

Address: West End, NC 28370

Grant: SFR14

Preparer: Carlis P. Sweat

TOWN OF TAYLORTOWN PERMITTING REQUIREMENTS	Visit the Taylortown Town office to secure a zoning letter prior to starting the application process (910-295-4010), 8350 Main St., West End, NC 28370. Visit the Moore County Planning Department at 1048 Carriage Dr., Carthage NC 28327 to obtain permits for the work performed on this home. The following permits are required: -Electrical, Plumbing, Mechanical, Insulation, NCHORF- Please contact the Moore County permitting office (910-947-2221) directly for permits & permit costs.	Not a Bid Item
LEAD BASE PAINT & BLOWER DOOR TESTING REQUIREMENTS	*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 not detected at concentrations greater than the HUD and EPA regulated maximums; however, Safe Work Practices (SWP) and Renovate, Repair, and Paint (RR&P) techniques must still be used when performing work in this home. *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 (\$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.	Not a Bid Item
REQUIREMENTS FOR ALL WORK WRITEUPS	* 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. * All warranties for work performed or 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 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 and material suppliers 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	Not a Bid Item

	<p>General Contractor is responsible for informing Community Development Staff of such arrangements with the homeowner within 24 hours of said arrangements being made.</p> <ul style="list-style-type: none"> *Exterior Door units and windows shall be Energy Star compliant for this region and labeled as such. *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. 	
<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 RESPONSIBILITIES</p>	<p>The Home Owner is responsible for these four items allowing for the placement of service entry points:</p> <ul style="list-style-type: none"> #1. Remove the cable and telephone wires from the foundation vent hole and place in their own foundation entry hole. Have the service providers caulk the new entry holes using a fire proof caulk. Remove all excess cable wires from under the house. #2. Remove the satellite dishes from the driveway. #3. Remove the mini blinds from the carport enclosure, the living room, kitchen, dining room, and master bedroom window frames. 	<p>Not a Bid Item</p>

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
ENTIRE EXTERIOR				
1.	EXTERIOR	Vegetation	Remove the dogwood tree at A & B wall intersection. Cut the tree off below ground level. Clear all debris out from the existing dry wells and crawlspace drywell (vegetation and dirt to footing) and fill with river rock. Remove vegetation from all brick veneer walls.	
2.	EXTERIOR	Foundation Vents Crawlspace Door	Dig out the earth in order to close in (using mortar or Surewall™) two (2) holes approximately two (2) blocks wide and two (2) blocks deep onto B&D walls of bathroom addition foundation. Install eight (8) black thermostatically controlled foundation vents using the screws and shims provided. Remove the silicone caulk from the weep holes along the entire C wall length. Build a crawlspace door panel out of minimum ¾" treated plywood backed up with 1x2's. Include hinges and a lockable hasp. Prime all sides of door and frame with an exterior primer and finish with two coats of semi-gloss latex exterior paint.	
3.	EXTERIOR	French Drain	Dig out dirt away from entire C wall length of house two feet (2') out and down four inches (4") below the top of the footing, from C and D wall intersection around the B and C wall left rear corner of the house and veering into the side yard for twenty feet (20'). Grade the end of the last twenty feet to come out to ground level. Power-wash the entire length of the exposed foundation wall and top of the footing. Paint this same exposed foundation wall up to one brick above the original ground level, include painting the top of the footing. Use an oil base product such as Drylok™ (or a CD Staff pre-approved equivalent) and cover surfaces with two coats. Place river rock into ditch up to the top of the footing. Install black solid PVC pipe (with no holes) along the whole back side of the house and right side of the bathroom connecting with the three gutter downspouts. Solid pipe should extend around the left B and C corner out away from the foundation wall three feet (3') and then attached to PVC piping with holes in it for the remaining length of the ditch (20'). Cover the pipe with river rock up to the original foundation height and out to the end of the pipe. Create a rock garden at the end of the pipe with four inches (4") of river rock approximately ten feet (10') in diameter. Plant four (4)-two feet (2') tall azaleas into this circle of rock.	
4.	EXTERIOR	Gutters	Install 50 lf of 5" gutter and three (3) downspouts on C wall (one on room add-on B and C wall outside corner, one on the inside corner between room add-on and main house-C and B walls, and one on the outside corner of B and C walls). Connect all downspouts to the French drain with solid pipe.	
5.	EXTERIOR	Concrete	Dig out and form a 6'6" x5'6" x6' monolithic landing at the D wall entry door finished with a light broom surface. Form surface level of concrete with sufficient fall where water will run away from the house (¼ " per foot). Leave no more than an 8¼" rise to door threshold.	

