

PALM BEACH COUNTY DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

INVITATION TO BID: OORP

Full Bid Package located at:

<https://discover.pbcgov.org/HED/Pages/Contractor%20Info%20and%20Bid-Package.aspx>

Property Owner(s): Josefina Dominguez Crespo

Property Address: 3340 Lake Avenue, West Palm Beach, FL 33405_

Property Control Number: 74-43-43-33-40-000-0420

PRE-BID MEETING: There shall be a pre-bid meeting at 3340 Lake Avenue, West Palm Beach, FL 33405 beginning at **10:30pm Thursday, October 31, 2024**

BID BOND: A 5 % Bid Bond is required, is not required for this Bid.

Sealed bids will be received by the Palm Beach County Department of Housing & Economic Development (hereinafter the "Department"), on behalf of the Homeowners identified herein **until 4:00 pm, Friday, November 15, 2024**, at:

Palm Beach County Department of Housing & Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, Florida 33406

Bids will be opened and recorded as soon as possible thereafter.

Bids are valid and binding for sixty (60) days after the established bid opening date.

Palm Beach County (hereinafter the "County"), a political subdivision of the state of Florida, through the Department intends to recommend award of one contract between the property owner and the lowest, responsive, responsible Bidder that will meet all conditions and requirements necessary to complete the work within the completion timeframes identified in the Contract Documents or to recommend no award to any Bidder and cancel the solicitation, or to re-advertise at County's sole discretion if deemed in the best interest of the County.

SUBSTANTIAL COMPLETION DATE: **05/30/2025**

PROJECT CLOSEOUT DATE: **06/30/2025**

BID BOND: Federally funded construction projects at or above the current Federal Simplified Acquisition Threshold must meet bonding requirements under 2 CFR Part 200, as amended. For other construction projects the County's Bond requirements will control.

Bidders are required to submit a bid bond on a form approved by County.

SUBMISSION OF BID: Bidder shall submit Bid prices written in ink and signed by the Bidder or authorized agent and in case of signature by an employee or agent of the company, the principal's properly written authorization providing signature authority on behalf of the company to such

employee or agent must accompany the bid.

Each bid must be enclosed in a sealed envelope which shall be clearly labeled with the words "Bid Documents" and marked with the project name, name of bidder, and date and time of bid opening. Bid proposals must be submitted on the forms provided.

Sealed bids will be received from Contractors who are duly licensed in Florida pursuant to the following requirements:

- A. Bidders and their proposed subcontractors of any tier regulated by the Florida Construction Industry Licensing Board or the Construction Industry Licensing Board of Palm Beach County shall be properly qualified and licensed/certified by the appropriate Board or Boards as required by Florida Statute Chapter 489, or Special Act, Laws of Florida Chapter 67-1876 prior to the time of submission of the bid. The Bidder and subcontractors, including specialty contractors, are required to have an active State Contractors Certification or an active Palm Beach County Certificate of Competency at time of bid submittal. State of Florida Contractor's Certification /Registration license numbers or Palm Beach County Certificate Numbers must be listed at the applicable places on the Bid Form. Any bid which is submitted by a contractor who is not properly licensed/certified at the time the bid is submitted, or which lists a subcontractor who is not properly licensed/certified at the time the bid is submitted, will be rejected as non-responsive.
- B. The Contractor, subcontractors of any tier, and specialty contractors must have a valid Palm Beach County business tax receipt, except where provisions of F.S. 205.065 apply.

In accordance with F.S. 287.133(2)(a), persons and affiliates who have been placed on the convicted vendor list may not submit bids, contract with, or perform work (as a contractor, supplier, subcontractor or consultant) with any public entity (i.e. Palm Beach County) in excess of Ten Thousand dollars (or such other amount as may be hereafter established by the Florida Division of Purchasing in accordance with F.S. 287.017) for a period of 36 months from the date of being placed on the convicted vendor list. The County will not accept bids for this work from a convicted vendor.

In accordance with Executive Order 12549, Contractors and Subcontractors of any tier that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities may not submit bids, contract with, or perform work (as a contractor, supplier, subcontractor or consultant) as long as they are on the System for Award Management list of Parties Excluded from Federal Procurement or Non Procurement. The County will not accept bids for this work from a vendor on this list.

There shall be no assignment or transfer of the Bid or the Contract except with the express prior written approval of County, which may be denied or granted at the sole discretion of the County.

In consideration of the County's and/or Homeowners' evaluation of submitted Bids and participation in this process, the Bidder, by submitting its Bid, expressly waives any claim to damages, of any kind whatsoever against the County and the Homeowner(s) including but not limited to, lost profits and consequential damages and any costs or expenses in preparation of the Bid Response, in the event the County or Homeowner exercises its rights provided for in this Invitation to Bid. Bidder submits its Bid Response at its sole cost and expense and at its own risk.

BID PRICES: No unbalanced Bids or front-end loading of Bids will be accepted. If in the opinion of the County, a Bid Item contains inadequate or unreasonable prices for any item, Bid items are not in line with industry standards or averages for the items, then the County can, in its sole discretion reject the Bid in its entirety. In order for a bid to be balanced each item must carry its

proportionate share of direct cost, overhead and profit. Unbalanced items which are provided and/or installed and billed at the beginning of a project also result in "front-end loading". No Front-end loading of bids: This occurs when a bidder submits a relatively high price on items which are normally complete or substantially completed, in the early phases of construction. These items may include: mobilization, clearing and grubbing, maintenance of traffic, insurance and bonds, and/or stored materials. In this context these items would be billed at the beginning of the project and, if paid as billed, result in excess County money expended at the beginning of the project. In bids where a discrepancy exists between the true and correct sum of itemized costs and the total cost (if any) provided by the Bidder, then the true and correct mathematical sum of the itemized costs shall prevail.

Any alteration, erasure, interlineation or failure to specify prices for all items in the bid shall render the bid non-responsive. All prices quoted in the bids shall include all applicable sales taxes.

All prices quoted in all bids shall include all fees, royalties and claims for any invention, or pretended invention, or patent on any article, material, arrangement, appliance or method that may be used upon or in any manner be connected with the construction work intended under this Program.

WITHDRAWAL OR MODIFICATION OF BIDS: Bidders may correct their bids, and may withdraw inadvertently erroneous bids any time prior to the time set for bid opening. Mistakes discovered before bid opening may be modified or withdrawn by written notice from the bidder, signed in the same manner and by the same person who signed the submitted bid, and received in the office designated in the invitation for bids prior to the time set for bid opening. After bid opening, corrections or clarifications in bids shall be permitted only to the extent that the corrections do not materially affect the terms, conditions and specifications, and are subject to County's review and approval.

REJECTION OF BIDS: County reserves the right to reject any or all Bids, and/or to re-advertise, to waive any irregularities, informalities, or technicalities therein, to negotiate Contract terms with the successful bidder, to disregard all non-conforming, non-responsive, unbalanced Bids, or to accept any Bid that in the County's judgment will best serve the public interest and be in the best interest of the County. County and Homeowner reserve the right to cancel the award of any contract at any time before the execution of said contract by all parties without any liability against the County or the Homeowner.

Disqualification of Bidder - Any of the following causes is considered sufficient to disqualify a Bidder, and reject its Bid.

1. Interest by the same person in more than one bid submitted.
2. Collusion among or between bidders.
3. Unbalanced bids; that is bids in which the price bid is out of all proportion to the other bids received.
4. Lack of responsibility on the part of the Bidders. (For example, no bidder would be considered responsible if it had recently failed to satisfactorily carry out any previous contract with Palm Beach County).
5. Lack of the financial, material, equipment, facility, and/or personnel resources and expertise necessary to indicate its capability to meet all contractual requirements.
6. Evidence of bad character, dishonesty or lack of integrity.
7. Lack of current applicable certification and/or license for the purpose of performing the specified work.
8. A dissatisfactory record of performance and experience.
9. History of unsuccessful claims asserted by Bidder against public owners in the State of Florida, such as to establish a trend of improperly asserted claims.

10. Any other cause which, renders the Bid non-responsive or non-responsible.

BID DOCUMENTS MAY INCLUDE THE FOLLOWING:

- A. Invitation To Bid
- B. Instructions To Bidders
- C. Contract Documents May Include:
 - 1. General Conditions
 - 2. Architectural Drawings
 - 3. Project Specifications
 - 4. Survey
 - 5. Geotechnical Report
 - 6. Environmental Review Letter
 - 7. Asbestos Survey Report
 - 8. Asbestos Abatement Report
 - 9. Construction General Conditions – Federal Funding
 - 10. Demolition General Conditions – Federal Funding
 - 11. Federal Requirements
 - 12. Bid Bond Form
 - 13. Payment Bond Form
 - 14. Performance Bond Form

PROJECT FUNDING: Bidders are notified that Palm Beach County is provided certain rights as a result of its administrative responsibilities of the project funding and that all Bidders expressly agree to the requirements and conditions associated with the County's funding obligations and oversight of the Project funds.

