

Sample Rehabilitation Specification - Attachment C

Wall & Ceiling Repair and Painting

01 Lot \$

Remove water damaged material and insulation. Replace water damaged insulation and patch using similar materials and match to average ceiling finish as close as possible and patch. Prepare for painting by washing with TSP and then a light sanding of the existing ceiling. Apply one (1) coat of acrylic primer/sealer and paint the entire ceiling with two (2) coats of acrylic flat paint to match existing paint.

Location: Family room & utility room.

Note: Contractor shall spray a solution of 10% chlorine and 90% water on the exposed areas at the location of work. Contractor shall maintain a well ventilated work area. Affected areas shall be permitted to dry prior to placing insulation and hanging drywall. A mechanical dehumidifier is recommended to assist in drying the affected areas.

Exterior Egress Door - STC 30/Impact Rated

01 Lot \$

Remove the existing door and jamb. Prepare a sufficient door buck per building code of jurisdiction and install a hurricane impact resistant, six panel, pre-hung metal door assembly with an STC Rating of 30 or greater. **The door system's Sound Transmission Coefficient rating of 30 or greater must be certified by an independent laboratory.**

Door frame must fit with minimum perimeter gap between the frame and the opening. All perimeter voids and openings shall be foam sealed per Note 1. When door returns (inside and outside) are completed contractor shall apply a continuous bead of caulking around the frame/return joint per Note 2. Patch to match interior and exterior walls, install new interior wood casing and exterior wood brick mold. Prepare new door assembly for painting by washing with TSP and a light sanding then apply one (1) coat of acrylic primer/sealer and two (2) coats of acrylic semi-gloss paint to match existing finishes.

Door installation shall include keyed entry lockset with lever handle both sides: Door hardware shall be as specified to meet the STC Rating, peep hole, deadbolt keyed one side to the lockset, wind crash chain stop, and aluminum threshold. Zero 328A Sound Seal and Zero 119W Spring Seal weatherstripping, or approved equal, shall be provided along the interior portions of the header and hinge side of the door.

Note 1: Contractor shall use a high-density expanding foam sealant along the jambs and header of the door to seal the door and minimize air infiltration. Interior of threshold shall be filled with cementitious grout or high-density expanding foam sealant. This is a Mandatory Inspection item and the assigned HCD rehab inspector shall be notified 24 hours in advance of such inspection.

Note 2: Contractor shall use an acoustical sealant for a) exposed joints/seams that is non-sag, paintable, non-staining latex sealant complying with ASTM C-834 such as Ohio Sealants Proseries SC-175 or approved equal and b) exterior caulking around doors shall use an elastomeric sealant, single-component non-sag, urethane sealant such as

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Sika Flex-1A polyurethane sealant or approved equal.

Note 3: Door paint color choice shall be by owner in accordance with deed restrictions, homeowner's association, and building code of jurisdiction. Contractor shall comply with manufacturer recommended time intervals between coats of paint and shall deliver a smooth full paint coverage. Roller and brush marks, runs, orange peels, and other defective paint application shall not be accepted.

Note 4: BONDO THE HEAD OF FASTENERS AND SAND SMOOTH. Touch-up paint affected finishes resulting from the replacement of the door(s). to match existing as close as possible. Inspector shall be responsible for determining if the touch-up paint matches as close as possible.

Note 5: Contractor shall submit Miami-Dade County or Florida Building Code Certified Product Notice of Approvals for impact resistance and independent laboratory certification that the door assembly is rated at STC 30 or greater. Documents shall be stamped by the Building Department of jurisdiction, and submitted with th project's close-out package.

Note 6: A landing is required according to code. In the absence of a landing, Contractor shall construct a concrete landing in front of the door as required by code, (or where a landing exists, Contractor shall re-construct/modify the existing landing in order to meet code.)

Aluminum Sliding Glass Doors - STC 30/Impact Rated 01 ??? \$

Remove existing ?????? sets sliding glass doors. Install new aluminum hurricane impact resistant sliding glass doors and aluminum framed screen. The sliding glass doors assembly shall have an STC rating of 30 or greater and satisfy the 2004 Florida Building Code for both impact resistance and pressure requirements. Provide modifications to openings if necessary to accommodate the new sliding glass door assembly. Sliding glass door manufacturer shall be PGT WinGuard SGD730 or approved equal.

The door system's Sound Transmission Coefficient rating of 30 or greater must be certified by an independent laboratory.