6.	EXTERIOR	Roof Ventilation	Cut out for and install <u>48</u> lf of nail over ridge vent (4' sections with insect screen). Do not re-use ridge caps. Cut 8"x16" holes every four feet (4') into the front and rear soffits. A and C walls.	
7.	EXTERIOR	Porch Handrail	Install approximately 23 lf of a wrought iron handrail system around the front porch perimeter and down both sides of the steps. Handrail shall be primed with an oil base primer and finished with two coats of an oil base exterior semi-gloss paint (black).	
8.	EXTERIOR	Exterior Door Units Storm Doors Slider	Install two (2) fan-lite metal exterior door units one (1) into D wall rough opening and one (1) into A wall rough opening (shimmed and insulated). Include metal thresholds, weather-stripping, 2¼" smooth casing, and entry and single cylinder deadbolts all keyed alike. 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. Install a 6/0 vinyl slider patio door with screen and keyed door lock at A wall entrance to the carport enclosure. Install a treated sill for this door to sit on.	
9.	EXTERIOR	Vinyl Replacement Windows	Install <u>fourteen</u> (14) vinyl replacement windows and one (1) four foot (4') picture window into the existing A,B, C & D wall window frames. These windows shall be Energy Star compliant and labeled, double hung, with full screens and Low E argon gas. 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.	
10.	EXTERIOR	Siding Prep Vinyl Siding Vinyl Soffit PVC	Replace the bottom two (2) pieces of lap siding around the entire carport enclosure and bathroom addition with 12" Hardi-Plank™ material. Flash these walls using coil stock prior to the addition of the siding materials. Install ¼" fan-fold insulation board onto all lap sided covered wall areas. Install a cant strip at the bottom of the carport enclosure wall (A wall). Cover this cant strip with non-PVC coil stock out onto the concrete 1" and up the wall 3". Install approximately <u>600 SF</u> of D5DL vinyl siding. Install approximately <u>200 SF</u> of combined vented and solid vinyl soffit materials onto all overhangs [(solid on B&D gable walls and combination of solid and vented on A&C walls three solids to one vented- 3:1 ratio)]. Wrap all fascia, window and door trim with PVC coil stock using beauty bends. PVC should wrap brick lintels. Before wrapping the window and door trim, fill all large gaps with backer rod and caulk all edges of the brick mold and window sills to the brick veneer.	
11.	EXTERIOR	HVAC Demo & Installation Mastic & Duct Blaster	Remove the existing HVAC unit and all components of this system. Install a 15 SEER electric HVAC split system unit in 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. Seal all ductwork, including inside and outside of return, supply boots, and 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.	

		Thermostat Sensor Fresh Air Intake Manual J	<p>Enclose the supply lines to the carport enclosure with plywood and install finish trim to the top, corners and base (foyer closet).</p> <p>Install a programmable digital thermostat.</p> <p>Install an outdoor temperature sensor/heat strip lock out on the heat pump.</p> <p>Install a fresh air intake duct to the HVAC unit and the return line.</p> <p>Calculate Manual J based on the post rehab building envelope and use ACCA's Manual S 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 the Building Inspector and the CD Staff to use in their review of the work.</p>	
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Location Total: _____

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CRAWLSPACE			
12.	EXTERIOR	Vapor Barrier	Once the HVAC unit is removed-relay the existing 6 ml poly over the entire crawlspace area adding to what is there in order to cover the entire crawlspace ground area and the front porch ground area and to be able to run poly up foundation walls and piers a minimum of 6", adhering it to the brick/block using a spray adhesive or mastic. Create overlap of all seams a minimum of 12" and seal the edges using an approved tape, spray adhesive or mastic. Secure poly to ground using bricks or other approved means of fastening.
13.	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.
14.	EXTERIOR	Floor Insulation	Remove all debris from the crawlspace and all of the R-11 floor insulation and dispose of properly. Install R-19 faced insulation to the entire floor system.
15.	EXTERIOR	Dryer Vent	Install a dryer vent kit attaching to a wall hood permanently affixed to the foundation wall exterior.