Contractor Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____

PALM BEACH COUNTY DEPARTMENT OF HOUSING & ECONOMIC DEVELOPMENT

INSTRUCTIONS TO BIDDERS

ATTENTION: An Asbestos Survey has not been conducted on this house. The Contractor shall comply with OSHA Asbestos Standards, 29 CFR Parts 1910, 1915, and 1926. Please refer to the General Requirements, specifically specification 9003.6, in the Scope of Work for additional requirements.

Governing Order of Contract Documents - The Contract Documents include various divisions, sections, and conditions which are essential parts for the Work to be provided by the successful Bidder. A requirement occurring in one is as binding as though occurring in all. They are intended to be complementary and to describe and provide for a complete Work. In case of discrepancy, the following precedence will govern the interpretation of the Contract Documents prior to award of the contract:

Addenda
Project Specifications
Special Conditions
General Conditions
Technical Specifications/Drawings/Plans
Invitation to Bid
Permits

After award, the Contract Documents, change orders, supplemental agreements, and revisions to plans and specifications will take precedence over any of the above. Detailed plans shall have precedence over general plans. In the event that any conflicts cannot be resolved by reference to this Governing Order of Contract Documents provision, then the County shall resolve the conflict in any manner which is acceptable to the County and which comports with the overall intent of the Contract Documents.

1. **SITE VISIT:** Contractor shall have visited the site and confirmed all site conditions prior to submitting a bid.

2. **INCONSISTENCIES AND INTERPRETATIONS:** Any seeming inconsistency between different provisions of the bid documents or any point requiring explanation must be inquired into by the bidder in writing at least five (5) business days prior to the time specified above for opening bids. After bids responses are opened, the bidders shall abide by the decisions of DHED as to any interpretations. No interpretations of the meaning of the plans, specifications or other bid documents will be made orally to any bidder and oral interpretations and explanations cannot be relied on. All questions and interpretations should be submitted directly to **CIREIS, hed-cireis@pbcgov.org** and if County agrees that a response is appropriate, such response shall be made in writing to all persons who have obtained the Invitation to Bid.

Failure of any bidder to receive or know about any such addendum or interpretation shall not relieve any bidder from any obligation under its Bid as submitted. All addenda so issued shall become a part of the bid documents. It is the sole responsibility of the bidder to monitor the website and email for updates of addenda.

3. **CONTRACT AWARD:** The County will make a determination of the apparent lowest, responsive, responsible bidder that best meets the terms, conditions and specifications which will be most advantageous and result in the best interest of Palm Beach County and the Homeowner(s). Such bidder will be the recommended awardee for the work embraced by this

bid, and the County may recommend contract award with such bidder to the Homeowner(s). The Homeowner(s) may then enter into a construction contract with the bidder recommended by the County.

Should the low responsive bidder recommended to the Homeowner(s) fail to enter into a timely contract with the Homeowner as provided, the County may rescind the award recommendation, and recommend the award to the next lowest, responsive, responsible bidder. Such bidder shall then fulfill every stipulation as if it were the original bidder recommended for contract award.

4. **BID RESPONSE:** If selected as the successful bidder, the bidder agrees to execute a Contract with the Homeowner(s). The undersigned proposes to furnish all work, including, but not limited to all labor, materials, supplies, tools, equipment and services required and necessary to perform and deliver a complete Project at the fixed price identified in the bid response.

5. **BID COVERS ALL EXPENSES AND FEES AND COSTS FOR COMPLETE WORK:**

The bidder does hereby declare that the Bid covers all costs and expenses of every kind incidental to the completion of said work and the Contract therefore, including all claims that may arise through damages or other causes whatsoever. The bidder does hereby declare that it shall make no claim on account of any variation from any estimate in the quantities of work to be done, nor on account of any misunderstanding or misconception of the nature of the work to be done or the grounds, subsurface conditions, or place where the work is to be done.

6. **NO COLLUSION:** The bidder certifies that he/she has not divulged to, discussed, or compared its bid with other bidders, and has not colluded with any other bidder or parties to this bid whatsoever. The bidder also agrees to provide a sworn statement to this effect if requested. The bidder hereby declares that no person or persons, firm or corporation, other than the undersigned, are interested in this bid as principals, and that this bid is made without collusion with any person, firm, or corporation, and we have carefully and to our full satisfaction examined the Contract Documents, and that Bidder has made a full examination of the location of the proposed work and the source of supply of materials, and we hereby agree to furnish and pay for all materials, labor, supervision, equipment, supplies, fees, expertise, and services necessary to fully complete all work in accordance with all requirements of the Contract Documents and in accordance with all applicable codes and governing regulations within the time limit specified in the Contract for the lump sum (fixed price) Base Bid. The bidder certifies that no portion of the sum of the bid will be paid to any employee of Palm Beach County or the Property Owner, as a commission, kickback, reward or gift directly or indirectly by any member of the Contractor firm or by any officer of the corporation.

7. **THE FOLLOWING PAGES OF THE BID DOCUMENTS SHALL CONSTITUTE THE BID PACKAGE TO BE RETURNED TO THE DEPARTMENT.**

1. Page 4 of the Invitation to Bid – Completely filled out and signed
2. The Scope of Work – All line items need a value, enter a zero (0) if not part of the bid. Location Totals need to be entered. Last page of the Scope of Work and Alternates (if included) needs to be filled out and signed.

Property Owner: Josefina Dominguez Crespo
 3340 Lake Avenue, West Palm Beach FL. 33405
 Scope of Work-Work Specifications

PALM BEACH COUNTY DEPARTMENT OF HOUSING ECONOMIC SUSTAINABILITY
 100 Australian Avenue, Suite 500, West Palm Beach, Fl. 33406

**OORP REHABILITATION PROGRAM
 REHABILITATION PROGRAM SPECIFICATIONS ANALYSIS REPORT**

PROPERTY INFORMATION:

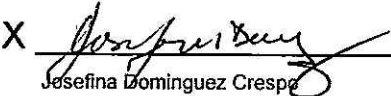
Property Address:	3340 Lake Avenue, West Palm Beach, Fl. 33405		
Property Owner:	Josefina Dominguez Crespo		
Owner's Phone:	561-452-8427	Email:	Yanetpadron19@gmail.com
Contact:	Phone:	Email:	
Year Built:	1966		
Attenuation / Extermination:	ALUNZ Zone: [] Yes [X] No	Termite Fumigation Activity [] Yes [X] No	
Building Description:	Number Bedrooms:	2	Number Bathrooms: 2
Property Control Number:	74-43-43-33-40-000-0420		

PALM BEACH COUNTY INFORMATION:

Inspector:	Beth Kofsky and Robert Klein	Phone:	305-608-0692
Planner:	Rosa Rodriguez (rodriguez@pbcgov.org)	Phone:	
<input type="checkbox"/> ORIGINAL, for Planner's file with the in-house estimate of total construction cost: \$ <input checked="" type="checkbox"/> COPY, Ready for Bid (blank copy without cost information)			

PROPERTY OWNERS REVIEW & APPROVAL OF SPECIFICATIONS & AUTHORIZATION TO BID:

I / We have reviewed in detail this Work Write-Up consisting of 30 items, with the rehabilitation inspector and understand the specifications of the work to be performed on our property. I/We also agree that there will be "NO" changes in the specifications unless needed to meet Housing or Building Code Requirements. Furthermore, I/We authorize Palm Beach County and Department of Housing Economic Development to obtain bids for the work contained in this Work Write-Up.

X  9/24/24 X JOSEFINA DOMINGUEZ 9/24/24
 Josefina Dominguez Crespo Date Name Date

EXPLANATION OF CODES:

Code 01:	Items intended to correct code violations
Code 02:	Items intended to correct incipient violations
Code 03:	General property improvements

ATTENTION: ATTENTION: Palm Beach County Dept of Housing Economic Sustainability has adopted the Florida Energy Codes which may appear in this scope of work.

Contractor shall include ALL energy calculations including but not limited to doors and windows replacements as required by the Building Department of Jurisdiction.