Impact Resistant Sliding Glass Doors must be MIAMI-DADE COUNTY or FLORIDA BUILDING CODE CERTIFIED as LARGE MISSILE IMPACT RESISTANT.

Replacement sliding glass doors must fit with minimum perimeter gap between the sliding glass door frame and the opening. All perimeter voids and openings shall be foam sealed per Note 1 and all window concealed frame and exposed frame seams shall be sealed per Note 2(a) or 2(b), as appropriate. When sliding glass door returns (inside and outside) are completed contractor shall apply a continuous bead of caulking around the window frame/return joint per Note 2(c).

Note 1: Contractor shall use a high-density expanding foam sealant around the entire perimeter of the window and inside exposed window frame to seal the window and minimize air/noise infiltration. This is a Mandatory Inspection item and HCD rehab inspector shall be notified 24 hours in advance of such inspection.

Note 2: Contractor shall use an acoustical sealant for a) exposed joints, nonsag, paintable, nonstaining latex sealant complying with ASTM C-834 such as Ohio Sealants Proseries SC-175 or approved equal; b) concealed joints, nondrying, nonhardening,

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nonskinning, nonstaining, gunnable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce airborne sound transmission such as Pecora AC-20 FTR, or approved equal; and, c) exterior caulking around windows shall use an elastomeric sealant, single-component nonsag, urethane sealant such as Sika Flex-1A polyurethane sealant or approved equal.

Note 3: The recommendations contained in the U.S. Department of Transportation, Federal Aviation Administration document titled "Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations," DOT/FAA/PP-12-5, dated October 1992 have been utilized to develop this specification for the procurement and installation of windows in residential structures within the Airport Land Use Noise Zone (ALUNZ) surrounding Palm Beach International Airport. The ALUNZ is that area established by the Palm Beach County Board of County Commissioners in the Unified Land Development Code (ULDC) that extends approximately ½ nautical mile beyond the 65-db noise contour line established by the Federal Aviation Administration.

Note 4: The completed window installation shall comply with all requirements of the building code of jurisdiction.

Note 5: Contractor shall submit Miami-Dade County or Florida Building Code Notice of Approval for impact resistance and independent laboratory certification that the windows are rated at STC 30 or greater. Documents shall be stamped by the Building Department of jurisdiction, and submitted with the project's close-out package.

Aluminum Windows - STC 30/Impact Rated

01 Lot \$

Remove existing windows. Install new aluminum single hung impact resistant windows and aluminum framed screen. The window assembly shall have an STC rating of 30 or greater and satisfy the 2007 Florida Building Code for both impact resistance and pressure requirements. Bathroom windows shall have obscure glass. Provide Modifications to openings if necessary to accommodate the new windows. Windows manufacturer shall be PGT WinGuard SH700 or approved equal.

Impact Resistant Windows must be Miami-Dade County or Florida Building Code Certified.

Replacement windows must fit with minimum perimeter gap between the window frame and the opening. If existing window sills are disturbed, replace with bull nose tile or marble sill(s). All perimeter voids and openings shall be foam sealed per Note 1 and all window concealed frame and exposed frame seams shall be sealed per Note 2(a) or 2(b), as appropriate. When window returns (inside and outside) are completed contractor shall apply a continuous bead of caulking around the window frame/return joint per Note 2(c).

Note 1: Contractor shall use a high-density expanding foam sealant around the entire perimeter of the window and inside exposed window frame to seal the window and minimize air/noise infiltration. This is a Mandatory Inspection item and HCD rehab inspector shall be notified 24 hours in advance of such inspection.

Note 2: Contractor shall use an acoustical sealant for a) exposed joints, nonsag, paintable, nonstaining latex sealant complying with ASTM C-834 such as Ohio Sealants Proseries SC-175 or approved equal; b) concealed joints, nondrying, nonhardening, nonskinning, nonstaining, gunnable, synthetic-rubber sealant recommended for sealing

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interior concealed joints to reduce airborne sound transmission such as Pecora AC-20 FTR, or approved equal; and, c) exterior caulking around windows shall use an elastomeric sealant, single-component nonsag, urethane sealant such as Sika Flex-1A polyurethane sealant or approved equal.

Note 3: The recommendations contained in the U.S. Department of Transportation, Federal Aviation Administration document titled "*Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations*," DOT/FAA/PP-12-5, dated October 1992 have been utilized to develop this specification for the procurement and installation of windows in residential structures within the Airport Land Use Noise Zone (ALUNZ) surrounding Palm Beach International Airport. The ALUNZ is that area established by the Palm Beach County Board of County Commissioners in the Unified Land Development Code (ULDC) that extends approximately ½ nautical mile beyond the 65-db noise contour line established by the Federal Aviation Administration.

