

General Notes

1. All work accomplished must comply with all applicable codes and ordinances of the City of Daytona Beach, Florida.
2. The Community Development Department shall provide all plans. Contractor responsible to have engineer seal plans.
3. All required engineering site plan and surveys shall be provided by the contractor.
4. Contractor shall provide soil compaction certificate.
5. Contractor responsible for any city impact fees.
6. Contractor is responsible to sod entire lot and meet the requirements of the city's landscape plan – 1 tree for every 2,500 square feet of property and 1 tree for every 40 lineal feet of road frontage.
7. Contractor to supply energy calculations.
8. Contractor responsible for removing all trees as necessary to place house on lot.
9. Contractor responsible for all fees changed by the city and utilities for disconnect and reconnect of utilities.
10. Full size plans can be obtained at contractor's expense for bid purposes.
11. No asbestos testing was performed. Lead testing is available.
12. The contractor is responsible for temporary power where applicable.
13. All products used on this home must meet the requirement of the Florida Product Approval Numbers.

1-ROOF

1. Install Fully Adhered Base Sheet
2. Install thirty-year dimensional shingles per manufacturer's specifications.
3. Color selection by owner from locally available stock. Color will be "light" in color.
4. Licensed roofing contractor to supply a minimum 3-year written workmanship guarantee and 5-year material warranty.
5. Supply and install roof trusses per plan. Install ZIP- Wall wood structural panels per plan.

2-EXTERIOR (general)

1. Install new garage door with new steel door/raised panel. Install garage door opener.
2. Demolish and haul away existing one story structure and out buildings. Clean and grade entire lot; provide fill for new home.
3. Construct new concrete block house on slab per attached plans and specifications.
4. Form and pour monolithic slab per code. PROVIDE SOIL COMPACTION CERTIFICATE. Form and pour 12' wide driveway, sidewalk, front and rear porch.

5. Walls shall be standard concrete block with textured stucco finish. If included in plans, Install screened porch with 16" kick plate. Wrap posts and beams with aluminum.
6. Install exterior 3-0 doors complete with new hardware and trim per plan. Match existing. All doors will be installed using (3) 3" or 3 ½" butt hinges, filling all holes with proper length screws per manufactures specifications. Finish designated by owner.
7. Install new marble sills in all window openings.
8. Provide house numbers minimum 6" per local jurisdiction requirements in a prominent place visible from the street per local ordinance.
9. Install sectioned aluminum baked enamel or vinyl fascia and vented vinyl soffit around the house including porch ceiling per plan. Color selection by owner from locally available stock.
10. Install new single hung vinyl impact window(s). WHITE including screen, permanent weather-stripping, positive lock device, nylon or stainless bushing and aluminum glazed bead (per plan). Field verify all sizes. Windows will meet the SHGC and U value ratings for current energy code.
11. Exterior doors will be pre hung fiberglass units with PVC jambs. Doors will be installed per manufacturers specifications to meet Florida wind code.

3-PAINTING (exterior)

1. Exterior joints around windows and door frames; openings between wall panels; openings at penetrations of utility services through walls, floors and roofs; and all other such openings in the building envelope shall be caulked, gasketed, weather stripped or otherwise sealed in an approved manner. Caulk all cracks in mortar joints and block work.
2. All exterior masonry and wood walls shall have all cracks and voids patched as needed with an elastomeric type patch. Apply one (1) coat of manufacturer recommended sealer, apply two (2) coats of flat paint Sherwin Williams Weather Perfect Acrylic or equal. Treat all calking surfaces with approved primer or paint additive. Color to be owner's choice.
3. Paint will be "light" in color. It will have an LRV of 50% or greater.

4-PLUMBING

1. Install code approved CPVC supply lines (hot/cold) and schedule 40 pvc to meter/well, as per Florida Building Code. Work to involve all necessary valves and tie ins, patching and regrading of excavation.
2. Install new drain and vent (DWV) lines in kitchen, utility and bathroom. Connect to applicable sewer/septic system.
3. Install a complete washer/dryer hookup in utility room.
4. Install new electric 50-gallon water heater to supply all facilities to 120 degrees F. Connect to existing service and insure that it is in proper working order before final

inspection. Installation to include pan and drain line. Unit to have all required controls and safety valves. Unit to have a minimum of five (5) year warranty. Water heater lines must be wrapped with 3/4 " foam.

