

WORK WRITE UP

Owner: Deborah Williams

Case: 5306 Agner Drive

Address: 5306 Agner Drive

Date: 12-27-2020

City: Salisbury

Prepared By: Michael Kepley

Phone: 704-636-3502

ROOF, CHIMNEYS (1)

/ _____
Install a new Atlas Pinnacle Pristine (or approved equivalent) architectural shingle roof: remove existing roofing down to sheathing; replace all defective sheathing; re nail all loose sheathing with ring shank nails; allow for a maximum of 3 sheets of roof decking maximum (any extra will be change order- call Rehab Specialist for approval). Install new Atlas Summit 60 synthetic roofing underlayment to cover the entire roof, new Atlas Pinnacle Pristine architectural shingles, Atlas ProCut hip and ridge shingles, and new pipe boots. All abutments shall be step flashed and counter flashed. All counterflashing shall be painted black or matching the roof color. Seal all flashing, vent stacks and flanges with BASF NP1 black paintable caulk. The roof components shall be installed according to the manufacturer's specifications and be completed in a professional manner. All replacement roof sheathing shall be CDX plywood.

Price per additional sheets of roof decking _____

/ _____
Install flashing at the chimney, step flashing and counter flashing, all counter flashing shall be cut into the brick. Counter flashing shall be painted black or matching roof color. All flashing shall be completed in a professional manner.

/ _____
Install white or black aluminum drip edge at entire perimeter of roof. The drip edge shall be installed straight and true with butt joints overlapping 1-in. Secure the drip with roofing tacks every 16-in. Install the synthetic underlayment on top of the drip edge.

/ _____
Install continuous shingle over style ridge vent; ventilator to run length of structure: install per manufacturers specifications.

/ _____
Install 6" seamless aluminum (.027) guttering and 3x4 downspouts: location: all eaves of structure; guttering to have white baked-on enamel finish; installation to include downspouts and resetting all existing splash blocks to drain properly. Use hidden screw type hangers spaced ~ every 20-in. Ensure proper water drainage on the new guttering.

EXTERIOR WALL, SOFFIT, AND FASCIA (2)

/ _____
Install new Norandex Woodsman Select vinyl siding (.042 thickness) on the raised front porch walls above the roof line and the entire utility room exterior walls. Remove the wood siding on the wall above the raised front porch down to the wall sheathing. Replace the deteriorated siding on the utility room with matching thickness plywood. Install house wrap shall cover entire area to be siding with manufacturer approved tape on all seams of the house wrap. Siding to be installed level and true around all corners. A starter strip is required at the bottom course of siding. Install color coordinated nails and caulking as required. Trim with appropriate inside and outside corners, j channel, and finish trim.
Note: Install solid vinyl soffit to close up the gable vents

/ _____
Replace deteriorated fascia (~50LF) and soffit (~10LF) and set up for vinyl wrap. Install new Norandex smooth finish aluminum fascia and Norandex D5 Select vinyl soffit (.040 thickness) to box in all eaves, complete. Wrap all fascia boards with Norandex smooth finish aluminum trim coil. Note: Contractor will install soffit ventilation to code requirements, work to include cutting holes in existing eaves. Use color coordinated nails to secure aluminum trim.
Note: Do not install vinyl to carport or front porch ceiling

EXITS (3)

/ _____
Rework one (1) existing exit door located at the rear Den exit. Work to include installation of new Kwikset Cameron entrance and deadbolt locksets; vinyl wrapped foam weather-stripping with wood lodging, compression door sweep, and doorstop. Adjust the door to open and close properly.

/ _____
Install one (1) Therma Tru Benchmark Emerson Craftsman decorative glass fiberglass prehung door with wood brick molding at the front entrance. Install a Kwikset Cameron entrance lockset and single cylinder deadbolt lockset keyed alike. Install water proof membrane around framing. Install low expanding foam and foil tape between the interior jamb and the framing. Install new interior trim to match the existing trim inside the house. Install shims and a screw long enough to catch framing on each hinge and keeper latch. Install hinge or baseboard mounted doorstops as needed. Caulk under threshold.