Note 4: The completed window installation shall comply with all requirements of the building code of jurisdiction.

Note 5: Contractor shall submit Miami-Dade County or Florida Building Code Notice of Approvals (NOA) for impact resistance. Documents shall be stamped by the Building Department of jurisdiction, and submitted with the project's close-out package.

Note 6: Contractor shall submit an independent laboratory certification that the impact resistant windows are rated at STC 30 or greater.

Location:

Construct an Attached Laundry Room

01 Lot

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Prepare existing slab to accommodate forming, placing, and finishing a bearing monolithic concrete slab on top of the ~~existing slab~~ to an elevation flush with the house's interior floor. Form into the new concrete slab a water-stop to accommodate walls' framing, pour and finish the monolithic footer/floor which shall include a 4'0"X4'0" landing at the door. Frame new exterior walls, roof, and sheathing, including steel strapping into the new foundation and the roof joists. Place a 18"X18" screened aluminum vents in end walls.

Frame opening and hang a pre-hung hurricane impact test rated 3068 steel exterior door. Door installation shall include keyed entry lockset with lever handle both sides: "Schlage", Flair F51 and matching deadbolt or approved equal, deadbolt keyed one side to the lockset, vinyl bubble weatherstripping, wind crash chain stop, and aluminum threshold. Interior trim shall be casing and the exterior shall be brick mold.

Place electrical circuitry and GFIC outlets which shall include devices for washer, dryer, and hard wired water heater. Contractor shall include interior ceiling light and exterior wall light fixtures operated by switch legs and ceiling light shall meet building code of jurisdiction. Place plumbing to service the washer and water heater.

Sheath the exterior wall framing and roof joists with 19/32" plywood sheathing. Place a layer of tin-tagged 30# felt on exterior walls. Place R-19 batt insulation in the ceiling then hang a cementitious wall siding on the exterior, interior walls and ceiling, and trim with wood base on the interior.

Install two (2) layers of ASTM 30 lb. felt paper on the roof sheathing, then install 40 year

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with finish to match existing. Provide and install insulation, baseboard, prime and paint two coats inside and outside. Size of structure shall be large enough to allow for all contents to be serviced from interior of enclosure; such as Water Heater, Washer, and a Dryer (Minimum Size Requirement: 5'-0" x 9'-0").

Note: Enclosure shall be designed by the contractor in accordance with the building code of jurisdiction.

Bedroom

Pour Slab & Place New Frame Walls

01 Lot \$

Prepare existing slab to accommodate forming, placing, and finishing a bearing monolithic concrete slab on top of the **existing slab** to an elevation flush with the house's interior floor. Form into the new slab a water-stop to accommodate the new walls and sliding glass doors. Frame new exterior walls, including steel strapping into the new foundation and the roof joists. Existing roof? Frame openings, provide & install steel exterior door, a 2-4 single hung egress window, and a 50X68 sliding glass door. Sheath the exterior wall framing with plywood sheathing, place a layer of tin-tagged 30# felt, hang paper backed self furring wire lath and stucco in the three (3) coat method to match the existing house finish. The new walls shall have R-11 batt insulation and existing ceiling shall be insulated with R-19 batt insulation and drywall hung and finished in the three (3) coat method trimmed with 3 1/8" wood base. Electrical outlets, switch legs and ceiling light shall meet building code of jurisdiction. Apply one coat of appropriate acrylic primer/sealer and two coats of appropriate acrylic finish paint: flat paint on walls and semigloss on wood.

Contractor shall include hurricane strapping to the foundation and roof system.

Note 1: The contractor shall be responsible for architectural drawings and submittals required by the building department to meet the building code of jurisdiction.

Note 2: Extend existing A/C duct into the new room

Note 3: Place telephone and cable TV wiring and one receptacle device each in locations as located by the owner.

Note 4: Minimum sizes: 10'0"X10'0" not including a closet minimum 4'0" wide and 2'0" deep. Measurements shall be finished drywall to finished drywall.

Attention: Remove items that do not apply

A/C Handler Enclosure

01 Lot \$

Supply and install new wall to enclose completely the previously installed exterior Air Handler area. Provide new Stud Wall (2" x 4" studs, 16" on center from floor to ceiling), furring strips, drywall (two coat process), and felt, wire mesh and match surface texture of Exterior wall. Provide Insulation and all requirements of the local Building Department.

