

Address: Southern Pines, NC 28387

Grant: URP15: Home 13

Preparer: Carlis P. Sweat

TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS	Southern Pines is the permitting agency for the work being performed on this home. The following permits are required: - None - Please visit the Southern Pines Planning and Community Development Department at 180 SW Broad St. in Southern Pines, NC to obtain permits. Call (910) 692-4003 to speak with a permit technician.	Not a Bid Item
GENERAL REQUIREMENTS FOR ALL WORK WRITEUPS	<ul style="list-style-type: none">* 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 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 operate once work has been completed on the home.	Not a Bid Item

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Total Price</u>
EXTERIOR				
1.	EXTERIOR	Roof Prep Insulation Board TPO Rubber	Remove all of the extra roof coverings over the original metal roof and addition (roll roofing, EPDM rubber, metal/tin flashing). Replace all rotted deteriorated roof decking material (4 sheets OSB allowed for rot). Install ½" insulation board over the entire roof and addition. Secure this material with required metal plates and screws. Insulation boards shall be fastened into the roof rafters. Install total glue down, heat welded TPO (Thermoplastic Polyolefin) single-ply roofing membrane over the entire roof and room addition-installed per the manufacturer's instructions. Heat weld all seams as required. Use required pipe boots and or flashing tape on pipe boots and heat weld as required. Roll TPO membrane over the edges approximately 2" and secure into top plates of walls using metal termination bars secured with galvanized or stainless steel screws. Caulk both edges of flashing tape, all seams, and over the entire top edge of the termination bars and all screw heads using a butyl type caulk as specified by the manufacturer.	
INTERIOR		Room Areas	Living room/dining room-11'6"x24, living room jut out-4x8, master bedroom-11x11'6", master bedroom closet 4x16	
2.	INTERIOR	Ceiling Prep Framing Cleaning Insulation Trim	Cut out the damaged ceilings in the living room (4x8) and the living room jut out addition (4x8), the master bedroom (4x8), and the master bedroom closet jut out addition (4x16). Frame down the living room jut out ceiling to attain a straight plane all the way across the 8" length. Install framing where needed for nailing purposes over the entire areas being worked on. Remove all visible mold using a Clorox™, soap and water mixture in these prepped areas where ceilings and insulation has been removed. Remove all damaged insulation in these prepped ceilings areas. Install R-30 insulation with vapor barrier into these same barren cavities (approximately 160sf). Install stained 1x2 trim boards around the perimeters of the living room jut out and master bedroom closet after the drywall ceiling work is completed.	
3.	INTERIOR	Drywall Paint	Install ½" drywall onto these same ceiling areas (approximately 160sf). Tape, bed, skim, and sand to attain a smooth surface. Apply textured finishes matching the existing ceiling textures. Paint these entire room ceilings (living room and jut out, bedroom, and bedroom closet) with two coats of latex ceiling white (approximately 528sf of area).	

Southern Pines, NC

Grand Total: _____