

<b>REHABILITATION BID DOCUMENT</b>
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Owner: Iva Dell Rosenbalm

Physical Address: 456 Straight Creek Church Road

City New Tazwell Zip Code 37825

Administrator: TCAC Grant Year 2019 Grantee: Claiborne County

Year Built: 1962

Formatted in conjunction with the Uniform Physical Condition Standards Checklist

THDA requires that a permit be obtained by the contractor performing the work and all work requires a permit. Permit must be obtained prior to starting any work. A copy of the permit and a Certificate of Code Compliance will be required for this project. A copy of each must be provided for the Rehab Coordinator of the project.

### GENERAL CONDITIONS

<b>SCOPE OF WORK</b>
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It will be the responsibility of the contractor to meet the requirements of the 2012 International Residential Code, International Plumbing Code, International Mechanical Code, International Energy Conservation Code and all other applicable codes, regulations, and ordinances that apply to the jurisdiction where the work is being performed. The contractor shall obtain all necessary permits and inspections required by all laws, regulations, or public authority having jurisdiction. The contractor shall pay all permit fees, tap fees, temporary utility connection charges, and other expenses in connection therewith this project. The contractor shall obtain certificates of all inspections and submit a copy of each to the project administrator before final payment is made. All materials and construction to comply with THDA's Minimum Design Standards.

<b>CODE OF CONDUCT &amp; WORK SITE</b>
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Contractor shall conduct themselves in a professional manner and maintain a neat and orderly job site at all times. Upon completion of daily work, contractor will organize materials and dispose of trash and construction debris broom swept. The Project Administrator may charge for labor services to clean job site if such services are required and implemented. Contractor is responsible for the actions of their sub-contractors and employees on the job site at all times. Contractor and their sub-contractors shall maintain normal working hours between 7 AM and 5 PM Monday through Saturday as to be respectful to owner and neighbors. No smoking or eating in the home at any time.



## **BUILDING EXTERIOR**

<b>DOORS</b>
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*Damaged/ Frames/ Thresholds/ Hardware/ Surface/ Weather Stripping/ Caulking/ Storm Door*

1. Remove all exterior entry doors and all associated components including trim and jambs and dispose of properly. 3 total doors.
2. Install a new front, side and rear exterior door, 3 total that is 1 ¾" thick 6 panel, steel material, or with limited panes of glass, insulated and be appropriately finished as recommended by the manufacturer. All opaque exterior doors shall have a U-factor equal to or less than 0.40. Owners choice to amount of glass.
3. Install a lever key-lock latch with a matching keyed deadbolt and peephole if no glass is below 5' above floor level for all new doors, 3 total doors.
4. Wrap the jambs and casing with 0.019" minimum thickness aluminum, factory finish (coil stock) that is field formed and white in finish color for all exterior doors (3).
5. Install exterior storm door for front entry door, 3 total, that is provided with a manufacturer's designation specifying the type of glass and the safety glazing standard with which it complies, which is visible at the final installation. And shall have a storable glass and screen in the lower sash, as well as a self-closing device.

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<b>FOUNDATIONS</b>
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*Damaged/Cracking/ Crawl Space Access/Vapor Barrier/Insulation/Debris/Vermin*

1. Perform a proper and complete termite treatment for the home. Must be a licensed exterminator who shall report any activity of termites and locations and where and what kind of treatment was applied. A warranty for a period of a minimum of one year on all treatments is required and a copy must be provided to inspector.
2. Construct new crawlspace access doors and jambs, the door will be approx. 32"x24" and 32"x48", use appropriate weather resistant material and exterior grade hardware and fasteners.
3. Install black 6-mil vapor barrier over entire crawl floor, overlap all seams 6" and turn up wall and secure to wall and seal all seams with approved mastic. Approx. 1200 square feet.
4. Install R-19 insulation between all accessible floor joists for the home, approx. 1200 square feet to insulate. Use sufficient wire supports for insulation.
5. Floor system under bathroom and bedrooms is extremely bouncy and settled, install steel jack posts on a solid concrete footing with a PT beam, approx. 6 posts and 2 beams to install to sure up floor system.

