

Contractor: In County Roofing Inc.

John Bechtol  
515 W. Clinton St.  
Napoleon, Ohio 43545

Unit# R8

City of Napoleon Rental Rehab. Specifications

phone (419) 758 - 3350

**1. Foundation:** Replace and re-build foundation materials at the south wall, near basement window.

Fill all cracks and holes, using expanding foam material. Apply water resistant cementitious materials (Thoroseal or equal product) to the interior perimeter basement walls. Apply to approximately 1/4" thickness.

BU

Affix and seal aluminum framed, plexi-glass panels to the exterior of basement windows.

**NOTE:** Windows must be removable by homeowner.

2,000-

**2. Roofing:** Remove all of the existing roof covering, down to the sheathing. Mechanically fasten 7/16 roof sheathing to roof deck. Secure 15# felt to roof sheathing and secure aluminum drip edge to roof perimeter. Install, per manufacturer's instruction, minimum 240# test weight, Class A fire rated, 30 year warranty fiberglass dimensional roof shingles and cap shingles. Properly flash all roof outlets. **Homeowner to select shingle color.**

BU

5600-

**1.03. Soffit/fascia:** Secure aluminum channel along the eave and gable overhangs. Install aluminum soffit materials to all of the overhangs.

Affix manufactured aluminum fascia coverings to all of the fascia boards.

BU

**NOTE:** Homeowner to select soffit/fascia colors.

3700-

**4. Exterior doors:** Replace the front and rear entry doors with Stanley, Therma-Tru, or equal quality pre-hung insulated steel doors with light. Doors must be factory painted or contractor applied (TWO coats). **Homeowner to select door style and color from contractor options.** Contractor must repair all damage incurred from door replacement.

Install Kwikset-Belaire Series or equal quality lockset with dead-bolt lock. **Locks must be keyed alike.**

BU

1600-

**5. Electrical:**

**Electrical Panel** – Install a 100 amp/ twenty space electrical breaker panel and properly wire, bond, ground, and label. Locate panel at existing panel location.

**Electrical wiring** – Replace ungrounded electrical wiring throughout the entire structure with properly sized and grounded wire. Replace all switches and receptacles with U.L approved devices.

EL-15.00

**Basement** – Place the water heater wire in conduit.

Place the furnace wire in conduit.

**Kitchen** – GFCI protect the existing counter receptacle located north of the sink. Install ONE (1) additional gfcI protected receptacle at the counter, south of the sink. Install ONE (1) additional wall receptacle on the north wall, on a dedicated circuit, for refrigerator.

Replace the work light, above the sink, with a wall switched, enclosed fixture.

**Bedroom #1 (s-east)** – Install THREE (3) additional wall receptacles. Locate at each the east, west, and south walls.

**Bedroom #2 ( central)** – Install THREE (3) additional wall receptacles. Locate at each the east, west (closet), and south walls.

Replace the closet light fixture with a wall switched, enclosed fluorescent light fixture.

**Diningroom** – Install THREE (3) additional wall receptacles. Locate at each the east wall, west wall (south of kitchen entry), and south wall (west of study).

**Study** – Install TWO (2) additional wall receptacles. Locate at each the east wall (north of closet door) and west wall.

Replace the closet light fixture with a wall switched, enclosed fluorescent light fixture.

**Livingroom** – Remove the TWO (2) floor mounted receptacles and electrical feeds. Place blank metal cover over electrical boxes.

Install THREE (3) additional wall receptacles. Locate TWO (2) at the north wall (ONE east and ONE west of exterior door) and ONE (1) on the south wall (west of diningroom entry).

**Family room (n-east)** – Install ONE (1) additional wall receptacle at the east wall, north of livingroom entry.

Secure electrical junction box extensions to the recessed receptacles.

Install a wall switched, ceiling mounted light fixture. Cost not to exceed \$30.00, less installation.

**Smoke detectors** – Install FOUR (4) U.L. approved hardwired smoke detectors, wired in series. Locate at each the basement, bedroom #1, hallway, and bedroom #2.

**CO detector** – Install a U.L. approved hardwired CO detector in the basement stairs at the top landing.

**Exterior** – Install TWO (2) weather resistant GFCI receptacles near each the front and rear entry.

Replace the garage electrical feed with UF “romex”.

GFCI protect the garage wall receptacle.

**NOTE: All electrical work must conform to NEC and be performed by qualified technician(s).**

7350

**6. Furnace:** Replace the furnace with a 80%+ efficient natural gas forced air furnace. Furnace must be properly sized (supply sizing chart to housing specialist). Connect the furnace to the existing supply/return ducts. Install a liner kit, complete with cap, in the chimney “chase” to properly direct water heater and furnace flue gases outside the home. Furnace wire must be installed in conduit. New furnace system must have new pre-manufactured filter assembly, filter, and thermostat. Upon completion of system installation, fire furnace and perform diagnostic testing to assure proper system function.

Replace all non-black iron gas supply line, from the main to all gas appliances. Install drip leg and shut-off valve at each appliance.

Remove the existing space heater, located in rear porch, and cap off gas supply line.  
**Furnace installation to conform to NFPA-54 and be performed by qualified HVAC technician(s).**

2300 ME  
5.00

**7. Plumbing:**

**Water heater** – Install a 3/4" copper extension pipe, from the temp./pressure relief to within 3" of floor.

**Kitchen** – Install gated shut-off valves to the sink water supply lines.

**Bathroom** – Install gated shut-off valves to the sink water supply lines.

Replace the vanity sink drain trap with a "p" trap.

**Exterior** – Replace the north exterior sill cock with frost-proof sill cock, with vacuum break.

**NOTE: All plumbing work must conform to The Ohio Plumbing Code**

600

**8. Miscellaneous carpentry:** Install a handrail to the rear entry steps.

300 BU

**9. Replacement windows:** Wrap all of the exterior window and door trim with formed aluminum coil stock materials. **Homeowner to select coil trim color.**

Install white vinyl replacement windows (Certainteed, Seaway, Great Lakes, or equal quality) to all of the windows throughout the structure. **Contractor must repair all damage incurred by replacing of windows.**

**Kitchen** – 1 slider      **Bed #1 (s-east)** – 2 dble hung      **Bath** - 1 dble hung (frosted)  
**bed #2 (central)** – 1 dble hung      **Study** – 1 slider (south) and 2 dble hung (west)  
**dining** – 1 dble hung      **Livingroom** – 2 dble hung      **Family (n-east)** -1 dble hung (east)  
and 1 slider (north)

4,750 BU

**TOTAL PROJECT BID** 28,200