NOTE: Air handler will remain undisturbed in its original place. **NOTE:** Provide and install new Baseboard trim. **PLEASE SEE ATTACHED SKETCHED DRAWINGS**

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manufacturers recommendations and the building code of jurisdiction.

Frame Stucco Wall

01 Lot \$

Remove cracked and broken stucco, deteriorated sheathing and/or framing and wire lath corner to corner of the ____?____ wall of the ____?____ room. Place water resistant membrane around the windows on the wall sheathing. Fasten 30 lb. felt with tin tags and roofing nails to the exterior side of the sheathing with proper lap; hang moisture resistant paper backed, self furring wire lath, per manufacturer's recommendations; and apply stucco in three three (3) step process of scratch coat, flank coat and finish coat to achieve a light modulated Spanish stucco finish. All work shall be in accordance with the 2007 Florida Building Code and local jurisdiction.

Contractor shall protect the new windows from damage during stucco application.

Note: Stucco 1"X4" bands around windows. The exterior sill shall be sloped down and away from the exterior wall.

Note 2: The contractor shall be responsible for architectural drawings and submittals required by the building department to meet the building code of jurisdiction.

Note 3: Existing Wall Mounted A/C Openings shall be closed-in.

Location: All exterior walls.

Frame Stucco Wall Repair

01 Lot \$

Remove cracked, broken, loose stucco, deteriorated sheathing and/or framing and wire lath corner to corner on the _____ wall. Replace with new framing and/or sheathing and fasten 30 lb. felt with tin tags and roofing nails to the exterior side of the sheathing with proper lap. Hang moisture resistant paper backed, self furring wire lath per manufacturer's recommendations then apply stucco in the three (3) step process of scratch coat, flank coat finish, and finish coat to match existing as close as possible. Apply one coat of acrylic primer/sealer to the affected areas and paint affected area corner-to-corner to match the existing as close as possible. Primer/sealer and finish paint shall be by the same manufacturer.

Replace Deteriorated Siding and Trim

1 Lot \$

Remove deteriorated exterior siding, trim, sheathing and studs as required, and remove from the project and dispose of properly. Replace with new studs, sheathing, felt/building paper and then hang the siding and place trim. New siding and wood trim shall match existing. If board siding, the boards shall not be less than 6' 0" long and vertical joints shall be staggered not be less than 2' 0". If the siding is 4'0"X8'0" sheets, then full sheets shall be used. Fill all seams with caulking and all sunken nail/screw heads with exterior rated compounds and shall be filled flush in a workmanship smooth finish. Apply one (1) coat of acrylic primer/sealer and paint with two (2) coats of acrylic paint to match as close as possible existing finish and color.

Locations: ____?

Place Structural Wall Sheathing and Hurricane Connectors 01 Lot \$

Frame 1/2" sheathing plywood on all exterior walls as a substrate to placing new cementitious siding. Place hurricane rated connectors to connect the roof system to the existing structural frame walls and also to connect the structural wall system to the bottom sill plates and beam.

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Note 1: The intent of this specification is to have structural connections on ALL exterior framing members connecting the structural studs to the top and bottom sill plates.

Note 2: Nailing of structural sheathing and connection devices shall be in accordance with the manufactures' specifications and the Florida Building Code.

Stucco Exterior Walls

01 ALL \$ _____

Remove all siding and wood trim on All sides of the house. The work shall include replacing water/insect damaged wall framing and sheathing, R-11 insulation, and associated deteriorated wall framing. Contractors shall include in their bid replacing up to 10% of structural framing (wood studs, plates and sheathing). Damage in excess of "10%" of structural framing shall be addressed in a change order. Contractor shall include hurricane strapping to the foundation and roof system.

Remove windows, caulk and reinstall, place water resistant membrane around the windows on the wall sheathing. Fasten 30 lb. felt with tin tags and roofing nails to the exterior side of the sheathing with proper lap; hang moisture resistant paper backed, self furring wire lath, per manufacturer's recommendations; and apply stucco in three three (3) step process of scratch coat, flank coat and finish coat to achieve a light modulated Spanish stucco finish. All work shall be in accordance with the 2007 Florida Building Code and local jurisdiction.

Contractor shall protect the new windows from damage during stucco application.

Note 1: Stucco 1"X4" bands around windows. The exterior sill shall be sloped down and away from the exterior wall.