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**PATIO/ PORCH/ BALCONY**

*Damaged/ Missing/ Baluster/ Railing/ Decking/ Surface/Cover*

1. Rear porch, remove and dispose of wrought iron posts.
2. Front porch and steps (8’x24’ with 3 steps), remove and replace current guardrail with a new rail system that matches existing in material and design that is code compliant in height and baluster spacing. Ensure that rail system is secure and stable.
3. Rear deck, 6’x12’, and 5 steps, install additional baluster guards where the opening is 4” or less between for the entire deck system and down the steps. Finish to match existing deck and rail system finish.
4. Install a handrail that is constructed of either a composite, natural durable wood or pressure treated wood material for rear deck steps. Handrails shall meet the grasp ability and size standards in the IRC. Rails shall be smooth, splinter-free, painted or factory finished, withstanding weather, and resisting checking and splintering.

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**ROOFS**

*Damaged/ Soffit/ Fascia/ Vents/ Drains/ Membrane/ Shingles/ Gutters/ Downspout/ Ponding*

1. Remove and dispose of existing shingles for the entire home. Approx. 20 squares.
2. Replace and rotten or damaged roof decking.
3. Install 215 lb. seal tab type over 30 lb. felt with metal drip edge and nail over ridge vent and cap for the entire home, with a minimum 25-year product warranty. Use all new boots for roofing penetrations.
4. Install approx. 12 squares of vinyl soffit for the home including porches. Soffit material shall be 0.42” minimum thickness and UV protected.
5. Install field formed fascia, frieze board and beams from 0.019” minimum thickness aluminum coil that is factory finished brown, approx. 250 lineal feet. Replace damaged fascia framing as needed.
6. Remove and dispose of existing leaking gutters and downspouts.
7. Install a complete guttering system that is designed for the home. The gutters shall be 5” minimum with 2”x3” downspouts. Downspouts shall empty onto concrete splash blocks or piped to appropriate location, approx. 170 lineal feet.
8. Insulate attic insulation up to R-38 and place depth markers at every quadrant of attic.

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**WINDOWS**

*Damaged/ Missing/ Broken/ Frames/ Panes/ Sills/ Lintels/ Trim/ Screens/ Caulking/ Paint*

1. Remove approx. 12 old metal and wooden windows from the home and dispose of properly. Windows are approx. 36"x60".
2. Install new solid vinyl framed, double-hung type with removable bug screens. All glazing shall be double-paned with Low E with Argon and stickers must be left for inspectors. Windows in bathrooms shall also have tempered glass and the designation must be visible at the final inspection. The vapor seal on the glazing must have a minimum ten-year warranty and a one-year warranty on the operation of the window. All windows shall have a SHGC of less than or equal to 0.40 and a U-Factor of less than or equal to 0.32. Replace any damaged wood on the window casing and trim as needed. *Window color shall be bronze.*
3. Trim all windows on the exterior and interior for and air-tight seal and water-tight seal.
4. Wrap the exterior window trim with 0.019" minimum thickness aluminum, factory finish (coil stock) that is field formed and bronze in finish if needed.

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**BUILDING SYSTEMS**

**WATER HEATER**

*Inoperative/Leaking/Rust/Corrosion/Missing/TPRV/ Vent/ Chimney/ Combustion Air*

1. Remove existing water heater and dispose of.
2. Install a new 40-gallon minimum electric water heater with a minimum Energy Factor (EF) equal to or greater than .92. Water heaters located in any interior space shall have a metal 2" deep overflow pan with discharge pipe ending at exterior with a bug screen over the end of the discharge pipe. Upper cabinets may have to be modified for water heater to sit where it is located and allow plumbing to be hooked to heater.
3. TPR shall be extended to within 4" of the bottom of the overflow pan.
4. Install disconnect for new water heater with approved electrical connections.

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**HVAC**

*Inoperative/Noisy/Vibrating/Leaking/Rust/Corrosion/Missing/Vent/ Chimney*

1. Install a new central HVAC system that is a package or split unit with emergency heat strips for heating and cooling using high-efficiency equipment. Units shall consist of a system air conditioner and furnace. Packaged A/C and Heat Pumps shall have a minimum SEER rating of





14 with a minimum HSPF rating of 8.0. Split System Heat pump/ AC systems shall have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 14.5 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 8.5. Fuel oil, gas fired furnaces and boilers shall have an AFUE equal to or greater than 80%. Electric-resistance-only heat systems are prohibited. Prefer direct vent on gas furnace or sealed combustion. All HVAC Systems shall be sized by using the ACCA Manual J & S as required by the state adopted IRC.

