



Critical Home Repair Scope of Work

Homeowner(s) Name: Habitat for Humanity Choptank Inc.

Property Address: 504 Pine St.
Street
Cambridge MD 21613
City State Zip Code

Phone Number: 410-459-2429

Repairs to be completed:

1. Contractor shall clean up, remove, and dispose of all debris associated with this work. Maintain cleanliness of the property at all times. Contractor must provide a place for construction refuse on the job site. This can be a dump trailer or Roll Off style dumpster. At no point will a "trash pile" be acceptable.
2. All work debris, tools and materials to be cleaned up after each shift and at the end of the project to provide clean and safe environment.

Foundation and Blocking

3. House should be prepared to be lifted. House should have proper bracing throughout to keep the house from being damaged while lifting. Company lifting the house shall be insured, bonded, and have workers comp. Company lifting the house takes all responsibility for lifting the house without damaging the house and/or harming anyone in the process.
4. House shall be elevated high enough to accommodate workers and equipment under in order to remove existing footers, blocks, bricks, etc.
5. The existing first floor system shall be removed and disposed of.
6. New footers shall be installed in accordance to the drawings provided. New footers shall be a minimum of 24" below grade. Footers shall be 10" deep, 24" wide with 2 strands of #4 steel rebar. 4" drain tile to be installed at full perimeter with a sump pit installed in location that is noted on the drawings.
7. Masonry foundation block units shall conform to section 2104 of the 2015 International building code and all referenced materials there-in. Block size shall be 16" x 8" X 8". Half inch rebar shall be installed vertically in the foundation wall every 2' apart and these cells shall be filled from bottom to top with concrete. ½" x 14" with an L Anchor bolts will be installed every 4' and no less than 6" from the end of the sill plate and butt joints in accordance with

drawings proved. Anchor bolts will have a minimum of 2 1/2" projection out from the top of the blocking. Anchor bolt cells shall be filled from bottom to top with concrete. All mortar joints shall be left clean, with excess mortar being removed. Blocks shall be cut accurately and/or filled with grout at corners and openings such as the crawl space entrance, sump pump discharge, etc. The entire finish block height should be a minimum of 30" above grade (5 courses high) with the top course being 8" bond beam and grouted. All exterior side of the blocking shall be parged.

8. Water proofing shall be applied over purging at a below grade. Pier lines to be 16" x 16", built of 8" CMU to the height per floor system specifications.
9. Crawl space access shall be located as per drawings. Crawl space door shall be having a 32" x 24" steel door installed in accordance to manufacturer's instructions and above grade.
10. Sump pump pit shall be installed in the location as per drawings indicated. Sump pump pit shall have the drain tile connected to it and discharge away from the house. Sump pump pit shall have a gasketed cover installed.
11. Crawl space shall have a 4" deep layer of pea gravel installed throughout the full foundation over undisturbed earth.
12. A termite shield shall be installed on top of the block, including piers, before mud sill is installed. Termite shield shall be a 12" aluminum or galvanized flashing.
13. Sill plate shall be a 2" x 8" treated lumber that is bolted 2' on center and within 6" from the butt joints and corners.
14. The Rim joist shall be 2" x 10" and insulated and air sealed along the perimeter after floor joist are installed.
15. All girders shall have treated plates and steel shims used for leveling. Girders shall be 3 - 2" x 10". Layout of girders shall match the drawings provided.
16. All floor joist shall be 2" x 10" and 16" on center.
17. A 2" x 6" bottom plate shall be placed along all the exterior walls before the house is lowered back onto the new floor system.
18. Exterior studs that are deteriorated shall be sistered so that when the house is lower it will be able to support the weight of the house.

Framing

1. All exterior walls shall be sistered with 2" x 6" and fire blocked at the second story floor system. Sistering shall extend upwards past the existing studs to a finished height of 8' to the ceiling on both the first and second floor, with double top plate.
2. Second-floor system shall be built at a height so that the first-floor ceilings shall be 8' in height (Is going to be built above the existing second-floor system). Second story shall be braced while taking out the second story floor system out. Contractor shall install a new floor system with 2" x 10" and 16" on center. 2" x 10" galvanized hanger shall be used where floor joist meets the girders and installed in accordance with manufacturer's instructions.
3. 2' metal straps shall be installed from the sill plate up every other 2" x 6" studs. 2' metal straps shall be installed from first floor 2" x 6" studs across rim joist and to the second floor 2" x 6" studs stacking it over the 2' straps from the sill plate up the every other 2" x 6" studs on the exterior before sheathing is in place.