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ATTIC				
16.	EXTERIOR	Attic Access Air Sealing	Frame up the sides of the attic access hole to achieve 12" tall insulation dam walls. Install ¼" roll self-stick foam insulation to the top of the dam walls. Cut a piece of min. 5/8" plywood to sit on top of the dam walls. Affix a piece of R-38 insulation (or 2" of foam insulation board) to the topside of the 2 nd access panel plywood. Caulk/air seal all accessible plumbing, electrical, cable, and mechanical penetrations in the attic with an approved fire rated caulk sealing compound.	
17.	EXTERIOR	Attic Insulation	Insulate the entire attic area to achieve an R value of R-38. Affix the insulation certificate to the attic truss displaying the values for the attic and crawlspace insulation products.	

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INTERIOR				
18.	INTERIOR	Electrical Smoke & C/O Detectors Light Bulbs Air Sealing Cover Plates Bath Fans	Secure the outlet in the wall to the left of the carport D wall entry door. Put the plug under the house between the living room and carport enclosure wall into a junction box. Relocate the washing machine outlet in the laundry room. Put the kitchen cabinet outlets and the bathroom outlet on a ground fault circuit. Install GFCI receptacle onto exterior of D wall. Install two (2) ceiling light fixtures (one each in the living room and bedroom #3). Install three (3)- 54" ceiling fans with 3-bulb light fixtures: one (1) in the master bedroom, one (1) in the dining room, and one (1) in the kitchen. Troubleshoot wiring to bedroom #2 ceiling fan and light correcting the problem. 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 a rectangular light fixture at the front door (A wall soffit). Replace the flood light on the soffit at C and D wall (troubleshoot wiring to this light fixture). Replace incandescent light bulbs in all existing light fixtures that are not Energy Star compliant with CFL's or LED's. Remove all cover plates. Caulk the edges of the drywall to the boxes and install foam gaskets. The caulking and sealing of the drywall edges and electrical boxes shall be performed on all ceiling fixture boxes as well. Replace all electrical cover plates, switches, and outlets with white units. Install two (2)- 80 cfm Energy Star approved bathroom ventilator fans with damper at the fan and attached to vinyl bathroom fan exhaust hoods in the soffit. Both bathrooms.	

