

Address: Bid 2 Home #4, Southern Pines, NC 28387

Grant: SFR14

Preparer: Carlis P. Sweat

TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS	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.	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 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 (\$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. * 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	Not a Bid Item

	<p>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>UNIVRSAL DESIGN (UD)</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>Not a Bid Item</p>
<p>HOMEOWNER RESPONSIBILITIES</p>	<p>The Home Owner is responsible for these four items allowing for the placement of service entry points:</p> <p>#1. Remove the cable and telephone wires from the foundation vent hole and place in their own foundation entry hole.</p> <p>#2. Remove the dish satellites from the house roof and fascia and place onto a pole in the yard.</p> <p>#3. Remove the mini blind from the bedroom #3 C wall window frame.</p>	<p>Not a Bid Item</p>

<u>Location</u>		<u>Item</u>		<u>Total Price</u>
ENTIRE EXTERIOR				
1.	EXTERIOR	On Site Storage	Contractor to provide a 40 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.	
2.	EXTERIOR	Termite Inspection	Treat structure for termites and ants. Submit certificate of treatment and one-year warranty to CD Staff.	
3.	EXTERIOR	House Number Set	Install address numbers on a wooden plaque on brick veneer "A" wall right side of door under light. Each number shall be a minimum of 4" in height and a ½" in width, and in a contrasting color to the area where installed. Homeowner must agree to placement location.	
4.	EXTERIOR	Shrubbery	Cut back three (3) shrubs on A & B wall to ground level.	
5.	EXTERIOR	Foundation Vents	Install <u>8</u> automatic black foundation vents to A,B,C, & D walls.	
6.	EXTERIOR	Roof Ventilation	Remove and dispose of all existing roofing down to the sheathing. Replace all rotted or deteriorated sheathing (3 sheet allowance for rot only). Cover roof with 15 lb. builders felt and install approximately <u>15</u> squares (1233 sf) of 210 lb. 3-tab shingles, Owens Corning 25 Year fiberglass or Rehab Specialist pre-approved equal, self-sealing type, owner's choice of color, installed in accordance with the manufacturer's instructions. Install colored edge metal, one (1) galvanized rain diverter over the front door, two (2) plumbing vent pipe boots (no rip to fits), and an electrical mast boot.. Replace the bathroom exhaust fan roof vent hood with a black metal product. Install <u>40</u> lf of nail over ridge vent [roof sheathing is pre-cut (no rolled vent products)]. Install <u>80</u> lf of Smart Vent Mid Roof venting system according to the manufacturer's installation instructions [A & C wall sides of the roof (DCI Products.Com)].	
7.	EXTERIOR	Exterior Door Units Door Locks Storm Doors	Remove & re-install the 3/0 exterior front door unit for proper fit/working order and air sealing capabilities. A wall. Install a 2/8 LH 9-lite exterior door unit with weather-stripping and metal threshold (minimum R-7 value). D wall. Doors shall be shimmed and insulated and trimmed with 2¼" ROW FJ casing. Caulk both doors at the threshold to the floors. Caulk under both door thresholds when installing the units. Install entry locks and single cylinder deadbolts on both exterior doors. All locks will be keyed the same and of UD design. Install roll screen all metal storm doors at both entrances. UD design locking mechanism. A & D walls.	
8.	EXTERIOR	Paint	Prime the exterior door units and the crawlspace door (all six sides) and frame with an exterior primer. Paint the exterior door units and the crawlspace door (all six sides) and frame with two coats of an approved exterior semi-gloss paint.	

9.	EXTERIOR	Vinyl Replacement Windows	Install <u>five</u> (5) vinyl replacement windows into B & C 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.	
10.	EXTERIOR	Siding	Install a treated cant strip-3½" wide onto the front foundation ledge between both sides of A wall corners over to the porch sides. Wrap this cant strip with white non-PVC coil stock extending the metal up the wall as flashing for 3½". Install J-channels with ¼" holes drilled every two (2) feet for drainage. Replace the missing siding over this point (atop cant strip on A wall both sides of porch). Repair the loose siding on the rear of the house from C&D corner over to the crawlspace door entry hole. Install 2x4 boards under the sills of both exterior door units and wrap with PVC coil stock (A&D walls). Re-work all siding left and right of the exterior doors. Install these vinyl siding mounting blocks and re-work the siding around each of them: one (1) electrical outlet, two (2) exterior light fixtures- A&D walls, two (2) water spigots- A&C walls, one (1) range wall vent hood-C wall, and one (1) dryer vent Hood- C wall-reattach dryer duct. Wrap all window and exterior door trim boards and re-wrap all fascia boards and bird wings (using beauty bends). A,B,C & D walls.	
11.	EXTERIOR	HVAC Repair Work Mastic Covers Duct Blaster	Install a drip leg onto the end of the HVAC condensation line and repair the leak on this line. Replace all supply floor boots. Seal all ductwork, including inside and outside of return, supply boots, and connections with mastic. Seal the boots to the plywood and the R/A to the drywall. 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. Wrap the back side of the R/A chase with plywood. Replace all finish register covers and the R/A filter grille. Install a fresh air intake on the existing HVAC unit. NOTE: Duct blaster test results are to be provided to Moore County's Community Development Staff before final draw.	