4. ALL existing siding shall be removed as the Zip system sheathing is installed to prevent the house from racking.
5. Zip system sheathing shall be installed over 2' metal straps. 5/8" Zip system sheathing shall be fastened to the studs horizontally using 2 3/8" ring shank nails at 6" on center in the field and 4" on center on the seams. Stagger, 4' offset, seams as you go up the house. All seams shall be taped with Zip system seam tape. Sheathing shall be wrapped after taping seams with Tyvek or equivalent product. All seams of the Tyvek shall be taped with Tyvek tape or equivalent as recommended by manufacturer's instructions.
6. "U" style Hurricane straps shall be installed over the Zip system sheathing on the exterior plane of the house
7. The southern exterior wall shall be a one (1) hour fire rated wall.
8. Headers shall be 2" x 10 with a 2" x 6" bottom plate, filled with solid wood. Jack studs at door and window shall extend from header to bottom plate, Sill plates shall be cut inside of jacks. All exterior openings less than 4' shall have a 2" x 10" solid construction with 2" x 6" bottom plates, one jack and one king stud each side. All openings over 4' shall have triple jacks and double kick studs.
9. Sub-flooring for the second floor shall be AdvanTech 23/32" x 4' x 8' tongue and groove, or equivalent. Sub-flooring shall be glued and screwed into place, with seams tight in accordance with manufacturer's instructions.
10. Contractor shall build all interior walls, first and second floor, as shown on the plans. Interior walls shall be constructed with 2" x 4", unless otherwise stated by building plans, with bottom plate and double top plate. All interior walls shall be 16" on center spacing. Interior doors shall have 2" x 6" headers installed.
11. Dead wood (Blocking) shall be installed where required for gypsum wall boards to be installed.
12. Contractor is responsible for all fire blocking, cabinet blocking top and bottom, blocking for towel bar, blocking for stair rails, and tub/shower unit blocking.
13. Framing shall be done to the more stringent specification when specifications differs from local building codes.

Front Porch

14. The enclosed porch will be removed and replaced with a new open porch design as the house was originally.
15. Front porch shall be concrete with brick stairs and roll lock.
 - a. *Concrete Under -Slab Preparation:*

Earth where Slab is to be poured shall be cut out a minimum of 8" below finished grade of concrete slab. The existing earth at sub level shall be tamped for optimum compaction to prevent settling and movement. Once compaction is complete, 4" of compacted gravel is to be installed with a minimum 6mil clear poly is to be installed on top of stone.
 - b. *Reinforcement:*

Six-inch Welded Wire Fabric is to be installed and placed on 2" chairs to hold wire in center of poured slab. Asphalt Fiber Expansion joints shall be installed where slab meets foundation vertical walls.

c. Concrete Slab:

Concrete shall be a standard premixed material with a minimum 2500 psi rating and a fiber reinforcing. Asphalt Fiber Expansion joints will be installed where pour ends and new day pours begin. No anti-freeze additives shall be used.

d. Finishes:

All porches and walkways shall have a broom finish and 3" border troweling. Control Joints are to be installed every 12' on walkways and where ever necessary otherwise. Edging around the porch shall be brick. Front access stairs shall be brick veneer with block foundation. Steps shall be 6' wide and steps will be 11" treads with 7" risers (approximately). Steps will be constructed in accordance with Local, State, and Federal building codes.

16. The front porch shall have vinyl load bearing 5" colonial porch columns (turn style) installed as per manufacturer's instructions and placed in accordance to the drawings that are provided.



Figure 1

17. Front porch shall have Shoreline, 100 series vinyl railing system, or equivalent, installed as per manufacturer's written instructions. Balusters shall be 1 1/2" x 1 1/2" colonial style.



Figure 2

18. Contractor shall frame and install the front porch roof as per drawings provided.
19. Front porch ceiling shall be solid vinyl soffit.



