

# **Neighborhood Development Services, Inc.**

120 E. Main Street  
Ravenna, Ohio 44266  
Phone: 330-297-6400  
Fax: 330-297-5303



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## **RESPEC In-House Estimate**

Case #: **A146PCLRC**  
Total w/CO: **\$66,250.00**  
Total w/o CO: **\$66,250.00**

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### Property Information:

**160 E. Harris  
Ravenna OH 44266**

### Staff Information:

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:

### Owner:

**PCLRC  
449 Meridian  
Ravenna OH 44266-**

Phone:

Mobile:

### Milestones:

Inspected: **0**  
Committed: **0**  
Proceed: **0**  
Completed: **0**

### Bid Information:

Awarded: **0**  
Awarded to:  
Amount: **\$ 0.00**

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### **Main Structure**

Unit Info:

**Single Family**

Owner

Phone: Work Phone:

## **Pre-Sale Property Inspection Report**

**Interior | Main Structure | Single Family | General****Conditions**

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**Requirments for General Work****PERMITS GENERAL**

**The following permits may be required for this project:**

**General Building (for construction), electrical, plumbing and HVAC**

The contractor is required to do all work in accordance with all applicable Local Building Codes and Regulations, including OSHA, City, County & State Codes, the Land Bank's Reference Guide for Housing Quality Standards (October 2020), & 2019 Residential Code of Ohio.

A copy of each permit and signed off inspection sheet will be required to complete the paperwork for this project prior to recording of the deed. When Applying for Permits a complete copy of these specifications will be required to be submitted to the Local Jurisdiction for EACH permit.

**PRACTICES**

All work to be done in a quality and workmanlike manner. All work to include any components or items required for a complete and functional system. Incidental items not mentioned specifically in the specifications that can reasonably and legitimately be inferred to belong to the work described or be necessary, in good practice to provide a complete system shall be furnished and installed as though called out in every detail.

All items and debris generated and removed by the contractor on the project will be hauled away by the Contractor. The Contractor will also be responsible for repairing or replacing any item or surface damaged by himself or his workers during the rehab. Interior & exterior work areas will be kept clean and safe at the end of each work day.

All work to be completed that requires a license, for example: Electrical, Plumbing, & HVAC must be completed by a licensed contractor in said trade.

Refer to reference guide for Housing Quality Standards : Electrical #1, Heating #2, Plumbing #5.

Structural Changes: No changes to the basic building structure shall be made unless specified or approved by the Portage County Land Reutilization Corporation (PCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the jurisdiction in which the property is located and may require a permit from such jurisdiction.

Final Clean: All debris removed from the site shall be disposed of in code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows. Sanitize kitchen and all bathrooms.

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Total for: General      \$ \_\_\_\_\_

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**Interior | Main Structure | Single Family | Exterior****Grounds**

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**Remove Vegetation**

Remove all trees, bushes, & general foliage within 15' of house & garage exterior. Grind all stumps below grade, seed & straw affected areas.

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**Pitch Top-soil Seed & Straw**

Pitch 6" of screened top-soil around entire perimeter of house tapered flush to existing grounds in a 2' width from edge of foundation. Seed & straw affected area.

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**Gravel**

Add 4" deep #57 limestone gravel between garage door & city alley to serve ( 2 ) car parking. Approximate 14' X 20' of gravel.

**House & Garage**

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**Replace Roof****Roof Replacement (ridge vents)**

Tear off all existing roofing materials to the bare deck on the entire house & garage.

Inspect existing roof sheathing and replace any damaged, rotten or missing roof sheathing with wood of equal dimension. Cut back roof sheathing at ridge to allow proper ventilation. All plumbing vent stacks to have neoprene vent boots, replace as necessary.

Roofing materials and practices to conform to the RCO Chapter 4101:1-15 Roofs.

Install Ice Guard / Water Barrier. At all eaves and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building. At all valleys with a minimum width of 36 inches. **Exception:** Detached accessory structures that contain no conditioned floor area.