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CRAWLSPACE			
12.	EXTERIOR	Framing	Support approximately 32LF of the front of the house roof and wall system. Cut back the finish floor and sub-floor plywood approximately 4' out from the edge of the house. Replace approximately <u>30</u> lf of double 2x8 #2 SYP band across the front of the house centered on the porch. Install a 2x8 treated mud sill under this

			double band. Sister to approximately <u>18</u> -2x8#2 SYP floor joists a minimum of 3/4ths the full length of the 12' boards. Install sub-floor and finish floor plywood in the areas where removed for the work (match sizes of lumber)	
13.	EXTERIOR	Air Sealing	Caulk/air seal all plumbing, electrical, cable, and mechanical penetrations in the floor with an approved fire rated caulk.	
14.	EXTERIOR	Insulation	Remove all of the R-11 floor insulation and haul away to a code legal dump. Install R-19 faced insulation to the entire floor system.	
15.	INTERIOR & EXTERIOR	Dryer Vent Kit	Install a complete dryer vent kit and extend hard piping to the exterior of the foundation wall and attach to the dryer vent wall hood purchased for vinyl siding.	

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ENTIRE INTERIOR			
16.	INTERIOR Light Bulbs Air Sealing	<p>Electrical</p> <p>Re-label the panel box. Add blank covers where breakers have been removed. Install Energy Star approved light fixtures and the wiring for these light fixtures: the living room, laundry room, and all three bedrooms (total of five-5). Use the existing switches in these rooms that control one plug for the lights to be installed on and make all these rooms receptacles continuously hot. Put the kitchen cabinet outlets on a ground fault circuit. Install a GFCI receptacle onto the existing exterior outlet on D wall. Install three (3) hardwired smoke detectors and connect to a combo smoke/CO detector in the hallway. Replace both front and side entry light fixtures with Energy Star approved mini lantern light fixtures. Install a 42" Energy Star approved ceiling fan and 3-bulb light fixture in the kitchen.</p> <p>Light Bulbs</p> <p>Replace the light bulbs in all existing light fixtures that are not Energy Star compliant with CFL's or LED's.</p> <p>Air Sealing</p> <p>Remove all cover plates. Caulk the edges of the drywall to the boxes and install foam gaskets. Reinstall the cover plates. The caulking and sealing of the drywall edges and electrical boxes shall be performed on all ceiling light fixture boxes as well. Replace all electrical cover plates, switches, and outlets with white components.</p>	
17.	INTERIOR & EXTERIOR	<p>Plumbing</p> <p>Remove the water heater overflow pipe from the foundation vent hole and extend to the exterior of the building. Install a UD design low flow vanity faucet. Install a low flow shower head. Replace the complete drain assembly onto both sides of the kitchen sink. Relocate the laundry gray box to D wall. Wrap all plumbing supply line pipes with self-sealing preformed foam roll insulation tubes with no gaps and secured.</p>	