/ _____
Install one (1) Larson Signature Classic full view storm door on the front entrance. The storm door shall have two pneumatic closers, and lockset. Install the storm door according to the manufacturer's specifications.
Location: Front

WINDOWS (4)

/ _____
Install fifteen (15) new vinyl Energy Star replacement window units: remove existing window units; replace with new vinyl units 6/6 double hung thermal pane units, complete, to include locks and screens. Windows shall have a maximum infiltration of .37 cfm per linear foot of edge of operable sash and have an overall solar heat gain coefficient (SHGC) of .30 or less and an overall U value of .35 or less. Window must be installed plumb and true, panes must be cleaned, and all affected adjacent surfaces repaired to match existing interior and exterior. Install new exterior aluminum wrap.
Locations: Replace all except the new vinyl windows on the front left and left side of Bedroom #2

PORCHES (5)

/ _____

Install new 1 1/2" round metal pipe guardrail and handrail around the carport stoop and steps. The guardrail shall attach to the house and have posts at the both corners of the stoop and at the bottom of the steps. The railing shall only have a top rail. Core drill the posts into place and use hydraulic cement around the posts once set in place. The railing and posts shall be primed and powder coated black.

FOUNDATIONS (6)

/ _____

Replace existing foundation vents with new vinyl automatic foundation vents and add (3) vent wells. Vents and vent wells shall be sealed to wall with silicone caulk. Vents must be installed plumb and true. Vents shall be secured with fasteners provided. Add pea gravel to the bottom of the vent wells. Close up any remaining voids in the foundation using masonry materials and or caulk.

Note: Add 3 vent wells to the left front vent and the vents on the left side

SITE IMPROVEMENTS (7)

/ _____

Install top soil to entire front side, entire left side, and entire right side to allow water drainage away from structure. Top soil shall extend 5' away from structure and be raked smooth. Apply grass seed and straw to affected areas on the left and right-side areas only. Move the border rock on the front so that the top soil can be added. Once the top soil is in place, move the rock back into its original placement. Apply hardwood mulch to the front area.

PEST CONTROL (8)

/ _____

Treat structure for termites. Submit certificate of treatment and a one-year warranty.
Complete application

INSULATION and ENERGY STANDARDS (9)

Furnish an insulation certification card and post at a conspicuous location such as inside the attic access door. This certification shall indicate the R-value, minimum thickness, maximum coverage and minimum weight per square foot of the insulation for ceiling, and floor installations.
Air seal prior to insulation installation.

/ _____

Install blown insulation on top of the existing attic insulation to achieve an R value of 38. Install blocking fire block around chimney to include sheet metal with fire rated foam or caulk. Install depth markers: one for every 300 sq ft. Insulation shall not be fluffed.

*Note that air sealing shall be completed and inspected prior to attic insulation installation.

/ _____

Remove the existing floor insulation and install new Kraft or foil-backed R-19 batt insulation between floor joists (with facing up) of all conditioned floor areas. To include mudsill areas and through cross bridging. Secure batts between joists with tiger teeth every 18". Only secure insulation supports to point of holding insulation; do not compress. Insulation supports shall be installed with crown down. Ensure that no gaps or voids in the insulation.

/ _____
Fill with caulk or expanding insulating foam sealant all accessible electrical and plumbing penetrations in the attic and the crawlspace, and along each side of top plates in attic. Install rigid air block around large plumbing penetrations in crawl space complete with foam.

/ _____
Remove the existing poly in the crawlspace and install new continuous Black 6-mil poly vapor barrier to 100% of accessible crawlspace area. Lap poly barrier up foundation wall a minimum of 6", lap poly up 6" on piers, lap seams a minimum of 12", secure with landscape pins. Accessible to be defined as one vertical foot. The work shall include the removal of all debris.

PLUMBING (10)

All work shall be performed by a licensed plumbing contractor:
Seal around all floor, wall and ceiling penetrations in affected areas.

