bulbs.
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, C wall of bedroom #3, C wall of hall bath, 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. Patch ceilings in bathrooms from ducting bath fans through the ceiling joists. Tape, bed, skim, sand, ready for paint.

15.		Trim Painting  Ceiling/Wall Painting	Caulk both sides (walls and jambs) of all junctions of all door and window casings on exterior walls only and the mantel. 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 an approved low VOC oil base primer and finish with two (2) coats of an exterior semi-gloss latex low VOC paint. Prime the pointed-up wall and ceiling areas and apply a two coat finish of a low VOC matching wall color to each entire wall affected and two coats of ceiling white to the repaired ceiling areas. All A-C exterior walls where new construction windows were installed and B wall of living room.	
16.	INTERIOR & EXTERIOR	Air Seal All Interior and Exterior Penetrations	Remove all electrical outlet and switch cover plates; caulk the boxes to the drywall, install foam gaskets, put back cover plates and fill any unused plugs with child safety plugs. Air seal with an approved fire rated foam or caulk all crawl space plumbing, electrical, HVAC and communication penetrations into the home. Air seal with fire rated caulk or foam all accessible attic plumbing, electrical, HVAC, communication, and wall top plate penetrations. Some areas have been completed.	

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17.	EXTERIOR	Insulation	Insulate over the recessed light fixtures to achieve an R-38 value (approximately 25 units). Insulate to R-38 the C wall low sloping roof areas.	

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KITCHEN			Dimensions (18'8" x 17' x 8')	
18.	INTERIOR EXTERIOR	Exterior Vent for Stove	Remove the existing microwave vent combo unit. Vent this appliance through the roof terminating into a metal roof hood. Re-install the appliance. Include a backdraft damper installed at the fan. Box in the duct work above the cabinet with finish grade plywood and 2 3/4" FJ crown molding. Prime and paint with two coats of interior semi-gloss latex white.	

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<b>MASTER BATHROOM</b>			Dimensions (9'3" x 5' x 8')	
19.	Interior	Exhaust Fan	Install a Utilitech bathroom vent/light fan (Energy Star approved and labeled-min. 110cfm, item# 553452 LOWES or a Rehab Specialist pre-approved equal). Install on existing light switch. Duct fan between the ceiling joists attaching to a vinyl soffit mounting block.	
<b>BATHROOM #2 HALL</b>			Dimensions (14' x 4'4" & 7'5" x 8')	
20.	Interior	Exhaust Fan	Install a Utilitech bathroom vent/light fan (Energy Star approved and labeled-min. 110cfm, item# 553452 LOWES or a Rehab Specialist pre-approved equal). Install on existing light switch. Duct fan between the ceiling joists attaching to a vinyl soffit mounting block.	

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<b>LIVING ROOM 1</b>			Dimensions (19'5" x 19'5" x 8')	
21.	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 slab and dispose of to a code legal dump. Install (field hang) a 1 $\frac{3}{8}$ " 6-panel molded interior door slab to the foyer closet door frame. Include three (3) butt hinges and a closet door knob (Kwikset or Rehab Specialist pre-approved equal). B Wall.	

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