Replace all flashing and counter flashing at chimneys and intersections of vertical walls with metal from coil stock and install 15# felt paper, aluminum drip edge and neoprene vent boots.

Install new 30 year / limited lifetime architectural shingles as per manufacturers recommended procedures and include a shingle over vent-a-ridge style ventilation system.

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**New Gutters & Downspouts****Gutter and Downspout Replacement**

Remove existing gutters and downspouts on house & garage. Install new seamless aluminum gutters and downspouts using screw type hidden hanger system. Provide downspout adapters and tie into existing storm drain lines if present or terminate onto splash blocks provided by contractor.

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**New Vinyl Siding****Vinyl Siding and Soffit**

Remove the existing siding, Install fan fold insulation, new vinyl siding, soffit and fascia on house & garage. Replace any rotted, missing wood on garage prior to vinyl siding install. Include all necessary wood blocking for installation. Wrap all fascia, window & door trim and all wrappable exterior components with aluminum coil stock unless otherwise specified. Use Alside, Wolverine, Alcoa or pre-approved equal vinyl siding with a minimum thickness of .040 inches. Install per manufacturer's recommendations. Install vinyl electric meter base block and use J-Blocks at all new and removable fixtures i.e., light fixtures, electrical outlets, dryer vent, etc. All other existing fixtures or protrusions through the siding must be sealed with duct seal and or caulked using a good silicone base caulking as recommended by the manufacturer.

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**New Windows**

Provide and install new vinyl replacement windows in entire house & garage. Make repairs as needed to ensure the integrity of rough opening. Work to include all necessary stop and jamb extension material. All windows to be white vinyl welded/welded construction, have minimum 5/8" insulated air space and full screens. Include all trim, hardware and drip cap. All interior drywall returns and exterior wall repairs to be included (prime all patches). Insulate around windows with non expanding foam prior to installing stops. Caulk all interior wood seams including where the window meets the stop, the stop meets the casing, where the casing meets the wall and under the sill for an air-tight seal. Wrap and caulk all exposed exterior wood casing with white aluminum coil stock (mitered seams). New Vinyl Windows to be as manufactured by Alside or pre-approved Equal. Windows must have Low-e, Argon fill and Energy Star rating. Central Zone Energy Star ratings are U-factor 0.30 solar heat gain 0.30 as of August 2002.

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**New Exterior Doors**

Remove and dispose of front entry door, rear entry door, & garage man door. Replace all damaged wood at the threshold and around the opening prior to installing new door. Provide and install new pre primed steel or fiberglass insulated exterior 1-3/4" solid core door (to operate the same as existing) including all trim hardware and drip cap, (Pease, Jeld Wen, Therma-tru, Stanley or approved equal). Set on 1-1/2 pair 3-1/2 x 3-1/2" butt hinges. Include keyed alike Schlage, Kwikset or approved equal lock sets (if multiple doors are installed), doorstops, thumb turn dead bolts, and vinyl bubble weather-stripping. All hardware & knobs to be brush nickel.

Re-attach sliding door on garage.

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**Front Porch & Back Porch**

Level, remove or replace front & back porch concrete step(s) to meet code & prevent tripping hazard.

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<b>Total for: Exterior</b>				\$	_____
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**Interior | Main Structure | Single Family | Interior****HVAC**

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**Remove and Replace Old Furnace****Test for proper combustion.****INSTALL A TRANE, CARRIER, LUXAIRE OR APPROVED EQUAL.**

Install new furnace as specified including main disconnect to code. Install a new 95% efficient furnace.