/ _____
Install a Kohler Toccata double bowl self rimming eight-inch 16-gauge stainless steel sink, complete with a new Delta Classic kitchen faucet, basket strainers, p-trap, continuous waste supply lines, and stainless-steel braided supply lines.

/ _____
Install new porcelain sink and new Delta Classic single lever vanity faucet to the Master bathroom and Hall bathroom vanities complete with new sink drain and stopper, stainless steel braided supply lines.

/ _____
Install Bradford White energy efficient 40 gallon round Lo-boy electric water heater with energy factor of 0.90, complete with T & P valve and all necessary piping and wiring. Submit documentation of the brand, model number and Energy Factor for the water heater and set thermostat to 120 degrees Fahrenheit.
Note: Insulate the first 18-in of hot water line off the water heater

/ _____
Replace tub faucet with 3-valve diverter or single lever (Delta) type controls, tub filler, water saver (2 to 2 2 gal. per minute) showerhead. Repair/replace tub waste, overflow face plate, waste drain, trip level and pop up.
Location: Hall bathroom

/ _____
Install an American Standard Champion water sense labeled round comfort height toilet complete with seat, stainless steel braided supply line and wax ring. Remove and dispose of the existing toilet. Install the fixture according to the manufacturer's specifications.
Location: Master bathroom

/ _____
Install (4) stainless steel handicapped grab bars (24") securely mounted at location approved by owner with two in each bathroom (One at toilet and one at tub/shower). Bar diameter to be 1 1/2". Install the grab bars according to the manufacturer's specifications.

ELECTRICAL (11)

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Replace all defective 110-volt outlets and covers. Defective defined as not working and loose receptacle contact points.

Locations: Each outlet on the Kitchen countertop area. Living Room front wall outlet near the DR. Den beside exit door and behind chair.

/ _____

Install electric smoke detectors with battery back up: quantity and location to comply with applicable code requirements; permanently wired into house current. Detector to have test capability and LED power indicator. Shall be completed by a licensed Electrician.

/ _____

Install ground fault breaker receptacle protection as required by code to include but not limited to a minimum installation of GFI receptacles in the bath and the kitchen counter top area. Shall be completed by a licensed Electrician.

/ _____

Install new retro fit ceiling fan mounting box with stabilizing bar in the Den. Remove the existing ceiling fan to install the mounting box. Reinstall the existing ceiling fan once the mounting box has been installed. Install the fan blades that the Homeowner has in the house.

/ _____

Replace all of the Halogen, CFL and incandescent bulbs in the interior and exterior light fixtures of the house not including lamps. The bulbs shall be appropriate for the light fixture i.e., vanity bulbs for vanity fixtures, exterior flood lights, etc.

/ _____

Install a Broan F40000 range hood in kitchen with two speed exhaust fan and light controlled by separate switches. Duct fan to exterior through wall using metal 4" hard vent duct with back draft damper. Install the range hood and duct system per the manufacturer's specifications. Install a new electrical circuit and breaker will need to be added to the unit by feeding through the wall and attic or crawl space. Shall be completed by a licensed Electrician.

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Install a Broan Model AE80B bath exhaust fan in the bathroom ceiling with 4" metal insulated hard vent duct with back draft damper. The unit shall be vented to exterior through the roof with water tight cap or the roof with boot and cap. Cfm= 80 cfm; Sone = 1.5. Install insulated hard duct pipe in the attic area for both units. Shall be completed by a licensed Electrician.

Install a new switch, and circuit for the exhaust fan and tie into the electrical system for the Master bathroom.

Locations: Both bathrooms

/ _____

Install a new Energy Star rated refrigerator of matching size to the existing refrigerator. Remove and dispose of the existing refrigerator. The new refrigerator shall be black and come with ice maker/dispenser.