Robert Klein, Home Inspector
 Beth Kofsky, Rehabilitation Inspector
 Cellular (305)608-0692 Facsimile (305) 892-9811
 Email: kofskyb@bellsouth.net

Property Owner: Josefina Dominguez Crespo
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Scope of Work-Work Specifications

CONTRACTOR BID INFORMATION:

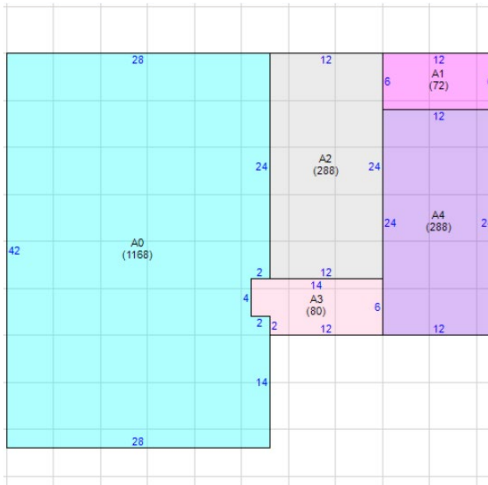
The proposed work shall be completed with 60 working days

Contractor Bid Amount \$ _____

Bid Submitted by: _____

Company Name: _____

**SKETCH
FOR BUILDING 1**



Property Owner: Josefina Dominguez Crespo
3340 Lake Avenue, West Palm Beach FL. 33405
Scope of Work-Work Specifications

SCOPE OF WORK-WORK SPECIFICATIONS

Palm Beach County Department of Housing and Economic Development SHIP Residential Rehabilitation Program

Project Meeting Site:

Name: Josefina Dominguez Crespo
Address: 3340 Lake Avenue,
West Palm Beach, Fl. 33405
(561) 453-8437

HOME INSPECTION DATE: December 28, 2023
JOB # DESCRIPTION: WPB-JDC -2023

References: "RS Means Cost Data Book"
"The Walker's Builder Estimator's Reference Book"

GENERAL SPECIFICATIONS

GENERAL PAINTING SPECIFICATIONS AND GENERAL REQUIREMENTS

Unpainted materials require priming and two coats of paint. Caulk and seal all areas prior to painting. Tint the primer per color selection. Previous paint surface should receive two coats of paint. All stains should be spot primed before painting. Unless otherwise mentioned in the specifications, all paint must be mid-grade or better, and minimum 15 years warranty paint, which are ZERO VOC products, for interior paint and ZERO OR LOW VOC 100% acrylic products, for exterior paint. Acceptable paint manufacturers (unless specified in the line item) are Benjamin Moore (Aura or EcoSpec), Sherwin Williams, (Harmony) Glidden/ICI (Life Master), PPG (Pure Performance), Olympic (Valspar), or approved equal. Housing Inspector shall verify brand and VOC level. The Homeowner is to select all colors and confirmed in writing. The Homeowner may select a color choice of 2 colors for interior and or exterior of home in writing/signatures required.

GENERAL REQUIREMENTS FOR QUANTITIES/MEASUREMENTS VERIFY QUANTITIES/MEASUREMENTS

All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g., SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission.

Property Owner: Josefina Dominguez Crespo
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Scope of Work-Work Specifications

All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.

WORKMANSHIP STANDARDS

All work shall be performed in a professional and workmanlike manner. All work shall be performed in a manner reasonably comparable in design and color as the existing and match existing as best as possible. All work shall be performed in accordance with all applicable building codes, according to drawings (if required) and specifications, and professional industry standards. All work shall meet a standard of quality that is uniform to the given industry and should be functional, safe, and usable based on their intended use. Workers shall protect all surfaces as long as required to eliminate/avoid damage.

HOMEOWNER'S ASSOCIATION (HOA) & CONDOMINIUM ASSOCIATIONS (CONDO-ASSOCIATIONS)

(Applicable for all properties that are a part of a HOA or Condo-Association)

It is the Homeowner Responsibility to obtain written approval from the HOA or Condo-Association prior to the start of any work. The Homeowner shall assist the Contractor in securing written authorization from the HOA/Condo Association Board.

The Contractor shall maintain a copy of the approval letter and follow all the rules and regulations set forth by the HOA/Condo Association Board. The Contractor shall maintain a copy of the approval letter. The contractor shall provide a copy of the approval letter to DHED staff. The Letter should include the list of approved work items such as roof, paint, windows, doors, finishes, etc. It is the Contractor's responsibility to ensure that all necessary approvals are obtained prior to making any changes or starting the work.

Contractor to repair/replace all affected areas of walls, ceiling, and soffit due to the installation of the required roof to wall attachments with similar material to existing and finish and paint to match existing as best as possible.

Debris Removal: legal and approved dump locations to properly dispose of all projects construction debris must be utilized by the contractors who sign the SOW agreement.

Roof to Wall Connector Specification

The Contractor shall install the required roof to wall connectors to meet the current requirements of the Florida Building Code. The contractor shall have the permit revised indicating the installation of the roof to wall connectors including any engineering, NOAs, or other documents required by the Building Department of Jurisdiction. The Contractor shall install the recommended roof to wall attachments per the Engineer's specifications. The

Property Owner: Josefina Dominguez Crespo
3340 Lake Avenue, West Palm Beach FL. 33405
Scope of Work-Work Specifications

Contractor shall submit the Engineer's report. The contractor shall obtain the Engineer's final approval of the installation of the roof to wall attachments and submit that approval to the Project Coordinator/Compliance Inspector within 5 days of receiving the Engineer's approval. The Contractor shall remove enough plywood to install the required roof to wall connectors. All removed plywood shall not be reused, and new plywood shall be installed in its place.

Gable Ends: if the dwelling unit has gable ends, all gable ends are to be retro fitted according to the current Florida Building Code and/or the Building Code of Jurisdiction.

Contractor to repair/replace all affected area of walls, ceiling, and soffit due to the installation of the required roof to wall attachments with similar material to existing and finish and paint to match existing as best as possible.

ABESTOS GENERAL REQUIREMENT – 9003.6

Spec# 9003.6 - ASBESTOS-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES ASBESTOS GENERAL CONDITIONS

No Asbestos Survey has been conducted on this house. The execution of all work in the Scope of Work shall comply with all applicable federal, state, and local laws, rules, regulations, and guidelines for Asbestos environments, including but not limited to: 29 CFR Parts 1910, 1915, and 1926 - OSHA Asbestos Standards; 29 CFR 1928 - OSHA Construction Standards; 40 CFR Parts 9, 61, 721, 763 - EPA; The NESHAP Standards; 16 CFR Part 1305 and 1304 - Consumer Product Safety Commission; the Clean Air Act. The contractor shall at all times implement safe work practices during rehabilitation work.

Lead Based Paint Required Specifications

Spec # 9002 - APPLICABLE LEAD-SPECIFIC DEFINITIONS

Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards.

CFR - The Code of Federal Regulations:

De minimus - Safe work practices and clearance are required when more than:

- 20 SF on exterior
- 2 SF per interior room
- 10% of small component

is deteriorated or will be disturbed by renovation.

Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

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Scope of Work-Work Specifications

Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one work site in a dwelling unit or at a residential property.
Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320. When required, the contractor is responsible for obtaining all required clearance reports.
See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.

Spec # 9003 - LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

**Spec # 9003.5 – LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES
LEAD BASED PAINT GENERAL CONDITIONS**

EPA's Lead Renovation, Repair and Painting Rule (RRP) Rule requires that Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes built before 1978 be certified by EPA per §745.89, use certified renovators for abatement who are trained by EPA-approved training providers and follow lead-safe work practices. Contractor certification is a key requirement to ensure the training of individuals and the use of lead-safe work practices.

No Lead Based Testing has been conducted on this house. The execution of all work in the Scope of Work shall comply with all applicable federal, state, and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Safety and Health Regulations for Construction (OSHA); 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead-Based Paint Poisoning Prevention in Certain Residential Structures in particular 24 CFR 1330 and 24 CFR 1350; Residential Lead-Based Paint Hazard Reduction Act of 1992; HUD Guidelines for the Evaluation and Control of Lead Hazards in Housing. The contractor shall at all times implement safe work practices during rehabilitation work in accordance with 24 CFR Part 35.1350. When required, the Contractor is responsible for obtaining all required Clearance Reports.

Property Owner: Josefina Dominguez Crespo
3340 Lake Avenue, West Palm Beach FL. 33405
Scope of Work-Work Specifications

Spec# 9008 - ENVIRONMENTAL REHAB--RRP REQUIREMENTS

Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

WIND MITIGATION INSPECTION AND 4-POINT INSPECTION AND REPORTS

- a. **Wind Mitigation Inspection and Report**-upon completion of the work specifications, the Contractor shall perform a Wind Mitigation Inspection at the completion of project. Complete the Citizens Wind Mitigation OIR-B1-1802 (Rev. 01/12) or approved equivalent, and all photos that are required for the report and homeowner signatures required. The report is to be submitted with the final pay application for the project. The inspection shall be prepared by the following Florida DPBR licensed professional; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.
- b. **4-Point Inspection and Report**-Contractor shall perform a 4-Point inspection at the completion of the project and submit the required report, Citizens 4-Point Inspection Form Version 01/18 or approved equivalent, and all photos that are required for the report. This report is to be submitted with the final pay application for the project. The inspection shall be prepared by the following Florida DPBR licensed professional; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.

PERMITS AND MISCELLANEOUS FEES

- a. For the Home Inspector, the contractor must have on site the complete permit package for all trades (permit cards, applications, drawings, etc.). The Contractor shall submit this complete Scope of Work with the Permit Application.

WARRANTIES

*The Contractor agrees to provide a one (1) year warranty for all work performed under these specifications. This will include all labor and materials. If certain items require different warranty periods, these items will be cited in the individual specifications. Additionally, the Contractor agrees to **provide a Five (5 year) roof warranty.***

SCOPE OF WORK- WORK SPECIFICATIONS

WIND MITIGATION INSPECTION AND 4-POINT INSPECTION AND OTHER REQUIRED REPORTS

01) WIND MITIGATION INSPECTION REPORT \$ _____

Upon completion of the work specifications, the Contractor shall perform a Wind Mitigation Inspection at the completion of project. Complete the Citizens Wind Mitigation OIR-B1-1802 (Rev. 01/12) or approved equivalent, and all photos that are required for the report and homeowner signatures required. The report is to be submitted with the final pay application for the project. The inspection shall be prepared by the following Florida DPBR licensed professional; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.