Note 2: The contractor shall be responsible for architectural drawings and submittals required by the building department to meet the building code of jurisdiction.

Note 3: Existing Wall Mounted A/C Openings shall be closed-in.

Location: All exterior walls.

LOCATE LEAK and REPAIR

01 Lot \$

PROVIDE ALL LABOR AND MATERIALS TO LOCATE A FLOODING LEAK THAT COMES IN THRU DINING/KITCHEN WALL WHEN THE BACKYARD FLOODS. When leaks has been located, a recommendation will be proposed to Rehabilitation Compliance Inspector assigned to this case, and will be considered for approval of work proposed. Upon approval, all labor and materials will be provided to repair or replace all materials that will prevent this dwelling from being flooded when raining at rear property.

Replace Deteriorated Wall Framing

01 Lot\$

Remove termite damaged structural wall framing surrounding the three windows being replaced in Item #2 of the work write up. Replace framing, patch interior and exterior finishes affected by this work using similar materials and match to the average existing finish as close-as-possible.

Replace Deteriorated Siding

01 L

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Remove and replace "ALL DETERIORATED" siding and associated deteriorated wall framing around house. Replace all deteriorated siding on the house with special

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attention to the gable ends (high and low) of the house. Remove siding and replace with new wood that is similar so as to match existing. If siding is plywood, full sheets shall be used; if boards they shall not have a length less than 6'0" in the field and vertical joints shall be staggered by at least 2'0".

Replace Deteriorated Siding

01 Lot \$

Remove all wood wall siding, windows, deteriorated wall sheathing, deteriorated framing and insulation. Replace deteriorated framing, sheathing, and insulation. The contractor shall include in his bid the potential of replacing 50 lft of framing and 100 sqft of wall sheathing. Deterioration damage in excess of 50 lft of framing and 100 sqft of wall sheathing shall be addressed in a change order.

Cover the framing/wall sheathing with 30# felt/building paper and fasten with tin tags. Install windows previously removed and place water resistant membrane around the perimeter of windows and doors. Hang 4'X8' panels of cementitious siding and approximate 3"X8" cementitious or PVC trim around windows, doors, transitions, and corners. Owner shall have choice of finish pattern of the cementitious siding. Prepare the siding for paint by caulking seams, then apply one (1) coat of acrylic masonry primer/sealer and paint with two (2) coats of acrylic masonry paint to match as close as possible existing finish and color.

Location: All wood exterior walls and associated trim

Note 2: The new siding shall be a cementitious siding fastened in accordance with manufacturer's engineering and recommendations.

Replace Deteriorated Wall Framing

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01 Lot

Remove water and termite damaged structural wall framing surrounding the east window of the southeast bedroom. Replace framing and patch plaster and stucco finishes affected by this work.

Replace Siding

01 ????\$

Remove siding on the West side of the house. The work shall include replacing water and insect damaged wall sheathing, R-11 insulation, and associated deteriorated wall framing. Contractors shall include in their bid replacing up to 20% of structural (wood studs and plates) framing. Damage in excess of "20%" of structural framing shall be addressed in a change order. Contractor shall include hurricane strapping to the foundation and roof system.

Replace siding with new wood siding that is similar so as to match existing. If siding is plywood, full sheets shall be used; if boards they shall not have a length less than 6'0" in the field and vertical joints shall be staggered by at least 2'0". Apply one (1) coat of acrylic primer/sealer and two (2) coats of acrylic finish paint to new wood and match existing fascia paint as close as possible.

Note 1: The contractor shall be responsible for architectural drawings and submittals required by the building department to meet the building code of jurisdiction.

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Location: West Side of the House

Replace Exterior Wall Covering Lot \$

Remove existing wall material, deteriorated wall sheathing, deteriorated framing and insulation. Replace deteriorated framing, sheathing, and insulation.

Hang 19/32" sheathing plywood, cover the sheathing with 30# felt/building paper, and fasten with tin tags. Install 4'X8' panels of cementitious siding. Owner shall have choice of finish pattern of the cementitious siding. Prepare the siding for paint by filling screw recesses and caulking seams.

Location: North wall of covered porch.

Note 1: The contractor shall exercise extreme care to remove screen enclosure framing to accommodate this work. The same aluminum framing shall be re-installed and new screen hung in the affected areas.

Note 2: Fastening of cementitious wall covering shall be with screws in accordance with the manufacturers recommendations and the building code of jurisdiction.