HEATING (12)

All work shall be performed by a licensed HVAC contractor:

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Perform maintenance on the HVAC system. General maintenance includes: cleaning of the indoor and outdoor unit coils with a non-corrosive coil cleaning agent, removal of debris from the units, checking refrigerant charge (Report to the Project Manager if unit is undercharged), clearing drain lines and drain pans free of debris, checking electrical connections for corrosion and tightness, cleaning corrosive electrical connections, checking the reversing valve for proper operation and changing of the air filters. Shall be completed by a licensed HVAC technician.

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Install a new Diversitech condensate pump for the air handler in the crawlspace. Remove the existing condensate drain line and fill the hole in the brick veneer with mortar caulk. Install an alarm for the condensate pump that indicates system failure with an alarm and LED indicator (Diversitech universal alarm or approved equivalent). Install the units according to the manufacturer's specifications. The new condensate line shall extend out of the rear of the house near the condensing unit and extend just past the condensing unit. Shall be completed by a licensed HVAC technician.

INTERIOR CEILINGS (14)

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Rework existing attic access door. Remove the existing attic steps and ceiling trim. Install a new lay-in door panel of 3/4" AD plywood and new ceiling trim. Install box framing around the opening to allow for R-38 insulation; install R-30 batt insulation to attic side of door and secure using staples and/or spray adhesive. Weather-strip all attic access doors with foam type weatherstripping.

/ _____

Remove existing textured ceiling and repair existing tape joints. Prepare drywall to painting specifications and paint with two (2) coats of oil primer.

Locations: Both bathrooms

CABINETS AND CLOSETS (15)

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Install post formed Formica counter top with 4-in backsplash on the base cabinets only (not the island). Remove the existing countertop and dispose of same.

FLOORS AND STAIRS (16)

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Remove the existing peel and stick floor tile in both bathrooms. Install Sureply underlayment and Stain Master Soft Step Plus glue down vinyl flooring. The underlayment shall be sanded and filled to obtain smooth surface. Install the vinyl flooring with the fully adhered releasable bond vinyl floor installation method with pressure sensitive glue. Underlayment and vinyl shall be installed under the toilets. Install metal trim at all adjacent doorways. Install new standard wood shoe molding around the perimeter of the floor. All door trim shall be undercut and flooring installed under same.

Locations: Both bathrooms

Note: Remove baseboard heat strips and install preprimed wood baseboard that matches the existing baseboard where the heat strips are removed. Disconnect the electrical circuits from the electrical panel.

Note: Reset the toilet and replace the wax ring for flooring installation

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Repair/replace defective floor members: remove all defective flooring, sub-flooring, joists, band, girders/beams, ledgers, sills, piers, footings and replace with new materials. All replacement members within 12" of grade must be pressure treated.

Locations: Deteriorated subflooring near the shower in the master bathroom and near the tub / shower faucet of the hall bathroom.

INTERIOR DOORS (17)

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Rework one (1) interior door to operate correctly: Work to include installation of new privacy lockset with finish that matches the existing locksets.

Location: Bedroom #2

INTERIOR AND EXTERIOR PAINTING (19)

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Use a concrobium mixture to clean the mold from the Master bathroom wall and the master closet wall.

/ _____

Apply two coats of A100 exterior latex paint to the new exterior door trim and to the exterior side of the door.

/ _____

Apply two (2) coats of SW Harmony latex paint to all specified interior locations:

All baseboard and shoe molding in both bathrooms

New interior trim on the front door and the interior side of the front door

Total Bid

GENERAL SPECIFICATIONS

All work must comply with international residential building code

A plastic permit box mounted on a post must be located on site

NOTE: The purpose of the information listed is to generally highlight the work to be done and target items of concern. Items not shown in the specifications or any work obviously necessary to complete the project (as described by the specifications) are to be considered part of the contract.

NOTE: Contractor is responsible for all permits and for the removal of all renovation debris. Work must be performed in a workmanlike manner and conform to all applicable codes and to the City's rehabilitation specifications. Owner reserves the right to a limited choice of roofing, paint, vinyl, and marlite colors.

The Occupant is responsible for boxing up and protecting any breakable items.

NOTE Contractor to pick up job sight daily and removing all construction debris.