02) 4-POINT INSPECTION REPORT \$ _____

Contractor shall perform a 4-Point inspection at the completion of the project and submit the required report, Citizens 4-Point Inspection Form Version 01/18 or approved equivalent, and all photos that are required for the report. This report is to be submitted with the final pay application for the project. The inspection shall be prepared by the following Florida DPBR licensed professional; Architect, Engineer, General Building or Residential Contractor, Building Code Inspector or Home Inspector.

03) WOOD DESTROYING ORGANISM (WDO) INSPECTION AND REPORT \$ _____

General Information:

1. The WDO inspection is to be done by a Florida licensed extermination company licensed to provide inspection services.
2. All work to be done in accord with the provisions of Florida Statue, CHAPTER 482.
3. The WDO report to be submitted on the required form as determined by the Department of Agriculture and Consumer Services.
4. Contractor to submit the WDO report to the Project Coordinator/Compliance Inspector with the Mobilization Pay Application including all required documentation.

Project Conditions:

Contractor to correct/repair all damages caused by the extermination company during the inspection.

Work Performance

1. Coordinate the inspection with the property owner.
2. Perform a full WDO investigation (Exterior and Interior) to determine the presence of WDOs and/or Termites.

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3. Submit the findings (Positive or Negative) on the required Florida Department of Agriculture and Consumer Services Form.
4. The inspection report must include the following information and statements:
 1. The licensee's name.
 2. The date of the inspection.
 3. The address of the structure inspected.
 4. Any visible accessible areas not inspected and the reasons for not inspecting them.
 5. The areas of the structure that were inaccessible.
 6. Any visible evidence of previous treatments for, or infestations of, wood-destroying organisms.
 7. The identity of any wood-destroying organisms present, and any visible damage caused.
 8. A statement that a notice of the inspection has been affixed to the property in accordance with subsection (4) or subsection (5) of Florida Statute 482 and a statement of the location of the notice.
 9. A Copy of the WDO report is to be submitted to the Project Coordinator/Compliance Inspector within 2 days of the inspection for review.

THERMAL & MOISTURE PROTECTION

04) FLAT ROOF REPLACEMENT \$ _____

Roof Specifications

- a. **All debris** from the Contractor's activities shall be removed from the property and all surfaces swept or raked clean. The Contractor is responsible for providing protection from the weather during the re-roofing and protection of all areas of the property affected by the Contractor's activities. **Roof Specifications – (See this section).** writer's Laboratories, Inc. and delivered in the manufacturer's original packaging.
- b. Contractor shall tear-off and dispose of all existing roofing material. The existing wood decks shall be re-nailed in accordance with FBC R4402.10.5. All decks shall be broom clean and dry prior to the application of the new roof covering.
- c. Contractors shall include in their bid the cost of replacing up to 10% of the sheathing/planking and up to 40 linear feet of truss/rafter chords. Damage in excess of 10% of the sheathing/planking and/or in excess of 40 linear feet of truss/rafter chords shall be addressed in a change order.
- d. All flashings and drip metal shall be minimum 26 ga. galvanized steel. Drip metal shall have a 3" flange, lapped a minimum of 3" and fastened with 12 ga. x 1-1/4" corrosion resistant ring-shanked roofing nails spaced at 4" on centers. Contractor shall replace deteriorated portions of existing 1"x 2" drip edge at the top of fascia. If no 1"x 2" exists at the top of the fascia, the contractor shall install all new 1"x 2" drip edge.

- e. Valley metal and all tie-ins at sloped roof areas shall be 16" in width, or as required by code, and lapped a minimum of 6" on centers with a full bed of roofing cement. The entire edge of the flange and all nail penetrations shall be covered with membrane and roofing cement.
- f. All roofing cement shall be ASTM D-4586 asbestos-free and all products shall have Metro-Dade Component Approval.
- g. Remove all unused vent stacks.
- h. Re-roofing of flat deck areas shall have a modified bitumen membrane cap sheet with an additional ply in accordance with FBC 1508.5 and the manufacturer's specifications as outlined in the Metro-Dade Product Control Notice of Acceptance. The specified manufacturer is Firestone SBS Modified Bitumen Roofing Systems or approved equal.
- i. Replace all existing plumbing vent lead boots and replace all exhaust vent hoods. Replace existing rooftop attic ventilators (if applicable).
- j. All roofing contractors must comply with any gas vent requirements per Building and Zoning. When applicable.
- k. There can be no pooling or ponding of water, and the flat deck requires a positive pitch.

05)SECONDARY WATER BARRIER \$_____

- a. **Install a Secondary Water Barrier-SWB:** A secondary water barrier is required. There is a 30lbs felt paper requirement:" Install a proper secondary water resistant "SWR" barrier, Self-Adhering Polymer Modified Bitumen Underlayment "Peel & Stick" Rolls directly to the roof deck installed per manufacturer's specifications and Building Code of Jurisdiction or 4" or 6" tape directly to all roof deck seams installed per manufacturer's specifications and Building Code of Jurisdiction."

06)REPLACEMENT OF EXTERIOR FASCIA, SOFFITS, SOFFIT VENTS AND CEILING CAR PORT \$_____

REPLACEMENT LOCATIONS: ENTIRE HOME VERIFY MEASUREMENTS

a). FASCIA BOARD

Remove all the damaged and deteriorated fascia. Paint replaced fascia, per the General Paint Specifications, to match the existing.

Fascia Board-Replacement: all damaged and rotted fascia along the front and sides of home: east, west, side of home around the front and rear porch. Sides where the drip edge is angled the fascia board will not be replaced. Includes full removal and replacement of all of the identified rotted and damaged fascia board of home. Pine 1 x 6 shall be used. Install to code.160 LF.

Replacement Requirements - Outside corners shall be mitered and all fascia shall be secured with non-corrosive nails. Minimum length of any fascia segment shall be 5' feet. All attachments to fascia must be removed and reattached after fascia replacement by the Contractor. Prime first, caulk all intersections, and paint fascia to match existing fascia.

b). Wooden Soffit Requirements- replacement of damaged and rotted soffit sections with Overhang soffit porch areas. Around the front, rear porch has both wooden and stucco areas with damage noted. Repair stucco around fascia board damage and replace the wooden soffit section including all of the framing and as the new area of the wooden /overhang finish.

Replacement Requirements – replacement of the damaged wooden-soffit and under the sides, front, and rear of home with rotted and damage soffits are located. 75 If where damage has been found. Finish with water resistant exterior paint.

c). Replacement Requirements - Soffit Vents: Replace all of existing homes screened soffits with all new and matching and same size screen soffit vents in the same locations as existing. All soffits' vents shall be secured with non-corrosive nails. Finish all soffit corners. **Replacement Requirements entire homes soffit vent.**

d). Ceiling of Carport

Car-port and Front Porch ceiling 288' ft. – Repair and replace the damaged carport and front porch water stained and damaged ceiling from leaks of roof. Replace sections were damaged using vinyl, or composite board or an exact equivalent product for exterior finish.

Ceiling Replacement: the installation includes all the framing and use vinyl and or composite board for the ceiling. Install using the manufactures guidelines and all installation must meet construction standards and the building and construction codes. Kilns all moisture spots where possible.

Apply the plaster and painted finish per the exterior moisture paint specifications. Address repairs and replacement and sealing all the seams and joints.

**NEW HURRICANE IMPACT RESISTANT (HIR)
DOORS AND WINDOWS**

**07) ONE NEW DOOR- FRONT DOOR-NEW HURRICANE IMPACT RESISTANT (HIR)
DOORS \$ _____**

**LOCATIONS AND DOOR TYPES: ONE NEW 6 PANEL DOOR IS NEEDED
TYPE-BOTH FEATURES: NOISE REDUCTION WINDOW SOUNDPROOF THAT
BLOCKS NOISE FROM THE OVERHEAD FLIGHT PATH AND ARE HIR-
HURRICANE IMPACT RESISTANT**

Doors: Install new wood buck, set buck in premium silicone sealant. Install four new doors. Install a new - impact rated glass (hurricane impact resistant) door and its components in strict compliance with the Florida Building Code (including FBC Energy Conservation), Florida Product Approval (or Miami/Dade NOTICE OF ACCEPTANCE).