			<p>Replace the front and rear water spigots with frost free product and secure to mounting block provided and the foundation wall.</p> <p>Remove all old caulk from the tub surround. Secure the right corner panel with water resistant glue. Re-caulk the whole tub surround to include around the tub spout. Pull back (unscrew) the hot & cold faucet covers, fill them with caulk and push back up against the tub surround. Finish caulking around the outside of both covers.</p>	
18.	INTERIOR	<p>Framing</p> <p>Trim Work</p>	<p>Carefully remove and save the laundry room closet door unit and frame in the hole. Remove and save the paneling and trim in the laundry room from both sides of A& D walls and one side of B wall. Cut back D wall framing in the dining room from corner to corner leaving only a header area (incorporate the jacks into the existing corners. Replace the paneling on both sides of the old entry door point to the laundry room and both sides of the header framing created using the paneling that was removed and saved.</p> <p>Carefully remove the living room closet door unit. Reinstall this unit to proper fit and operation. Install a UD design closet door lock.</p> <p>Hang the saved 2/6 lauan laundry room door unit to the bedroom #1 entry 5" r/o. Install a UD design privacy lock.</p> <p>Install a closet rod/shelf support bracket on bedroom #2 closet shelving unit. Install 16" wide 3/4" plywood shelves to all bedroom closets.</p> <p>Remove the baseboards and crown molding in bedroom #3 and save for re-use. Install 2 1/4" FJ crown molding and 3 1/4" FJ ROW baseboards in bedroom #3 and the laundry room.</p> <p>Finish the installation of the crown molding and the baseboards in the living room and the dining/kitchen hallway areas using the trim saved from bedroom #3.</p> <p>Install 3/4" x 3/4" shoe molding around the floor perimeters of all rooms (less the bathroom and linen closet).</p>	
19.	INTERIOR	<p>Wall and Ceiling Repair</p> <p>Prime and Paint</p>	<p>Remove all wallpaper from the living room walls.</p> <p>Repair the ceiling areas in the living room, kitchen/dining room, and hallway. Match existing finishes. Repair/patch/skim coat all drywall walls throughout the home (less the bathroom; but, include the bathroom linen closet walls). Install 1/2" drywall on B wall of laundry after plumbing and electrical have been moved and inspected.</p> <p>Remove all loose, blistered, scaling or otherwise deteriorated paint on the crown moldings. Set nails, fill holes, dents and cracks on all trim throughout the house. Caulk all edges of all trim to the walls and to any adjacent material. Patch/point-up/skim coat with spackling, drywall compound, or other appropriate material. Feather edges and wet sand or dry sand with vacuum attachment.</p> <p>Prime all walls, exterior and interior door units, and all trim throughout the house (less the bathroom and no closets) with a low VOC oil base stain killer. Apply a two coat latex satin finish of a color selected by the home owner to all walls, exterior and interior door units, and all trim throughout the house and closets (less the bathroom; but, include the bathroom linen closet walls and trim). Home owner can choose two colors for the walls and one semi-gloss trim color.</p> <p>Prime all ceilings with a low VOC oil base stain killer and apply a two coat finish of ceiling white.</p>	

			<p>Room Dimensions: Living Room-16'8"x11'4" Dining Room and Kitchen-15'8"x11'3" Hallway-3'x9'4" Laundry-3'6" x 5'6" Bathroom Linen closet 34"x24" Bedroom #1-9'x11'3"x7'6" middle front Bedroom #2-10'9"x9'3"x7'6" left corner front Bedroom #3-11'4"x9'6"x7'6" left corner rear</p>	
20.	INTERIOR	Underlayment	<p>Install an approved ¼" underlayment to the kitchen/dining room, hallway, hallway closets, and the laundry room floor areas. Properly prepare this underlayment for the installation of sheet vinyl.</p>	
21.	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 the kitchen/dining room, hallway, hallway closets, and the laundry floor areas.</p>	
22.	INTERIOR	Laminate	<p>Remove all carpeting from the living room, bedrooms, and all adjoining closets and haul away to a code legal dump. Install a 30 year laminate and pad to the living room, all bedrooms and the adjoining closets. Include all adjoining closets to these areas (Clarion Laminates-SwiftLock Technology, LOWES Item# 80714 or CD Staff pre-approved equal). Install transition strips at kitchen and bathroom doorways. Install stained shoe molding in front of both exterior door thresholds.</p>	

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ATTIC			
23.	EXTERIOR	Air Sealing	<p>Seal (caulk) all accessible edges of the ceiling drywall to all top plates, and fill all electrical, plumbing, and cable holes with an approved fire proof caulk.</p>
24.	EXTERIOR	Attic access	<p>Install a square 1x2 at the attic entry access point to cover an existing hole. Install ¼" roll foam along all sides of the hatch for the plywood to sit on. Caulk all edges of this chase.</p>
25.	EXTERIOR	Bath fan Duct	<p>Extend the bathroom exhaust fan ductwork to exit the building skin.</p>

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KITCHEN		Dimensions (<u>15'8" x 11'3" x 7'6"</u>)	
26.	INTERIOR	Countertop	Fill in the bottom of the countertops at the ends with 5/8 stock (three locations-left and right of stove and far right end) and cap with matching laminate end caps
27.	INTERIOR AND EXTERIOR	Range Hood vent	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 Rehab Specialist pre-approved equal, C wall). Leave the installation instruction packet on the job.
28.	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.
29.	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).

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Grand Total: _____