- 1) Size the new furnace to the home per ACCA Manual J or other recognized methodology, Residential Load Calculations. Submit load calculation form prior to installation of new unit. Show the size of the furnace for the design heat load & the make of furnace to be installed. Do not over size the unit.
- 2) Install and vent the unit per manufacturer's instructions (PMI).
- 3) Electrical supply must be a dedicated circuit, with a switch at the unit.
- 4) Unit must have a minimum 30 inch front clearance, when installed.
- 5) Check the gas input to the unit, gas fuel lines to be schedule 40 black steel pipe.
- 6) Check the temperature rise and match to the unit (PMI).
- 7) All exposed joints in return air and supply ducts must be sealed with proper UL approved mastic.
- 8) Filter chamber must have a cover - if not provided with unit, make one from sheet metal. Include 1 micro-particle reduction filter, HEPA or equivalent.
- 9) Work to include adjusting gas line as needed and condensate pump as needed.
- 10) Install new ball type shut-off valve and electrical disconnect switch.
- 11) Re-check all of the gas lines and all gas appliances for leaks, correct as needed.
- 12) Size chimney and provide proper flu liner and vent for orphan water heater.
- 13) Replace duct-work or confirm operation of existing. All duct-work to be free of any holes or gaps, duct openings to be fitted with registers & adjustable dampers, cold air returns with return grills.

If A/C is to be added it is beyond the scope of this review & is an additional cost to the buyer.

**Plumbing**

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**General Repairs**

Provide & install all new or confirm proper operation of existing plumbing supply lines, drains, quarter turn ball shut offs, & fixtures to ensure a proper sized & functioning supply & drain system that will meet all local building/plumbing codes for City of Ravenna.

Provide & install new or repair existing sump pump to ensure proper function.

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**New Bathroom**

Provide & install new interlocking 4 piece tub & surround system in main floor bathroom. Include new vanity, sink-top, faucets, toilet, towel bars, & toilet paper holder. Provide & install new toilet & vanity in upstairs bathroom.



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**Gas Water Heater**

Replace the water heater. Provide and install a new Rheem Performance Plus 40 gallon 40,000 BTU High Efficiency Natural Gas Water Heater or approved equal (Bradford White, AO Smith) (Minimum 6 Year warranty). Including all necessary dielectric unions, quarter turn water and gas shut off valves, and copper drip tube to within 6" from the floor. Gas supply lines will be schedule 40 black steel pipe & not leak. Provide & install expansion tank in jurisdictions where required by code.

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**Electrical**

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**General Repairs****General Electrical Repairs**

Throughout the dwelling, & garage remove and dispose of all illegal and defective wiring, boxes and devices. Replace with new wiring, outlets and (boxes as needed) to code. All unused switches, receptacles, fixtures, and conductors must be removed. Clean up all existing hanging wires, illegal wiring, open splices and open junction boxes. All wiring on foundation walls in the basement to be in metal conduit. Check all switches and plugs for proper working condition, replace if found to be defective. Provide and install cover plates on all open devices. Check all hardwired lighting fixtures for proper working condition, replace if found to be defective. Provide and install any missing globes, reflectors/diffusers and bulbs or replace with similar type fixture (new bulbs to be CFL or LED). Any drywall damage or holes from abandoned or modified electrical to be repaired and finished to similar surface texture and primed.

All 2-wire outlets that do not have an equipment ground **shall** have polarized 2-wire receptacles installed.

All 3-wire new and replacement receptacles must be tamper proof.

Electrical circuits for electric clothes dryers and ranges to be 4 pole, earth grounded 240V receptacles. Provide and install new appliance pigtail(s) as required.

Dedicated circuits for the following appliances **shall** be provided. The circuits for these appliances **shall** be sized per the manufacture's instructions and the NEC. New Circuits added are required to meet NEC arc fault requirements.

- Refrigerators
- Freezers
- Electric Range
- Washing machine (single use receptacle is required)
- Clothes dryer
- Electric water heater
- Garbage disposal
- Furnace
- Microwave oven
- Air conditioner
- Dishwasher
- Water well

- Sump pumps (single use receptacle is required)
- Septic aerators
- Other major electricity consuming appliances

Main breaker panel shall have adequate number of circuits to serve house. GFCI outlets are required in all bathrooms, kitchen counter-top areas, basement, & exterior outlets shall be enclosed in a weather proof box.