- A. DESCRIPTION OF HIR DOOR OPENING HIR-IMPACT DOORS.** Install all new impact resistant hurricane doors. New composite frames and casing is required. New wood buck, set buck in premium silicone sealant. Install the door and its components in strict compliance with the Florida Building Code (including FBC Energy Conservation), Florida Product Approval (or Miami/Dade NOTICE OF ACCEPTANCE). This item requires a permit.
- B. HIR standard 6 panel doors.** Install ONE (1) new impact resistant hurricane door. New composite frames and casing is required. New wood buck, set buck in premium silicone sealant. Install the door and its components in strict compliance with the Florida Building Code (including FBC Energy Conservation), Florida Product Approval (or Miami/Dade NOTICE OF ACCEPTANCE).
- C. Door Hardware:** replace all the hardware to be installed for the home's newly installed door.
- D. DESCRIPTION OF THE HIR EXTERIOR DOORS:** The one new Out-swing impact resistant fiberglass exterior door as described above. The door shall be complete with jamb, composite casing, brick molding. Install aluminum weather-stripping saddle, weather-stripping, and spring/chain stop or doorstop. Discuss with the Homeowner the height of the peephole prior to installation. The doorknob should be an entry-type, which can be locked by turn button inside or a key outside. Deadbolt will have turn piece inside and keyed to knob outside, knob and deadbolt keyed alike.
- E. The new front door shall have impact glass pane rectangle in shape within the top section of the home's door.**
- F.** Countersink all fasteners into frame, to conceal, fill with wood putty and sand smooth.
- G.** If door and/or jamb are unfinished, apply one coat of primer/sealer and two coats of 100% acrylic latex paint on jamb and casing. Paint the door as recommended by the manufacturer. Hurricane Resistant and code compliant doors shall meet the current and local FBC.
- H.** Four Doors: Furnish and install new out-swing impact resistant fiberglass exterior door, complete with jamb, casing, brick molding.
- I.** The doorknob should be an entry-type, which can be locked by turn button inside or a key outside. Deadbolt will have turn piece inside and keyed to knob outside, knob and deadbolt (keyed alike). Material allowance for knob and deadbolt is \$50.00.

08)) REPLACE ALL WINDOWS WITH NEW HURRICANE IMPACT RESISTANT WINDOWS USING EITHER NEW HIR-SINGLE HUNG WINDOW\$ _____

TYPE-BOTH FEATURES: NOISE REDUCTION WINDOW SOUNDPROOF THAT BLOCKS NOISE FROM THE OVERHEAD FLIGHT PATH AND ARE HIR-HURRICANE IMPACT RESISTANT

LOCATIONS: (14 WINDOWS)

LOCATIONS AND SIZES:

Number of windows, size and location

#1- 37" x 36" - Living room

#1- 53" X 24" –Enclosed Shed Room

#1 37" x 52" - Kitchen

#1 36" x 25" – Hallway Bathroom

#2 37" x 72" – 1-Bedroom

#1 52" x 61" – 1-Bedroom

#1 52" x 63" – Main Bedroom

#2 71" x 37" – Main Bedroom

#1-25" x 25" - Main Bathroom

#1 37" x 71" – 2-Bedroom

#2 71" x 37"- 2 Bedroom

14 Windows Single Hung

- A. Replace all windows (14) fourteen windows with new Hurricane Impact window in the same configuration using a clear view same as the existing window. **Hurricane Impact Resistant Windows-(HIR).**
- B. **Locations: bedrooms, living room, dining room, Florida Room, kitchen and bathrooms.**
- C. Replace the bathroom windows with a new HIR opaque glass window in the same configuration as the existing windows using same design as existing.

All window replacements require code approval and the installation must be in accordance with the Florida Building Code. **Contractor to verify all measurements. Install new hurricane resistant impact glass prefers the horizontal slider or single hung windows with screens and tinted glass- based upon the requirements please include cost for either type of window as described.** All windows can be replaced with single hung or horizontal style windows including screens for all windows. Homeowner shall select color of frames and degree of tinted glass from the standard stock. Install the new hurricane impact resistant windows with their components in strict compliance with the Florida Building Code product approval (or Miami/Dade NOTICE OF ACCEPTANCE) including FBC Energy Conservation. This item requires a permit.

Prior to submitting the bid, it is the contractor's responsibility to verify if the City Building Official is requiring the replacement windows to comply with the FBC Energy Conservation. Bid accordingly.

- a. Install wood buck, set buck in caulk. Stucco the exterior and repair drywall interior side.
- b. All exposed anchoring screws shall be the same color as the window frame.
- c. Install new ½" marble sills for all windows. The windowsills must completely conceal the mullion clips. Do not notch-out the windowsills and use a filler material to conceal the mullion clips.
- d. Remove the manufacturers' stickers and any residue on the glass after all final inspections.

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e. Paint, plaster and finish.

09)HIR GLASS SLIDING DOORS-ONE SET OF DOORS- LIVING ROOM ONTO THE SIDE CARPORT PATIO \$ _____

TYPE-BOTH FEATURES: NOISE REDUCTION WINDOW SOUNDPROOF THAT BLOCKS NOISE FROM THE OVERHEAD FLIGHT PATH AND ARE HIR-HURRICANE IMPACT RESISTANT

Type and Locations: Double Glass Sliding Doors new HIR -1 set onto Side of home carport of home.

Use the same configuration or owner to decide the final design for the existing door openings using both two doors that open. Clear view sliding doors. Clear view sliding doors.

Installation, design, and type must be used for the installation. The new Impact Glass (hurricane resistant) sliding glass doors with screens and tinted glass is factory standard. Homeowner shall select color of frames from the standard stock. Install sliding doors with their components in strict compliance with the Florida Building Code product approval (or Miami/Dade NOTICE OF ACCEPTANCE) including FBC Energy Conservation. This item requires a permit.

- a. Prior to submitting the bid, it is the contractor's responsibility to verify if the City Building Official requires the replacement sliding doors to comply with the FBC Energy Conservation. Bid accordingly.
- b. Remove the manufacturers' stickers and any residue on the glass after all final inspections.
- c. Paint and repair around the door installation on both the interior and exterior sides of door opening.
- d. Contractor to verify measurements.

10)HIR GLASS SLIDING DOORS-ONE SET OF DOORS- LIVING ROOM OFF THE OPEN ROOM ONTO SIDE OF HOME \$ _____

TYPE-BOTH FEATURES: NOISE REDUCTION WINDOW SOUNDPROOF THAT BLOCKS NOISE FROM THE OVERHEAD FLIGHT PATH AND ARE HIR-HURRICANE IMPACT RESISTANT

Type and Locations: Living room open room section-Double Glass Sliding Doors new HIR -1 set onto Side yard of home.

Use the same configuration or owner to decide the final design for the existing door openings using both of the two doors that open. Clear view sliding doors. Clear view sliding doors.

Installation, design, and type must be used for the installation. The new Impact Glass (hurricane resistant) sliding glass doors with screens and tinted glass is factory standard.

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Homeowner shall select color of frames from the standard stock. Install sliding doors with their components in strict compliance with the Florida Building Code product approval (or Miami/Dade NOTICE OF ACCEPTANCE) including FBC Energy Conservation. This item requires a permit.

- a. Prior to submitting the bid, it is the contractor's responsibility to verify if the City Building Official requires the replacement sliding doors to comply with the FBC Energy Conservation. Bid accordingly.
- b. Remove the manufacturers' stickers and any residue on the glass after all final inspections.
- c. Paint and repair around the door installation on both the interior and exterior sides of door opening.
- d. Contractor to verify measurements.

11)HIR GLASS SLIDING DOORS-ONE SET OF DOORS- LIVING ROOM ONTO THE SIDE OF ROOM ONTO SIDE OF HOME \$_____

TYPE-BOTH FEATURES: NOISE REDUCTION WINDOW SOUNDPROOF THAT BLOCKS NOISE FROM THE OVERHEAD FLIGHT PATH AND ARE HIR-HURRICANE IMPACT RESISTANT

Type and Locations: Living room open room section-Double Glass Sliding Doors new HIR -1 set onto Side yard of home.

Use the same configuration or owner to decide the final design for the existing door openings using both two doors that open. Clear view sliding doors. Clear view sliding doors.

Installation, design, and type must be used for the installation. The new Impact Glass (hurricane resistant) sliding glass doors with screens and tinted glass is factory standard. Homeowner shall select color of frames from the standard stock.

Install sliding doors with their components in strict compliance with the Florida Building Code product approval (or Miami/Dade NOTICE OF ACCEPTANCE) including FBC Energy Conservation. This item requires a permit.

- e. Prior to submitting the bid, it is the contractor's responsibility to verify if the City Building Official requires the replacement sliding doors to comply with the FBC Energy Conservation. Bid accordingly.
- f. Remove the manufacturers' stickers and any residue on the glass after all final inspections.
- g. Paint and repair around the door installation on both the interior and exterior sides of door opening.
- h. Contractor to verify measurements.

ELECTRICAL AND MECHANICAL

12) ELECTRICAL REPAIRS AND REPLACEMENT \$ _____

All electric systems of the house, Interior and Exterior, shall be repaired, corrected, and/or replaced as required to meet the Florida Building Code and National Electric Code by a licensed electric professional. Current AMP 150.

