

REHABILITATION BID DOCUMENT

Owner: Marlin Thomas

Physical Address: 450 Cave Springs Rd

City Tazwell **Zip Code** 37879

Administrator: TCAC **Grant Year** 2019 **Grantee:** Claiborne County

Year Built: 1970

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

SCOPE OF WORK

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.

CODE OF CONDUCT & WORK SITE
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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.

MAILBOX/ PROPERTY ADDRESS

Missing/ Damaged/ Address Numbers Missing

1. Install address numbers on the side of the home facing the street. The numbers shall be 4" tall with a 1/2" stroke width in a color that contrasts with the background and are readily visible.

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BUILDING EXTERIOR

DOORS

Damaged/ Frames/ Thresholds/ Hardware/ Surface/ Weather Stripping/ Caulking/ Storm Door

1. Remove front and side entry doors and all associated components including trim and jambs and dispose of properly. 2 total doors.
2. Install a new front and side exterior door that is 1 3/4" 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 entry 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 all entry doors, 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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FOUNDATIONS

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.

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ELECTRICAL

Broken/ Missing/ Fixtures/ Bulbs/Receptacles/Covers

1. Provide GFCI protection for all exterior plugs with appropriate code compliant covers. Install GFCI at HVAC.
2. Install new exterior light fixtures for home that uses CFL or LED bulbs. Approx. 4 to replace.

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PATIO/ PORCH/ BALCONY

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

1. Replace existing guardrails for side deck and steps. Construct guard rails for the deck (10'x12') and steps (4) from pressure treated lumber meeting THDA specs for the lumber. The guards shall be a minimum of 36" high with a baluster spacing of no more than 4" between balusters.
2. Install lag bolts from deck band board into posts that are supporting the deck and into rim joist to the home for deck.
3. Construct new steps for the side deck. Construct new steps that are a minimum of 36" wide and a riser height not greater than 7 ¾" and a tread depth of 11". Step construction shall conform to the 2009 IRC.
4. Install a handrail that is constructed of either a composite, natural durable wood or pressure treated wood material. 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. 12 squares.
2. Replace and rotten or damaged roof decking. The back of the home is really spongy feeling and possible needs re-decked entirely.
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. Install flashing if needed around flu.
4. Install approx. 6 squares of vinyl soffit for the home. Soffit material shall be 0.42" minimum thickness and UV protected.
5. Install field formed fascia board from 0.019" minimum thickness aluminum coil that is factory finished white, approx. 150 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. 70 lineal feet.
8. Install attic access in hallway that is 22"x30" with a plywood lid that is insulated on top with a batt of R-38 fastened to the lid. Install trim around the opening that is painted white along with access lid. Install weather stripping around lid to seal off properly.
9. Insulate attic insulation up to R-38 and place depth markers at every quadrant of attic. Home is approx. 830 square feet.

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WALLS

Damaged/ Missing/ Cracks/ Gaps/ Holes/ Spalling/ Peeling/ Caulking/ Chimneys

1. In old bathroom window, frame in, insulate, sheet, and finish exterior walls to match existing.
2. Install 0.42" minimum thickness, UV protected vinyl siding for the entire home. Owner's choice of color from stock samples. Approx. 12 squares to install. Provide all necessary trim such as corners, J-channel, gable vents, etc. for a complete installation.

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WINDOWS

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

1. Remove approx. 11 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.
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 white in finish if needed.

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BUILDING SYSTEMS

ELECTRICAL SYSTEMS

Access/ Damaged/ Missing/ Breakers/ Covers/ Wires/ Corrosion/ Evidence Water Leaks

1. Identify and label all circuits in panel.
2. Homeowner currently has some dead plugs in the home, repair and replace as needed, in both bedrooms upstairs was only ones mentioned.
3. Repair the stove/oven outlet and secure to wall.

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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.
3. TPR shall be extended to within 4" of the bottom of the overflow pan.