Outlets as follows: Living Room-(3), Dining Room/ Kitchen, & bedrooms- (2), Bathrooms-(1), Hallway/Stairs-(0), Family/ Den - (2).

Permanent Fixtures as follows: Living Room (1), Dining Room/ Kitchen & bedroom (1), bathroom-(1), Hallway/stairs (1), Family /Den- (1).

An exterior light fixture to be located at each entry door that is controlled by an inside switch.

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#### **Smoke Detectors**

Provide & install wireless interconnected smoke detectors in each bedroom, & one on each floor. Provide & install carbon monoxide detector in laundry/utility room, & one on each floor. Smoke detectors can be combo smoke & CO2 detectors or as required by local code.

#### **Carpentry**

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#### **Drywall Repair**

Remove & replace all rotted, cracked, blemished drywall or plaster throughout entire house. Tape, bed, skim, & sand for paint.

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#### **Remove All Contents & Dispose**

Remove all contents & dispose off site. Pump water in basement as needed.

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#### **New Kitchen Install**

Provide & install new kitchen base & wall cabinets, provide & install laminite counter-tops. Include new double basin sink, & faucet. Kitchen must have place for stove ( gas or electric) ,& fridge. Move laundry supply hook-up & dryer ( gas or electric) to basement from kitchen, provide & install a new laundry tub & faucet. All kitchen & laundry room work must meet all local codes for electric, & plumbing.

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#### **Base & Case Trim**

Provide & install new base & case trim or clean & repair areas that aren't damaged throughout house, prep for paint.

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#### **Foundation Repair**

Repair all deteriorated failing foundation block in basement & chimney inside & outside of house. Include tuck point repair if neccessary to meet all local codes.

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**New Interior Doors**

Provide & install new pre-hung interior doors at all bedrooms, bathrooms, & entry ways that have an existing door. Bathrooms will have locking door handles, bedroom & closet doors do not have to lock.

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**Install Top Rail**

Provide & install a top-rail with spindles 4" OC at second floor top of staircase to wall per local codes.

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**Blown Insulation - Walls****Blown Cellulose Insulation (walls)**

Insulate side walls with blown cellulose in conformance to ASTM C739-91 and ISS 16 CFR, Part 1209. Blow cellulose insulation in each stud cavity to achieve 3.5 lbs per cu. ft. Insulate using either of the methods outlined below.

(2 hole method) Access each wall cavity with a minimum of 2 holes per story with no more than 5' distance between holes. Each cavity shall then be probed to locate fire stops or other obstructions which may necessitate additional entry holes to assure the maximum pressurization practical for that cavity. This process applies to exterior siding, sub-siding, and interior wall surface applications. Each cavity shall be insulated

(Single-hole method) Access each wall cavity in a single place at either the top or bottom of each wall cavity. Accesses will then be probed to locate fire stops or other obstructions that may necessitate additional entry holes. A flexible tube long enough to reach the opposite end of the cavity shall then be inserted into the cavity and be withdrawn as the cavity fills and pressurizes with materials. This process applies to exterior siding, sub-siding, and interior wall surfaces. Each cavity shall be packed with material.

**Provide an insulation certificate upon completion.**

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**Painting**

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**Paint Entire Interior of House**

Paint entire main floor & upstairs walls, ceilings, trim & doors to cover.

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**Flooring**

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**Carpet & Sheet Goods**

Paint all floors with oil/shellac based primer to kill pet odor smells. Provide & install carpet, pad, & sheet goods in house main floor & upstairs. Carpet & pad will be installed in all rooms except kitchen & bathrooms. Sheet goods or tile can be installed in kitchen & bathrooms.

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**Total for: Interior**     \$ \_\_\_\_\_

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