1. Upgrade the existing interior service panel and main exterior service panel to a compatibility of amperage rating of 200 Amp Electrical service with a main disconnect and main overload protection devices. The circuitry shall be sufficiently sized to meet current and anticipated future needs with all circuits labeled and balanced.
2. NEC Requires that the Panel shall have 30" clear space width and at least 3' of unobstructed space in front of the panel.
3. Install a new mast head-weather head for the home 18" above the roof surface secure to code. Ensure new grounding is included with this installation.
4. Install a total of six (6) new GFCI receptacles within 6' of water source and those outlets that service counters in kitchen. Kitchen-four (4), and for the two (2)-Bathrooms.
5. Two (2) Exterior Tamper Resistant GFCI: The exterior outlet must be weatherproof and have a tamper resistant cover. Install one GFCI one next to the home's glass sliding door onto covered patio. Install One GFCI in back yard where existing GFCI was once installed and is not working.
6. One (1) GFCI receptacle replacement to code in the laundry room. Install receptacles to code. Re-wiring within the laundry room and the installation of two (2) new receptacles are needed. Appliance receptacles must be code compliant.
7. At Rear wall next to meter there is electrical wiring exposed, off the wall and not secure inside protective conduit. Rewire inside electrical protective exterior conduit that meets NEC to code and secure to wall.
8. Install UL approved receptacles and switches throughout the entire house to meet Florida Building Code and National Electrical Code.
9. Install two (2) UL rated waterproof vapor lights over the showers in both bathrooms.
10. ATTENTION: The electrical contractor shall appraise the rehabilitation inspector and owner of the electric code violations and how the violations shall be repaired and or replaced "PRIOR" to repairs and/or replacements are begun in accordance with the Florida Building Code.
11. Repair/restore surfaces affected to match average finishes of existing walls and ceilings.
12. Contractor shall provide drawings and diagrams as required to secure permits.
13. All materials shall be UL approved and/or National Electrical Code rated. All drilling, cutting, and fastening shall be neat and true, and shall not critically damage framing members. All patching shall match the surrounding surface.
14. Rewire the two (2) electrical switches. One for the kitchen and dining room.

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15. Repair/restore surfaces affected to match average finishes of existing walls and ceilings.
16. Contractor shall provide drawings and diagrams as required to secure permits.
17. Laundry Room-Exterior Porch: repair light switches and receptacles in laundry and exterior porch area and rewire to code.

13)TEN YEAR (10) BATTERY POWERED SMOKE ALARMS AND/ CARBON MONOXIDE DETECTORS \$ _____

Install Ten (10) year battery powered smoke alarms and/ carbon monoxide detectors. Install them in each bedroom of the homes three (3) bedrooms; up to three (3) smoke detectors including one outside the sleeping areas and a total of two (3) in total for the areas outside of the sleeping area as specified in the Florida Building Code (FBC) and National Electric Code (NEC). Requirements for Placement: shall be located on either the adjacent walls or ceilings per FBC and NEC.

1. For each of the bedrooms and outside the bedrooms. Install UL approved smoke detector(s) wired 115 volt with battery backup. Place in accordance with the electrical and building code of jurisdiction. Contractor shall run a new Arc Fault protected circuit to energize all smoke detectors.
2. Repair/restore surfaces affected to match average finishes of existing walls and ceilings.
3. Contractor shall provide drawings and diagrams as required to secure permits. Remove all old and non-working battery-operated smoke detectors located in hallway. Paint and patch any effected areas associated with this work item to match the existing adjacent surfaces.

PLUMBING

14)REPAIR THE WATER HEATER \$ _____

- a. **Water Heater:** Bring the water heater up to code. **This is a safety requirement.**

Ensure both the supply lines and electrical to the water heater- connection lines meet code for this installation. Plumbing and electrical is required.

The plumbing and the electrical connections must be meet code. A 1/2" relief line is required, and it must drain dry and ensure it extends 6" from and off the ground and connect to code. Repair drywall damage to wall.

A collection pan under the unit is required with this installation.

15) **RAIN GUTTERS AND DOWNSPOUTS FOR FRONT, PARTIAL SIDES**

\$ _____

Locations: Front, sides, and entire rear section around the porch.

A. Rain Gutters and Downspouts: 6" seamless aluminum rain gutters k-type, seamless .027-gauge aluminum. Color to match home requirements. White gutters are there now need to be installed per jurisdiction. Need to be removed and disposed of according to program guidelines.

B. Downspouts: 4" Aluminum seamless .027-gauge aluminum. Strap 3' on center. At a minimum of one downspout per each side of home in the described areas.

Install rain gutters (property line described for this house) and two downspouts on either side for the entire roofline area/sections of the home.

C. Install 24" concrete splash blocks on grade for each downspout to discharge water away from the foundation.

MASTER BATHROOM

16) **MASTER BATHROOM TOILET – WATER CLOSET** \$ _____

a. 17" Toilet. Replace water closet dual flush 2-piece water closet. Flow rates 1.6 and .9 GPF for its respective high and low flushes U.S. Environmental Protection Agency's (EPA) WaterSense® program, which has the WaterSense label of approval for using no more than 1.28 gallons per flush. Maximum performance (MaP) testing project has shown to score 800 or better on the MaP Flush Performance test. American Standard EcoFusion EL model #338.216.

b. Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve and wax seal.

c. Link MaP test Results: [https://www.map-testing.com/assess/files/2020-05-27-all_watersense_high-efficiency_toilets\(HETs\).pdf](https://www.map-testing.com/assess/files/2020-05-27-all_watersense_high-efficiency_toilets(HETs).pdf)

17) **LAVATORY SINK BOWL AND BASE REPLACEMENT – PLUMBING FAUCET**
MASTER BATHROOM \$ _____

A. Vanity (same size) -Complete plywood vanity. Lavatory Top Side and 4" Side and Back Splash: The side, back splash, sink top will be a (marble sink-hard surface top) shall be formed as an integral part of the countertop or a set-in sink with new standard exterior grade plywood or approved equal. Homeowner will select color and style for the cabinet, and sink/countertop from standard stock colors. **New Base Unit:** the new base, countertop shall be plywood or solid wood including the doors, back to cabinet with no particle board. Contractor to Verify measurement.

B. Faucet: acceptable faucet designs are finish-lever-operated, push-type controlled mechanisms, discuss with the Homeowner. Controls and operating mechanisms will be operable with one hand and should not require tight grasping,

pinching, or twisting of the wrist; Dual lever brushed nickel with a maximum 1.5 GPM flow rate. Include PVC drain attached to code legal plumbing vent, use L copper or equivalent on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escutcheon plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with low-VOC sealant.

- C. **Two new angel stops, and hoses are needed with this installation.**
- D. Vanity allowance \$785.00

18) LOCATION: MASTER ENTIRE BATHROOM, SURROUND AND CURBED SHOWER
\$ _____

Remove the raised curb and install a new curbed shower, install a new curbed shower enclosure, and install a new small minimal 3" curbed shower. The new shower size fits into the location where tub-shower is currently located: 3" Curbed shower- -Enclosure will be replaced with new. Install new shower doors. Shower size 3' x 5' area. Include shower door, track and frame for ease in use.

Bathroom shower and bathroom floor and flooring and three walls of shower tile only.

LOCATIONS- BATHROOM SHOWER FLOORING-BATHROOM WALLS

- a. **Demolition of bathroom shower and walls. Gut interior structure of room. Remove all wall framing, floor and wall finishes, door, and trim equipment. Remove all old tiles from walls.**
- b. **Plaster and paint and finish the entire interior and exterior walls to secure the walls of bedroom-bathroom.**
- c. **Wall Tile Shower Surround: remove existing shower tile, back, pan and walls. Replace damaged studs and furring strips. The shower pan to be installed per the described specifications and meets the local building code.**
- d. **Remove tile from walls of shower. Prepare walls after removal.**
- e. **Curbed shower system with a curbed marble sill atop of the 3" curb. Install the new s marble sill. Install it on a finished curb.**
- f. **Drywall-walls and ceiling above shower and throughout the bathroom is required for walls after tile removal: Paper less water resistant. Hang, tape and 3 coat finish 1/2" paperless (fiberglass mat finish) drywall or equivalent. Apply 3/8" bead of low VOC drywall adhesive to framing member and attach with screws 8 on center. Fiberglass joint tape shall be used to finish the joints. And a setting-type compound shall be used for the first coat over the fiberglass mesh tape. Sand read for paint. Install wall tiles 12" x 24" x 1/4". Color chosen by family. Tile over backer board equal to Wonder board.**
- g. **Location of entire bathroom: repair both the ceiling, walls of bathroom and the walls of the shower bathroom. Install all new framing, new moisture board and**

drywall stated in g. Prep and texture ceiling and walls outside the shower to wall tiles as described.