19.	INTERIOR & EXTERIOR	Plumbing	<p>Remove the water spigot from C wall and cap the pipe. Caulk the hole with a fire proof sealant.</p> <p>Repair the leaking copper supply line at a tee that supplies the toilet. Repair the leak in the drain line from the bathtub using a glue type joint connector (ABS).</p> <p>Wrap all hot water supply lines under the house with self-sealing preformed foam roll insulation tubes with no gaps and secured with the tape provided.</p> <p>Insulate the water heater to minimum of R-6.</p> <p>Run the overflow to the water heater pressure relief valve to the outside of the foundation wall. Caulk all holes created with fire proof caulk.</p> <p>Install two (2) water saver High Boy toilets.</p> <p>Install a Clarion™ Sectional Accessible Shower Stall or a preapproved CD Staff equal (see insert A), model #MP6032LSDX (left hand drain and left valve wall). Include a Delta™ UD low flow scald-proof faucet controlling a hand held showerhead with stainless braided line and mounted onto a stainless steel slide bar. Install a two foot (2') grab bar mounted vertically on the inside of the shower wall and a 2x3 inside corner grab bar. Include a stainless steel shower curtain rod and a weighted shower curtain.</p> <p>Install two (2) UD low flow duel lever vanity faucets.</p> <p>Install an 8" stainless steel 22x33 kitchen sink.</p> <p>Install a UD low flow dual lever kitchen faucet with sprayer attachment.</p> <p>Install a laundry gray box.</p>	
20.	INTERIOR & EXTERIOR	Gas Heater and Tank	<p>Remove the freestanding gas heater in the carport enclosure. Remove the gas line and have the gas company remove the tank from the property.</p> <p>Fill all holes with an approved fireproof caulk.</p>	
21.	INTERIOR	Wall and Ceiling Repair	<p>Remove the wall paper from the 2nd bathroom walls and prep for the acceptance of paint.</p> <p>Remove the mirror wall tiles from the hall bathroom wall.</p> <p>Install drywall on the outside corner shower flanges that currently have paneling. 2nd bathroom</p> <p>Install drywall in the laundry room around the panel box and repair the wall area around the laundry gray box.</p> <p>Patch two (2) holes in the paneling bulkhead over the refrigerator. Repair the drywall around the electrical box to the left of D wall entry door.</p> <p>Install ½" water resistant drywall in the hall bathroom on the walls around the tub where removed for rehab work.</p> <p>Remove the speakers from the ceiling in the master bedroom. Patch these two (2) holes and the bulges in the ceilings in the living room and bedroom #3. Texture ceilings to match the existing finish.</p> <p>Repair the drywall ceiling in the 2nd bathroom.</p> <p>Tape, bed, skim, and sand all new drywall, finished- ready for the paint.</p>	
22.	INTERIOR	Trim	<p>Install 3¼" ROW FJ baseboards in the hall bathroom. Install shoe molding around perimeter of rooms where sheet vinyl is installed (bathrooms, laundry room, kitchen/dining room and hallway).</p>	

23.	INTERIOR	Prime, Caulk, Putty and Paint	<p>Caulk all edges of the windows, doors, baseboards and ceiling trim to the walls and ceilings and to all adjacent materials. Use matching color caulking for each area.</p> <p>Prime the master bedroom, bedroom #3, living room, and bathroom #2 ceilings with a low VOC oil base stain killer and apply a two coat finish of ceiling white.</p> <p>Prime the kitchen cabinet bulkhead, all new drywall, and all patched walls with low VOC oil base stain killer. Finish these walls with two coats of an interior satin latex paint (hall bathroom, 2nd bathroom, and laundry room areas). Prime the spot patched walls in the carport enclosure (D wall) and finish with two coats of matching color.</p> <p>Apply a coat of int./ext. primer then two (2) coats of int./ext. semi-gloss latex paint to the inside and outsides of the exterior door units and trim. Prime and finish coat all newly installed shoe molding and the baseboards they abut.</p> <p>Home owner's choice of colors for the walls and trim.</p>	
24.	INTERIOR	Underlayment	<p>Repair the bathroom sub floor and finish floor plywood under the tub rim area.</p> <p>Install ¼" underlayment approved by the Hardwood Plywood & Veneer association (HPVA) to the kitchen/dining rooms, hall bathroom, hall bathroom closet, and 2nd bathroom floor areas.</p> <p>Re-nail and/or screw existing floors to the joists.</p> <p>Properly prepare this underlayment for the 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. Prepare the floor in the laundry room to accept sheet vinyl.</p>	
25.	INTERIOR	Vinyl Flooring	<p>Install an approved total glue down sheet vinyl flooring product (.070 thickness or better); homeowner's choice of color and pattern throughout kitchen/dining rooms, hall bathroom, hall bathroom closet, 2nd bathroom, and the laundry room floor areas.</p>	

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KITCHEN		Dimensions (<u>15'8" x 11'3" x 7'6"</u>)	
26.	INTERIOR	Counter Top	Install approximately <u>13lf</u> of counter tops. C&D walls.
27.	INTERIOR EXTERIOR	Range Hood vent	<p>Install an Energy Star rated/labeled ducted range hood vent (min 210 cfm) through the wall complete with damper at fan (Item #376756 LOWES or CD Staff pre-approved equal, C wall).</p> <p>Leave the installation instruction packet on the job.</p>