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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, including return air.
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'

BATHROOM

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/tub that is 30"x60" 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.
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 36" 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 existing door and closet door and install a new door that matches design and finish of existing doors in home. Provide new knob that is 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.
3. Provide a wall switch controlled 36" light over vanity.

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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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WALLS

Bulging/ Buckling/ Damaged/ Trim/ Paint/ Water Stains/ Mold/ Mildew

1. Install 1/2" MRD board on all walls in bathroom that is taped, bedded in and sanded to a smooth finish for the entire room.
2. Prime and paint all walls with two coats of satin wall paint that contains no VOC's in the owner's choice of color.

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KITCHEN/DINING 12'x18'

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. 18 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.

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DOORS

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

1. In kitchen, install a new closet door unit that is 1 3/8" thick hollow core door with passage knob for closet door. Finish the door and trim to match the remainder of doors in the home.

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CEILING

Bulging/ Buckling/ Cracks/ Holes/ Peeling/ Damaged/ Missing/ Tile/ Panels/ Water Stains

1. Repair the ceiling where the roof is leaking, once repairs are made, prime and paint the entire ceiling with two coats of a non-VOC ceiling white paint, stain block as needed.

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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-flooring. 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

Bedroom 1 is front right 12'x12'

Bedroom 2 is rear right 12'x12'

DOORS

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

2. In bedroom 1, install new entry door unit and closet door unit that is 1 3/8" thick hollow core door with bedroom lever privacy knob for all bedrooms and passage for closet door. Finish the door and trim to match the remainder of doors in the home.
3. In bedroom 2, install new entry door unit and closet door unit that is 1 3/8" thick hollow core door with bedroom lever privacy knob for all bedrooms and passage for closet door. Finish the door and trim to match the remainder of doors in the home.

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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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HALLWAY 3'x14'

DOORS

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

1. In hall, install new closet door unit that is 1 3/8" thick hollow core door for all closets and stairwell door, install passage knob for closet door and privacy for stairwell door. Finish the door and trim to match the remainder of doors in the home.

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FLOORS

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

1. Remove and dispose of the existing carpet including closets. 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 as needed as well as any transition strips that are needed.

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STAIRS

Broken/ Damaged/ Missing/ Steps/ Handrails/ Guardrails

1. Install guardrails on open sides of steps going upstairs and around upstairs opening to steps. Guardrails shall be a minimum of 36" tall with balusters spaced at no more than 4" between. Approx. 12' needed.
2. Install a handrail that is constructed of either a composite, natural durable wood. 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. Approx. 12' needed

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SMOKE DETECTOR

Damaged/Missing/Inoperative/Non-Compliant

1. Install a hard-wired smoke/carbon monoxide detector in the hallway between bedrooms and on basement level of home. Install device per manufacturer's installation requirements.

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LIVING ROOM 14'x18'

DOORS

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

1. In living room, install new closet door unit that is 1 3/8" thick hollow core door for all closets doors with passage knob for closet door. Finish the door and trim to match the remainder of doors in the home.

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FLOORS

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

1. Remove and dispose of the existing carpet including closets. 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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GARAGE at BASEMENT

CEILING

Bulging/ Buckling/ Cracks/ Holes/ Peeling/ Damaged/ Missing/ Tile/ Panels/ Water Stains

1. Ceiling over garage portion of basement, apply a flame-retardant coating to all exposed wood where drywall is not installed. Paint shall meet the standards of ASTM E 119 and shall be a intumescent coating for application over raw wood surfaces. Area is approx. 14'x16'. Fill all voids with a rated fire caulk/foam over this same ceiling.

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GARAGE

Damaged/ Missing/ Smoke Detector/ Stairs/ Closet/ Opener/Fire Separation

1. Replace the broken garage door with a new aluminum, insulated panel garage door, complete with all hardware and track assembly. Door is approx. 9'x7'.

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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)