- h. Prep bathroom walls after removal of tiles see g. Install and provide bathroom surround and outside walls, shower and bathroom flooring ceramic tiles. Installation with all materials to complete the full installation.
- i. **Shower pan, floor of shower and wall tiles of Shower. Remove Floor of shower Base:** install a shower pan and curb per Building Code of Jurisdiction. Shower floor to be sloped with concrete/mortar and positively pitched toward a drain. Mosaic tiles allow for 24 hour drying time. Apply grout spectralock pro or approved equivalent. Clean floor and apply mildew resistant white low VOC silicone caulk to all edge seams and pipe penetrations. Repair around area.
- j. **Shower Fixtures:** Trim kit: metal lever handle ADA compliant. 4-1/2 in rain shower head. Max 2.0 gpm water saving shower head include preformed base cap, stop, return, and trimmer pieces to complete installation up to ceiling height.
Handheld Shower on a slide bar: install shower stall with a separate valve. 7' long hose for easy access for bathing. Pause control is needed. Install shut-off valves. Secure showerhead. Repair and paint damaged walls during the removal. **Valve:** install new waterless single handle diverter assembly faucet valves with screwdriver stops. American standard or approved equivalent. Temperature control valve bodies - finish Brushed Nickel.
- k. **Tiles:** all the bathroom walls, the entire flooring for bathroom and shower flooring tiles are onsite and will be provided by the owner for this bathroom installation. Cost for all the bathroom tile installation and those materials for installation must be included in the cost of completing the bathroom. Tile all of the walls of bathroom. Ensure the drain is accessible and the cover can be easily removed.
- l. **Painting of bathroom: paint all the walls, ceiling and door, door trim and baseboards must be painted. Semi-gloss paint required. Follow the paint requirements listed in the SOW specification requirements.**
- m. **Flooring Bathroom i.** Prepare floor. The installation is with of new ceramic non-skid tile flooring for the entire bathroom is needed. New baseboards ceramic non-skid is required for this installation. Ensure a smooth transition and stable substrate is provided with this installation. All installation materials including trim, and finish is required to manufactures installation requirements.
- n. **One set of tempered glass 5/8th thick shower doors, track and frame is needed with this installation at the entrance to shower locate on the new sill.**
- o. **Dispose of debris into legal landfill.**

**19) HALL BATHROOM-LAVATORY SINK BOWL AND BASE REPLACEMENT –
PLUMBING FAUCET \$ _____**

- A. Vanity (same size) -Complete plywood vanity. Lavatory Top Side and 4" Side and Back Splash:** The side, back splash, sink top will be a (marble sink-hard surface top) shall be formed as an integral part of the countertop or a set-in sink

with new standard exterior grade plywood or approved equal. Homeowner will select color and style for the cabinet, and sink/countertop from standard stock colors. **New Base Unit:** the new base, countertop shall be plywood or solid wood including the doors, back to cabinet with no particle board. Contractor to Verify measurement.

- B. Faucet: acceptable faucet designs are finish-lever-operated, push-type controlled mechanisms, discuss with the Homeowner.** Controls and operating mechanisms will be operable with one hand and should not require tight grasping, pinching, or twisting of the wrist; Dual lever brushed nickel with a maximum 1.5 GPM flow rate. Include PVC drain attached to code legal plumbing vent, use L copper or equivalent on all supply lines. Seal all penetration through the floor, walls and cabinet for plumbing connections using expanding foam or caulk and cover with chrome escutcheon plates. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with low-VOC sealant.
- C. Two new angel stops, and hoses are needed with this installation.**
- D. Vanity allowance \$785.00**

KITCHEN CABINETS -COUNTERS AND BACK SPLASH

20) KITCHEN - REPLACE CABINETS, BACKSPLASH AND COUNTERTOP \$ _____

The countertop on the entire sink side is deteriorated. The cabinets have some damage from a water leak, and some have deteriorated due to moisture damage as the home has damaged cabinets. The drawers and doors are falling apart and don't open and close easily as the particle board is deteriorated. Deterioration of cabinets, drawers and counter tops. The countertop is cracked around the sink.

“Backsplash shall extend from the countertop to the bottom of the wall cabinets.”

1. Remove the kitchen countertop, repair walls where there was a back splash, base and wall cabinets. Haul away all debris from property at once. The Contractors will verify measurements and dimensions. New island with new countertop in the same configuration as existing. This item requires a permit. Include electrical and plumbing.
 - a. Repair the walls crack(s), patch small holes with spackle, patch holes in walls, provide replacement with like material (or drywall) and matching the thickness of existing walls. Install the required framing, backings and/or furring strips. Patched wall finishes should match existing finish as close as possible or as noted below. Discuss (with Homeowner) any variations in new finish or type of new finish prior to beginning the work. Include painting of closets, wood trim, baseboard and doors. Patch and paint the entire wall. Homeowner will select the paint color.
 - b. Note: after the cabinets' removal, patch and prime the walls concealed by the cabinets and full back splash; patch and finish paint all exposed walls behind the cabinets. All exposed walls under the cabinets must have a finished appearance.

- c. Same configuration as existing.
- d. Replace the cabinetry in the same configuration as the existing, except as noted herein. The Homeowner will select cabinets color and design from standard stock. Place escutcheon plates at all plumbing and electrical openings through the cabinet. For cabinet attachment, use washer head cabinet screws or cabinet screws with cup washers. Material allowance including sales tax for door and drawer knobs/handles is \$2.00 each. For attachment, use washer head cabinet screws or cabinet screws with cup washers.
- e. On top of the base cabinets, install the new standard Formica countertop on veneered exterior grade plywood. Homeowner will select color and design within the budget. Install a **full back splash. No Formica seams within full back splash based on the height of countertop wet area around sink.** New cabinets are to be plywood or solid wood with raised wood doors, no particleboard and no thermofoil. **The Backsplash** shall extend from the countertop to the bottom of the wall cabinets and behind the range and around the windows. Countertop and back splash shall be made of minimum of 3/4" plywood."
- f. Seal all walls and replace drywall and seal openings and holes.
- g. No Formica seams within wet area in/of the countertop and **full backsplash.**
- h. **The cabinets: on the wall sides shall have options for lower drawers that pull out using glider hardware. The upper cabinets shall have adjustable fixed shelves. Install cabinets to the height of the ceiling of kitchen area.**

21) REPLACE THE KITCHEN SINK AND FAUCET \$ _____

New Sink Double Or single Bowl, Faucet and Plumbing: Remove and replace existing kitchen **Double or Single Sink bowl sink**, faucet and drain assembly. Haul away debris from property at once. Install new **Sinks** 9" deep, minimum 20-gauge stainless steel. Install a new label Water-Efficient faucet with or without sprayer; allowance including sales tax for the faucet.

- A. Repair/replace all damaged surfaces inside and out, caused by this work item. Replace the two angle stops and hoses with this installation.
- B. **New P-Trap** is needed for this sink. Install a new connection from sinks new drain line and (P-Trap) to the exterior drain line.

KITCHEN APPLIANCES

22) KITCHEN - REPLACE REFRIGERATOR/FREEZER \$ _____

Remove the existing refrigerator and dispose from property at once. Install new 18 cu. Ft ENERGY STAR rated refrigerator and freezer with ice maker labeled accordingly.

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Upper refrigerator and lower freezer is needed. Frigidaire or an approved equivalent. Verify existence of a water supply line to the ice maker to new refrigerator. Conceal the water line. Electrical required with this installation per electrical scope and building code or NEC. Same size as refrigerator or close to the existing size 36" x 70" same depth.

23)ELECTRIC ENERGY STAR RANGE AND MICROWAVE EXHAUST OVERHEAD
\$_____

Remove and replace the range and microwave overhead and the old wall mounted exhaust vent fan. Install a new 30" matching Range and **Range:** unit shall be Frigidaire or an approved equivalent. Electric stove 30" is needed with glass top and self-cleaning oven. Requires all electrical connections with the installation.

Microwave over head-exhausting: 1000 Watt. 1.7.CU FT. Install over the range mounted and exterior vented microwave and range hood combination unit such as the Frigidaire Model #FFMV1745TS or an approved equal. The unit will have a turntable and a minimum of 150cm exhaust at a maximum of 10 sones. Include metal duct with all seams sealed with duct mastic, and roof or soffit cap/damper assembly flashed appropriately for the exterior finish. Minimize the length of the duct run. Repair all drywall ceiling, and wall damage due to the installation of the duct system.

The kitchen appliances are to match. Remove all non-code compliant exhaust systems over stove area.

EXTERIOR REPAIRS

24)REPAIR THE TWO EXTERIOR COLUMN REPAIR CARPORT-PATIO \$_____

1. At carport patio, the two lally columns are rusted out only at the lower base and shall be reinforced with 2- 2 x 4's. These columns support the girder beam for the porch roof.
2. The upper columns are not damaged.
 - a. **Recommendations of Work required:**
 - b. Address the two (2) columns. Review and check the -structural integrity of steel column. If not deteriorated a repair can take place. If completely rusted out then a change order will be required for any additional work needed.
 - c. **Welded plates around the base.** Cleaning the existing metal welded plates removing all of the rust and damage. Welding a plate on top the existing column; starting at the base of the finished floor of patio up to 1'- 2' (for both columns and for all of the sides of each to reinforce the column). Reinforce and bolster as required with this repair.
 - d. Option for Enclosing it: or reinforce the base with a wrap of a concrete stub in the damaged area.
 - e. **Paint and finish the entire column thus matching the homes colors using an the exterior rust proof finish-paint to all areas affected by this work.**

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25) UTILITY -LAUNDRY ROOM UNDER CARPORT PARTIALLY ENCLOSED ROOM ONLY
\$ _____

REPLACE ALL WOOD SIDING AREAS OF UTILITY LAUNDRY ROOM WITHIN THE CARPORT WALLS USING A STUCCO FINISH

LOCATION-100 sq. ft.: 1st Location: Remove all the utility room ONLY carports exterior wood siding from all of the exterior walls. All the carport and the upper walls on all sides where the wood siding is located.