Figure 3

Back Porch

20. Back steps shall be pressure treated lumber framing in compliance with Federal, State, and local codes. The band boards shall be wrapped in 1" x 12" Azek Smooth Trim board, installed in accordance with manufacturer's written instructions. Porch decking shall be 5/4" x 6" Trex composite decking or equivalent installed in accordance with manufacturer's written instructions. The color of the decking shall be Foggy Warf. Stairs treads shall be made out of the same materials as the deck. The back steps landing by the door shall be 5'x5' from inside to inside of the handrails.
21. Back steps shall have an overhang with two load-bearing 4" x 4" pressure treated lumber wrapped with vinyl sleeve or PVC.
22. Back steps over hang beam shall be wrapped in 3/4" white Azek smooth trim boards or equivalent.
23. Back step overhang ceiling shall be solid vinyl soffit as shown for the front porch. (Figure 3)
24. Steps shall be pressure treated framing. The steps shall be wrapped in 3/4" white Azek smooth trim boards or equivalent. Treads shall be the same material and color as the back deck. Risers shall have 3/4" Azek smooth trim board or equivalent so that the steps cannot be seen through.
25. Back steps and porch railings shall match the front steps and porch railing. (Figure 2)

Roofing

26. Contractor shall brace all exterior walls properly before removing the roof. Contractor takes responsibility for bracing and making sure that no damage is done to the house and properties surrounding and including 504 Pine St building and property.
27. Contractor shall remove all roofing materials and roof framing (beams, rafters, etc.) including top plate of the exterior walls. All debris from the removal of the roof shall be disposed properly and not piled up on the property or surround areas. Debris must be placed in dumpsters or bump-trailers.
28. Contractor shall frame the roof using trusses installed in accordance to truss manufacturer's instructions and plans proved. Roof decking shall be 5/8" x 4' x 8' ZIP system or equivalent. Roof decking shall be installed in accordance to manufacturer's instructions, 2 3/8" ring shank nails with a spacing of 4" at seams and 6" in the field. H clips shall be used at all horizontal spans between trusses. All seams shall be taped.

29. Roof system shall have a manufacturer's warranty of a minimum of 30 years. All components of the roof system required for warranty shall be included in bid price.
30. All eaves and valleys shall be lined with 36" of ice and water shield.
31. Underlayment shall be an approved synthetic underlayment, meeting all manufacturer's warranty requirements. Lapping of a minimum of 6" at horizontal seams and a minimum of 4" at vertical seams.
32. Pipe collars with metal collars shall be installed at all roof penetrations. Pipe collars shall have a lifetime warranty.
33. 3x5 mill finish step flashing shall be installed at all wall intersections.
34. Roof vent shall be Cobra roll vent or equivalent. Venting shall allow free flowing outside air through the attic area.
35. White F5.5 drip edge shall be used at all roof edges. Drip edge shall be installed flush against fascia board.
36. Fascia board shall be 2" x 6" wrapped in white smooth aluminum to hide any exposed lumber. White aluminum trim nails shall be used to install aluminum flashing.
37. New shingles shall be GAF Timberline Series 30-year architectural shingles, or equivalent. The color of the roof shall be weathered wood and installed per the manufacturer's instructions and within the temperature range recommend by manufacturer. Shingles shall be installed to meet 130mph wind speeds. Six nails shall be used per shingle. Starter shingle row and gable row must be installed. The start shingles shall have an overhang of 1/2" minimum beyond the drip edge at all perimeters. (NO three (3) tab shingles are to be used anywhere on the roof.
38. Any exposed fasteners on the roof shall be sealed. No silicone shall be used on the roof.
39. Soffit shall be white vented vinyl soffit along all eaves and white solid vinyl soffit along the gable end. Vinyl soffit shall be installed in accordance to manufacturer's instructions.

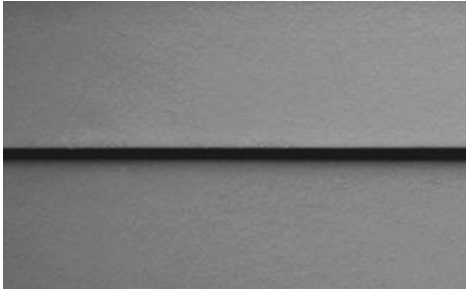


Figure 4

Siding

40. Shall be James Hardie 8.25" and .312" thick smooth. Siding shall be supplied by Habitat for Humanity Choptank.
41. Lap siding with 7" exposure to be installed with minimum 1 3/4" stainless steel fasteners. Siding shall be fastened at each stud and one centered between studs. Fasteners shall be installed on nail line per manufacturers recommendation and maintain proper distance at field seams. Where there are field seams there shall be a piece of metal flashing installed. Use complimentary colored metal flashing for the siding color. Siding shall be painted to form a seal at all cuts using color match Hardie paint. Starter strip must be installed per

manufacturer's instructions. All exposed fasteners shall be painted with color matching paint. (To match the original siding under the existing vinyl siding and asbestos siding.)