2. Install new duct system that can be a mix of hard duct main trunk lines from the air handlers with flex duct branching out to the individual vents. All duct must be insulated with a minimum R-8 and installed per SMACNA standards. All joints and connections shall be sealed tight compliant with UL 181 and pass pressure testing, provide inspector with copy of pressure test results. Exhaust vent piping shall be insulated. All ducts shall be installed per manufacturer's requirements and free from restrictions. All completely replaced HVAC systems shall be Tested and Balanced within 20% of the ACCA Manual J, S, and D calculations, provide inspector with documentation of the report.
3. All supply ducts shall have individual dampers enabling air adjustment at each register grill and repositioning of the damper. Install all new registers for the home,
4. All HVAC systems shall be controlled by a digital programmable thermostat, provide the owner with instructions on how to operate the thermostat.

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### **BATHROOM 5'x10'**

<b>BATHROOM</b>
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*Cabinets/ Top/ Sink/ Plumbing/ Tub/ Shower/ Ventilation/ Water Closet/Accessories*

1. Remove existing shower/tub stall, water closet and vanity and dispose of properly.
2. Install a new Shower that is 30"x60" with a 4" curb made of fiberglass or acrylic. Faucets shall be of the single lever design with a chrome finish. Shower head flow not to exceed 2.5 gpm and shall be hand-held type. Walls shall be 3-piece integral panels of plastic or acrylic that are a minimum of 72" above the flood rim of the shower drain. Provide 2-24" grab bars in shower. Trim around shower flange with PVC trim.
3. Plumb in a new water closet that is white porcelain ADA elongated bowl with acrylic seat and uses a maximum of 1.6 GPF, complete with new supply line. Provide grab bars around toilet, 1-24".
4. Install a new 24" wood vanity, vanity top, and faucets. Vanity shall have a solid wood front. Doors, draws, and fronts shall be factory finished and the ends of the vanity shall be finished with appropriate veneer. Vanity top shall be a solid surface cultured marble with a integral sink that is



poured into the top. Faucets shall be polished chrome two handle with pop-up stopper. Faucets containing plastic material for exterior housing are prohibited. Flow not to exceed 1.5 gpm. Provide new P-trap and supply lines for complete installation.

5. Install a 16"x20" medicine cabinet with mirror, wall hung toilet paper dispenser, shower curtain and rod, and a 24" minimum towel bar.

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## **DOORS**

*Damaged/ Missing/ Frames/ Threshold/ Lintel/ Hardware/ Surface/ Paint*

1. Remove and dispose of both existing 30" door and install two new out-swing 30" doors that matches design and finish of existing doors in home. Provide new knobs that are a privacy knob.

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## **ELECTRICAL SYSTEM**

*Inoperable/ GFCI/ Damage/ Missing/ Wire/ Cover Plates/ Light Fixture/ Evidence Water Leaks*

1. Install GFCI protection for all outlets that service the bathroom.
2. Install a wall switch controlled combination light/fan unit in the ceiling around the shower/water closet area that is vented to the exterior. Fan shall have the capacity to exhaust the minimum airflow rate and mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous. Use CFL or LED bulb in the combo fixture.

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## **FLOORS**

*Bulging/ Buckling/ Damaged/ Missing/ Covering/ Tile/ Deteriorated Subfloor/ Water Stains*

1. Remove and dispose of the existing floor covering. Replace any defective sub-flooring from old water leak. Prepare the existing subfloor and install new (LVP) vinyl plank laminate floor covering to refinish the entire floor including closet. The finish floor covering product and installation shall be a floating, dry-joined, snap-lock flooring that is a minimum 6mm thick, and include cushion underlayment. The vinyl plank shall be a minimum thickness of no less than 6mm. The homeowner shall select the color and style of the new LVP from stock samples. Provide any needed trim and transition strips as needed.

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## KITCHEN/DINING 12'x14'

### KITCHEN

#### *Damaged/ Missing/ Cabinets/ Countertop/ Sink/ Faucet/ Plumbing/ Appliances*

1. Install new countertops that are post form plastic laminate, bullnose front edge, rolled backsplash, finished exposed ends and sealed at the cut out for sink and the backsplash at the wall, approx. 12 lineal feet.
2. Install a new kitchen sink that is a minimum 8" deep, 33"x20" stainless steel double bowl.
3. Install new kitchen faucet with sprayer, new baskets, new continuous waste and P-trap, and new supply lines for faucets.
4. Install range hood that is 200 CFM range hood. Range hood shall be energy star qualified and the logo must be clearly marked at the time of the inspection. Hood shall have the ability to accept a CFL or LED bulb.
5. Replace existing refrigerator with a refrigerator that shall be minimum 18 cubic foot frost free provided in all dwelling units to match color with stove/oven. All refrigerators must be Energy Star qualified. The Energy Star mark must be clearly marked on the front/top of the product, clearly displayed in product literature and listed on the manufacturer's Internet site.