- A. Overall work and Repair Needed:** remove all of the existing wood siding from the walls-carport laundry room. Repair and replace the entire wall sections with new waterproofing membrane building paper, seal all joints, and apply new paperback metal lath and cover those sections (where removal takes place) with new stucco.
- B. Required Building Paper:** DuPont Tyvek HomeWrap or an equivalent product must have balance of properties for superior performance against the elements. The Building Paper must prevent outside water from entering the walls and help to seal the laundry room under carport to keep outside air where it belongs.

The Building Paper used must protect the laundry room carport against damaging wind and rain that can penetrate through the exterior cladding. The unique nonwoven structure will block excess water from entering walls. The breathable structure of this house wrap allows moisture vapor to pass through to help promote drying in wall systems which can aid in preventing the growth of mold and mildew. The non-woven fiber structure stops air movement through the walls helping to provide a more energy efficient home.

Features Needed for the Building Paper:

- Delivers the optimum balance of properties for superior performance against the elements
 - Helps prevent outside water from entering the walls and help to seal the home to keep outside air where it belongs
 - Excellent tear strength, good wet strength
 - Helps reduce homeowner energy bill because homes stay cool in the summer and warm in the winter and dry all year round.
- C. Required: Metal Lath 1-3/4in 96" x 27" 1-3/4" Metal Lath Thick Mesh Galvanized**
- D. Required: replacement of rotted plywood 100 square feet based upon viewed estimated damage.**

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- E. Painting Finish:** Prime and use an **elastomeric painting finish**. This is the recommended best exterior finish as an elastomeric paint (proof required-show label purchase and pictures). **This coating is durable.** Elastomeric paint forms a durable, tough film that provides a waterproof coating to almost any structure. This paint is resistant to sunlight, heat, cold and wind driven rain.

26) NEW SCREENED IN PORCH AND NEW DOORS NEEDED \$ _____

There is damage to the existing attached and enclosed screening around the entire porch enclosure. There is damaged screened deteriorated walls.

- A. Replace all the patio enclosed screening within the existing enclosure.**
B. Complete the rescreening for the entire three sides. All upper sections of screening of the home's rear porch: the entire screened in wall panels. Polyester-heavy duty Mesh Screening that is both pet and weather resistant. Polyester screening-mesh is required with this installation for door panels and screen panels. Seal base perimeter and Surface mounted bracketed-Secure bolts.
C. Install for the entire 3' section at base or all the lower kick plate panels use fixed solid aluminum finished panels-entire perimeter.
D. Replace the screen door with a – one new pneumatic screened door 3' in width with locking door handle and base panel within the door.

27) DRYER VENT – HOODED DAMPER \$ _____

There is an open vent that needs replacement to protect it from exterior elements. Hooded Vent Damper-for dryer fastened into wall.

- a. There shall be no exposure to provide for proper venting. Install a new hooded damper on the existing exterior wall opening.
b. When attaching the vent hood to the exterior wall, caulk around the edges of the hood. Restore the adjacent exterior and interior surfaces to their original condition.

SUMMARY

GRAND TOTAL

	\$ _____
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ALTERNATE ITEMS

28) ALTERNATE #1-ROOF TO WALL CONNECTOR SPECIFICATIONS \$ _____
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The Contractor shall install the required roof to wall connectors to meet the current requirements of the Florida Building Code. The contractor shall have the permit revised indicating the installation of the roof to wall connectors including any engineering, NOAs, or other documents required by the Building Department of Jurisdiction. The Contractor shall install the recommended roof to wall attachments per the Engineer's specifications. The Contractor shall submit the Engineer's report. The contractor shall obtain the Engineer's final approval of the installation of the roof to wall attachments and submit that approval to the Project Coordinator/Compliance Inspector within 5 days of receiving the Engineer's approval. The Contractor shall remove enough plywood to install the required roof to wall connectors. All removed plywood shall not be reused, and new plywood shall be installed in its place.

29) ALTERNATE #2 FENCING AND TWO GATES \$ _____

**FENCING ALONG TWO SIDES AND ALONG THE BACK PROPERTY LINE – ALSO
INSTALL TWO GATES-FENCING ON EACH SIDE OF HOME REPLACEMENT OF THE
OLD WOOD GATES**

Fencing: Durra Fence or an equivalent product can be used for the at the rear of the entire rear property line separating the yard and property line to property line and two sides of home. The posts shall be spaced, secured, and meet the FBC and fused. The color and style shall be chosen by family, durra fence materials and posts to meet the FBC for fence installation. Yard clean up and sod repair required only in spots removed or damaged.

A lock latch gate -across the rear of property running along the entire rear back side of the property approximately 75' x 6' property area. The installation must be installed to the current local and Florida Building code. The posts and lines shall be evenly spaced with line and top rails, spacing and the proper bracing.

A. Two Wood Shadow box gates across the two sides of the homes yards is needed.

Two new lock latch gates by 4' x 6' wide with lock latch mechanisms are needed. The gate must be supported by two (2) 4 x 4 posts. Install per code. Secure posts. The gates must have hinges and a latching device designed to receive a padlock. Anchor all posts in concrete. Include two lock latch gates and closures to protect and close off the yards from the street. The doors are for safety and protection.

Installation of Posts -Type required and Spacing: install 4 x 4 posts shall be No.2, So. Pine Pressure Treated-PT or better and installed 4ft on center. The wood pickets must be 5/8th" minimum thickness attached to each rail with two Nails, bolts, Staples or other connectors shall be galvanized or corrosive resistant. The nails shall penetrate the second member a distance equal to the thickness of the member being nailed thereto.

There shall be not less than two nails in any connection. 2" long. Ensure all nails meet code along the entire section of fencing from the home to other homes fence line.

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**Installation Posts into Ground: should be embedded in 10" diameter x 2' in depth into a concrete filled footing. Side Fencing:) Wood Picket 5/8th thick replacement on one side only where the fence has wood rot, deterioration and splitting boards for removal and full replacement. Wood Type: Provide documentation and proof: Pressure treated wood for suitable ground contact.
Posts Wood Type: Decay Resistant – Redwood Cedars – Black Locust
Post Wood Type: Termite resistant – Redwood and Eastern Red Cedar
Trash removal is required with this project.**

30)ALTERNATE #3 EXTERMINATION TREATMENT-FUMUGATION, TERMITES AND RODENTS \$_____

General Information:

1. Termite treatment must be provided by a Florida Licensed Extermination Company.
2. All work to be done in accordance with the provisions of Florida Statue Chapter 482.
3. All fumigation and treatments to be done according manufactures instructions and EPA registered labeling instructions and requirements.
4. Extermination will take place when all construction work is 100% complete and Certificate of Completion has been issued by the Building Department of Jurisdiction.

Project Conditions:

1. Contractor to correct/repair any and all damages caused by the extermination company during the fumigation and/or treatment.
2. If drilling is required as part of the Pest Control Plan, the Contractor is required to fill ALL holes to match the existing surface with good quality filler as required by all regulations and codes.
3. The Contractor and/or the Extermination Company shall observe all safety precautions throughout the extermination process.
4. The Contractor and/or the Extermination Company shall comply with all applicable requirements of Federal, State, and Local laws and regulations.
5. The Contractor and/or the Extermination Company shall strive for practices and procedures that maximally protect the public, employees, and the environment, including, but not limited to, the posting of all required warning signs.

Work Performance:

1. Upon a positive inspection report of evidence of WDO, a Pest Control Plan shall be submitted to the Project Coordinator/Compliance Inspector, o include, but not limited to, the inspection report, the cost for extermination, the type of chemical used, the type of application to be used, the quantity of the chemical to be used, the makeup of the chemical to be used, the manufacturer of the chemical, and the time it will take to complete the project.
2. Coordinate the fumigation and/or treatment with the property owner.
3. The Contractor and/or Extermination Company is required to educate, instruct, and if necessary, help the homeowner to prepare for treatment.
4. The Contractor and/or the Extermination Company shall submit a clearance report showing that the treatment is complete, and the residence is safe for habitation.

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AGREEMENT

I/We agree that each item in these specifications has been discussed in my/our presence and I/we understand the contents. It is further agreed that any additional code or incipient (that is becoming apparent) violations that may occur during the construction period should be addressed by deleting a non-code related item(s), which are called General Property Improvements. By our attested signature(s), I/we agree to abide by these conditions.

SUMMARY TOTAL ALTERNATES

TOTAL \$ _____

SUMMARY GRAND TOTAL

TOTAL \$ _____

Contractor Base Bid Amount: _____

Contractor Alternate Bid Amount: _____

Bid Submitted By: _____

Authorized Signature: _____

Company Name: _____