5-SEPTIC SYSTEM

1. N/A

6-INTERIOR (general)

1. Install new electrical smoke detector(s), and Co Detectors per local code. Must have 10 Yr. Lithium ION battery. AC direct wire with DC battery back-up or equal. Install as per manufacturers recommendations. Location(s) to be in accordance to local fire codes.
2. Install new ground fault type duplex receptacles in reasonable proximity of vanity in the bathroom. GFCI protect all outlets in kitchen and any exterior outlets. Follow the National Electric Code.
3. Install 16" wire shelf(ves) and rod in all closets per plan. Patch and paint walls, ceiling, and shelving as necessary.
4. Service Entrance: Install new 150 amp. service. Service shall include weatherproof cabinet, complete with compatible main disconnect, and necessary circuit breakers. Replace interior panel including all new breakers. NOTE: The permitting jurisdiction may require the disconnections of service to perform this task. The contractor is responsible for temporary power where applicable. Contractor responsible for all disconnect and reconnect fees.
5. Install new ground fault type duplex receptacles in a reasonable proximity of vanity in bathroom. GFCI protect all outlets in kitchen and any exterior outlets. Follow the current National Electric Code.
6. Install adjustable hanging fixture in dining room.
7. Install new ceiling fixtures with new wall switches in bathroom above sink and in kitchen above sink.
8. Install new porch light fixture at front door and rear door, complete with new switch(es) located in interior of house.
9. Install doorbell system. Work to include replacement of push button, wire, chime, transformer, and associated hardware. Work to be so that all components of the system function properly.
10. Install 52" 3-speed reversible ceiling fans with light kits complete with new electrical mounting box and switches for fan and light per plan. Fan blades must be a minimum of 7' above finished floor. NOTE: Fans to be installed in bedrooms and in living room.
11. Install 4' double tube fluorescent wraparound ceiling fixtures. One in kitchen and one in utility room.

12. Install new toggle switches and duplex receptacles including covers and plates throughout unit.
13. Install 220-volt dryer plug behind dryer in utility room and range plug behind range in kitchen complete with proper size breakers.
14. Insure all telephone and television outlets are in proper working order at final inspection.
15. Install prehung interior hollow core door(s) per plan complete with new hardware (hinges, lockset, door stop).
16. Install new bifold doors complete with new hardware per plan (minimum thickness 1 1/8")
17. Install new 3 1/4" colonial baseboard throughout unit.
18. Install 3/8" FHA/HUD certified re-bond pad and FHA/HUD Bulletin UM44d certified carpet per plan. Install finish strip at all areas where carpet and non-similar flooring meet.
19. Install builder grade ceramic tile per plan. Grout joints to be no greater than 3/16". Color is owner's choice.
20. Frame walls per code. NOTE: Install 1/2" concrete backer-board with approved screws in tub area. Drywall with knock-down finish is acceptable in other areas.

7-KITCHEN

1. Install pantry closet in kitchen complete with door if included in plan. Minimum 2' deep and the width of opening. Install a minimum of four (4) shelves spaced no closer than 12" apart, bottom shelf 18" to 24" above floor and top most shelf not more than 74" above floor.
2. Install kitchen base cabinets. Cabinets shall be plastic clad such as Formica V-32 or approved wooden type, with appropriate doors and drawers. All doors and drawers shall be trimmed with plastic and finished inside. Dimensions for cabinet to be per plan. Color choice by homeowner.
3. Install counter top that shall be approximately 25" wide with 4" back splash. All surfaces to be plastic laminate covered. Completely seal all seams, edges, and under sink to insure water tightness. Install side splash(es) where tops meet sidewalls per plan.
4. Install upper kitchen cabinets. Cabinets shall be plastic clad such as Formica V-32 or approved wooden type with appropriate doors. All doors shall be trimmed with plastic and finished inside. Dimensions for cabinet(s) to be per plan.
5. Install a new stainless steel double bowl sink, complete with rim sealant 33"X22"X6 1/2" 20 Ga.
6. Install new faucet with veg. sprayer on kitchen sink, "Delta" model 400 or equal.
7. Install 1/2" sheetrock in accordance with local requirements. Tape, float, and smooth.
8. Install new self-cleaning electric range, freestanding with clock and one-hour timer.