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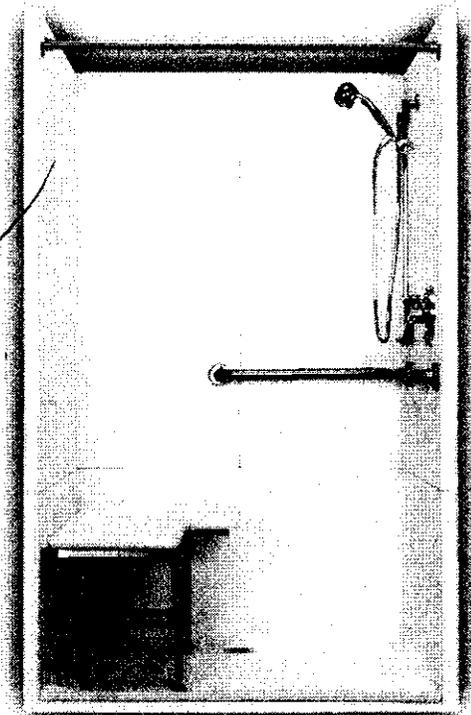
<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
HALL BATHROOM			Dimensions (<u>7'7"</u> x <u>7'1"</u> x <u>7'6"</u>)	
28.	INTERIOR	Cabinet & Top Medicine Cabinet	Install 30" vanity with cultured marble counter top with backsplash. Seal back splash to the drywall with a siliconized caulk. Set vanity shifting it to the right six inches (6"). Install a 24"x30" flush mount medicine cabinet with mirror, (LOWES Item #: 462821 Model #: 6293 or a CD Staff pre-approved equal). Home owner's choice of equivalent color, style, and type.	