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### ELECTRICAL SYSTEM

#### *Inoperable/ GFCI/ Damage/ Missing/ Wire/ Cover Plates/ Light Fixture/ Evidence Water Leaks*

1. Provide GFCI protection for all outlets along the counter tops.

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### FLOORS

#### *Bulging/ Buckling/ Damaged/ Missing/ Covering/ Tile/ Deteriorated Subfloor/ Water Stains*

1. Remove and dispose of the existing floor covering. Replace any defective sub-floor. Prepare the existing subfloor and install new (LVP) vinyl plank laminate floor covering to refinish the entire floor including closets. The finish floor covering product and installation shall be a floating, dry-joined, snap-lock flooring that is a minimum 6mm thick, and include cushion underlayment. The vinyl plank shall be a minimum thickness of no less than 6mm. The homeowner shall select the color and style of the new LVP from stock samples. Provide any needed trim and transition strips as needed.

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**BEDROOMS**

*Bed 1 is right rear 14'x14'  
Bed 2 is rear middle 14'x14'*

**FLOORS**

***Bulging/ Buckling/ Damaged/ Missing/ Covering/ Tile/ Deteriorated Subfloor/ Water Stains***

1. Remove and dispose of the existing carpet in bed 1 and in closet. Prepare the existing subfloor and install new (LVP) vinyl plank laminate floor covering to refinish the entire floor. The finish floor covering product and installation shall be a floating, dry-joined, snap-lock flooring that is a minimum 6mm thick, and include cushion underlayment. The vinyl plank shall be a minimum thickness of no less than 6mm. The homeowner shall select the color and style of the new LVP from stock samples. Provide any trim that is need as well as any needed transition strips.
2. Remove and dispose of the existing carpet in bed 2 and in closet. Prepare the existing subfloor and install new (LVP) vinyl plank laminate floor covering to refinish the entire floor. The finish floor covering product and installation shall be a floating, dry-joined, snap-lock flooring that is a minimum 6mm thick, and include cushion underlayment. The vinyl plank shall be a minimum thickness of no less than 6mm. The homeowner shall select the color and style of the new LVP from stock samples. Provide any trim that is need as well as any needed transition strips.

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**SMOKE DETECTOR**

***Damaged/Missing/Inoperative/Non-Compliant***

1. Install hardwired with battery back-up smoke detectors in all bedrooms. Install devices per manufacturer's installation requirements. There are 2 to install.

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**LIVING ROOM 14'x30'**

**FLOORS**

***Bulging/ Buckling/ Damaged/ Missing/ Covering/ Tile/ Deteriorated Subfloor/ Water Stains***

1. Remove and dispose of the existing carpet including closets. Shorten down the ceramic tile where old fireplace is located to remove broken tile. Prepare the existing subfloor and install new (LVP) vinyl plank laminate floor covering to refinish the entire floor. The finish floor covering product and installation shall be a floating, dry-joined, snap-lock flooring that is a minimum 6mm thick, and include cushion underlayment. The vinyl plank shall be a minimum thickness of no less than 6mm. The homeowner shall select the color and style of the new LVP from stock samples. Provide any trim that is needed as well as transition strips that may be needed.

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**GENERAL CONDITIONS**

*Administrative/ Fees/ Insurance/ Temporary/ Rental/ Supplies/ Mobilization*

- 1. Provide on-site storage unit during construction and for two weeks after CO is issued.
- 2. Permits. **ALL PROJECTS MUST HAVE A PERMIT THROUGH THE CODES DEPARTMENT OR THE STATE FIRE MARSHAL'S OFFICE**

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**OVERHEAD & PROFIT**

*Reasonable and customary to base bid only*

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*Tools/ Equipment/ Fuel/ Maintenance/ Travel Allowances/ Benefits are not acceptable line item fees and will not be reimbursed or charged to the project.*

**Materials / Labor Cost:** \_\_\_\_\_

**Total Bid:** \_\_\_\_\_

**Contractor** \_\_\_\_\_

**TN License #** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Email Address** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

**Submitted by:** \_\_\_\_\_ **Date Submitted** \_\_\_\_\_

(Signature)