9. Install new electric refrigerator, 18 cubic feet, no frost or equal (white , black or stainless steel) and if necessary, duplex receptacle not more than one (1) foot from unit.
10. Install 30" range hood. Must be vented to the outside, color to match range. Complete with two (2) speed fan and light, center over range, connect and test before final inspection. Fan must achieve 100 CFM after complete install.

8-UTILITY ROOM

1. If utility room exists, must be conditioned space.

9-BATHROOMS

1. Install tub with ceramic tile around tub to top of wall including one (1) soap dish and one (1) towel bar on new concrete board. Trim edges with bull-nose tile. Wall tile shall be standard grade. Color is homeowner's choice from local stock.
2. Install ceramic tile per plan. Color is owner's choice. Install finish strip at all areas where carpet and tile meet.
3. Install new HANDICAP water closet BRIGGS MODEL #4234 (white) max 1.6 gpf/6.0 lpf or equal. Work to include new shut-off valve, supply line, and seat. open front with cover.
4. Install new faucet on the lavatory. Must be brass internals.
5. Install vanity complete with sink per plan. Base cabinet and top to be plastic laminate covered. Top shall be approximately 22" deep with 3" back splash. Completely seal all seams, edges, and under sinks to insure water tightness. Cultured marble tops can be used as substitute. Provide back and side splash at all walls. Wood base cabinet may be substituted with owner approval.
6. Install recessed medicine cabinet. Cabinet shall be standard size, 14"X18"X4" with minimum three (3) shelves and mirror unless otherwise specified.
7. Install mirror over vanity minimum 30" high X width of vanity complete with proper mounting clips.
8. Install ceramic tile around shower to top of wall including one (1) soap dish and one (1) towel bar on new concrete board. Trim edges with bull-nose tile. Wall tile shall be standard grade . Color is homeowner's choice from local stock.
9. Install ceramic fixture set which shall be comprised of toilet paper holder, toothbrush holder, towel bar, soap dish, and shower curtain rod.
10. Install handicap grab bars in shower area and around water closet. Heavy duty, 18 gauge, type 304, stainless steel, 1 ½" diameter, model #7040 and 7075. Include solid backing for secured mounting.

10-HEATING

1. Install new central unit heat pump, with automatic float cutoff switch and thermostat complete with new ductwork, registers, and return grills to all rooms on 4'X4'X4' formed and poured concrete pad. Connect and test before final inspection. Install per State of Florida Building Code. NOTE: Work to include new disconnects at compressor and air handler. Bid to reflect properly sized unit with a min of 16 seer. One (1) year parts and labor and five (5) year compressor warranty. If upgrade of electric is required, include in bid.
2. Provide manual "D" and manual "J".
3. Ductwork will have all joints sealed. Ductwork will be tested for leakage prior to inspection.

11-PAINTING (interior)

1. Paint all interior walls with two (2) coats of eggshell paint, Paint will be low VOC. Color choice by owner.
2. Paint all interior ceilings with two (2) coats of flat paint, White. Paint will be low VOC.
3. Paint will be low VOC. All new interior doors will be primed, including tops and bottoms and lightly sanded before finish of two (2) coats of semi-gloss paint is applied.
4. All trim including doors will be sanded smooth before applying two (2) coats of semi-gloss paint. All trim will have all nail holes and open joints filled with putty before applying primer coat. Then apply two (2) coats of semi-gloss trim paint.

12-PEST CONTROL

1. Underslab will be treated prior to installation of visqueen. Final spray per local ordinance. Pest control company will bond the home for one year, including repair bond.

13-INSULATION

1. Insulate all living area ceilings to minimum R-30 factor.

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2. Walls will use $\frac{3}{4}$ " insulation fastened to block with furring strips (1" x 2"). 1" X 4" PT will be used at the bottom and top of exterior wall.
3. All knee walls will be insulated to a minimum of r-19.
4. Common wall to garage if applicable will be insulated to r-13
5. Insulation will be of no less than grade 2. (Minimal voids or crushing of product)

14- CLEAN-UP

1. Contractor to insure the premises is completely free of all trash and debris during construction and the dwelling cleaned prior to final inspection. Clean-up shall include but not limited to: cleaning windows, vacuum rugs, paint over spray and splatter, and sawdust/trash in cabinets. Contractor will maintain daily checks of jobsite to verify cleanliness.