Location Total: _____

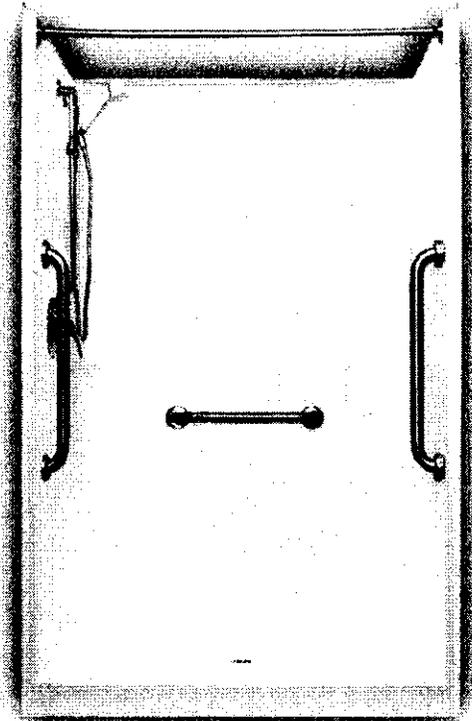
West End, NC

Grand Total: _____

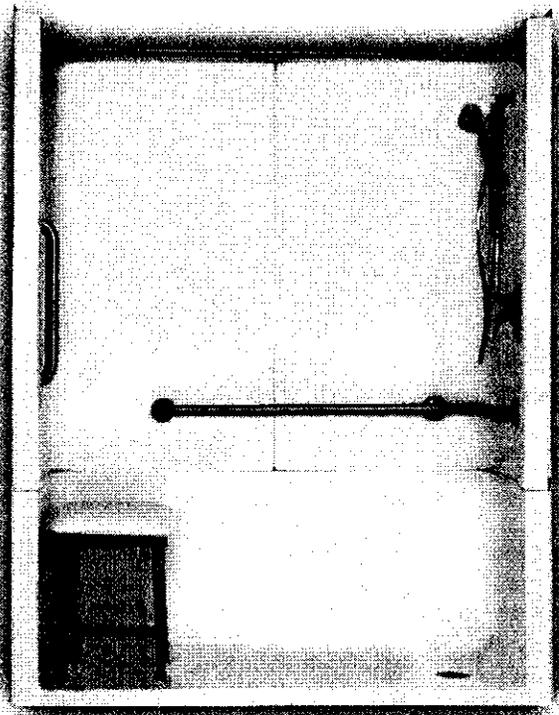
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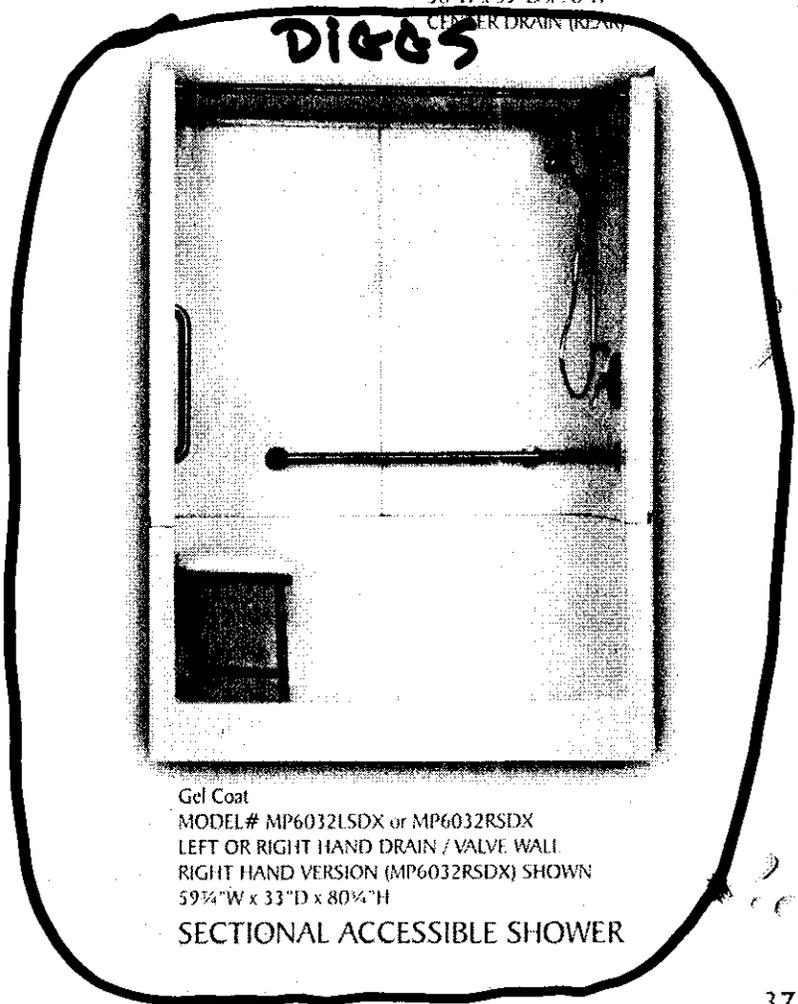
Gel Coat
 MODEL # MP4836LBFKD34 or MP4836RBFKD34
 LEFT OR RIGHT HAND VALVE WALL
 RIGHT HAND VERSION (MP4836RBFKD34) SHOWN
 48"W x 36"D x 78"H
 CENTER DRAIN (REAR)
BARRIER-FREE SECTIONAL SHOWER



Gel Coat
 MODEL # MP4835SD
 48"W x 35"D x 78"H
 CENTER DRAIN (REAR)
ACCESSIBLE SHOWER
 LARGER VERSIONS AVAILABLE
 MODEL # MP4843SD
 48"W x 43"D x 78"H
 CENTER DRAIN (REAR)
 MODEL # MP5039SD
 50"W x 39"D x 78"H
 CENTER DRAIN (REAR)



Gel Coat
 MODEL # MP6032LBF or MP6032RBF
 LEFT OR RIGHT HAND DRAIN / VALVE WALL
 RIGHT HAND VERSION (MP6032RBF) SHOWN
 59 1/4"W x 33"D x 77 1/4"H
BARRIER-FREE SECTIONAL SHOWER



Gel Coat
 MODEL # MP6032LSDX or MP6032RSDX
 LEFT OR RIGHT HAND DRAIN / VALVE WALL
 RIGHT HAND VERSION (MP6032RSDX) SHOWN
 59 1/4"W x 33"D x 80 1/4"H
SECTIONAL ACCESSIBLE SHOWER