HARDIE® PLANK LAP SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

Figure 5

42. On the Front of the house under the porch roof Hardie Shingle siding staggered edge panel siding shall be used and installed in accordance to written instructions from manufacturer. (Color to match what is under existing vinyl siding and asbestos siding.)



HARDIE® SHINGLE SIDING

STAGGERED EDGE PANEL

This look is inviting and laid-back. It's versatile too: Choose it for a cottage, ranch home, or any home in between.

Figure 6

43. All horizontal connection points (over windows and doors) should have a ¼" gap and ends can butt directly to surfaces that are not concrete. 2" gap from siding to roofs and porches/decks. Color matching OSI Quad caulking to be used where required, mainly at doors, field seams should not be caulked. Vinyl "J" channel should be used to receive the siding at soffit and around windows. All accessory thru wall penetrations (exterior lights, dryer vents, power outlets, etc...) shall have a siding receiver.
44. Manufacturer's recommendation for cutting and handling shall be followed.
45. All exterior corners shall be 5/4" x 6" x 6" (actual size 1"x5 ½"x5 ½") Azek smooth corner-boards or equivalent with built in j-channel and shall be installed in accordance with manufacturer's written instructions.



Figure 7

Gutters and Downspouts

46. All horizontal fascia areas are to have gutters applied with downspouts and splash-blocks to direct water from the house footings. Downspouts shall NOT be located on columns. All gutters shall be white aluminum 5" or greater K-style with hidden fasteners.

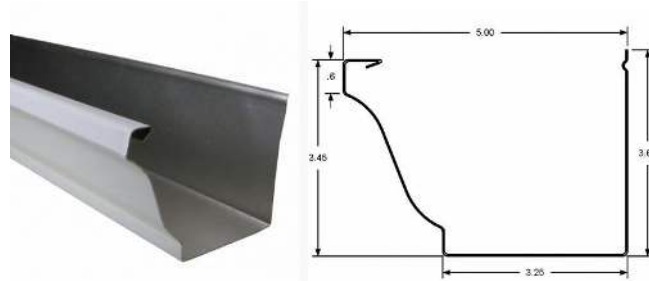


Figure 8

Exterior Doors and Windows

47. Front door shall be a four-panel fiberglass door with no window. The door shall meet or exceed Energy star ratings ($\leq .25$ U-factor and $\leq .25$ SHGC). Front door size – 3/0 x 6/8 Slab, 6-9/16" Jamb, R.O. 38-1/2" x 82-1/2'. Front door shall be double bored with 2 3/8" backset, Radius x square (Self aligning) Brushed nickel hinges. Front door shall have a door viewer. Warranty shall be limited lifetime.



Figure 9

48. Back door shall be a 1/2 light with 1/2 light interior flat grids and two-panel on the bottom, Therma-Tru or equivalent with Energy start rating ($\leq .25$ U-factor and $\leq .25$ SHGC). Shall be smooth surface, primed double bored with 2 3/8: backset, radius x square (Self aligning) brushed nickel hinges. Warranty shall be limited lifetime.



Figure 10

49. Door Hardware

- a. **Manufacturer – Kwikset, Schlage or equivalent**
- b. **Style – Curved lever handles**
- c. **4" x 4" hinges**
- d. **Finish – Brushed Nickel handles, dead bolts, strike plates, door viewer and hinges. (Deadbolts shall be on front and rear door.)**

50. Windows shall be supplied by Habitat for Humanity Choptank. All windows will be 6 over 1 to match original windows. Windows shall Sierra Pacific, series 8000 vinyl or equivalent, upon approval by Habitat for humanity Choptank. Windows shall be Energy Star Rated with argon gas, u-factor of $\leq .29$ and SHGC of $\leq .40$. Windows shall be double hung with child locks. Tempered glass windows shall be used where it is required by code (Stairways, stairway landings, bathrooms, etc.) Windows shall be placed in the locations as per the drawings provided. All bathroom and stairway windows shall be tempered glass as per building code.



Figure 11

51. Contractor shall install all windows and doors. All windows and doors are to be of a thermal code that meets or exceeds the areas minimum requirements and are to be installed by having a sill protection device and be in-bedded in a sealant of caulk around the perimeter.

Contractor's Signature: _____ Date: _____

Habitation for Humanity staff Signature: _____ Date: _____