

Neighborhood Development Services, Inc.

120 E. Main Street
Ravenna, Ohio 44266
Phone: 330-297-6400
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RESPEC In-House Estimate

Case #: **A149PCLRC**
Total w/CO: **\$105,250.00**
Total w/o CO: **\$105,250.00**

Property Information:

**3494 Hommon Road
Ravenna OH 44266**

Staff Information:

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;
;

Milestones:

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

Owner:

**PCLRC
449 S. Meridian Street
Ravenna, Ohio 44266**

Phone:

Mobile:

Bid Information:

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

Main Structure

Unit Info:

Single Family

Owner

Phone: Work Phone:

Pre-Sale Property Inspection Report

Printed: August 2007 12:57 PM

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

1	0000000003	1 LS	0		\$	
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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 and **The Land Banks's Reference Guide for Housing Quality Standards (October 2020).**

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, including a final certificate of Occupancy or equivalent. 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.

Remove all trash and debris from the property, including, but not limited to, the bus, camper, lawn tractors, tires, barrels, etc.

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

Structural Changes: No changes to the basic building structure shall be made unless specified or approved by the Portage County Land Reutilization Corp (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."

Total for: General \$ _____

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 Driveway

Grade and weed kill driveway from garage apron to street. Add 4" deep #57 limestone gravel to entire area.

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Water Well & Septic

Have the well and septic inspected by the Portage County Health Department for determination as to condition and system operation. Make all necessary repairs to comply with Portage County Health Department for an approved and working septic system and an approved serviceable water well system. Replace all necessary components to each system to assure a properly functioning system.

Clean and Chlorinate Well -

Use a bailer to clean the sand & sediment from the well. Provide and install a new properly sized Goulds well pump or approved equal.

Chlorinate and test water well per PCHD requirements. Chlorinate well as recommended by the Portage County Health Dept. and flush thoroughly. Pay and schedule well test with PCHD.

House Exterior

6	0000000000	1 LS	0	\$	_____
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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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Replace All 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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Replace All Entry Doors

Remove and dispose of front entry door, rear entry door, & door to garage. 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 & lock sets to be brush nickel finish.

Garage door to be fire rated and be self closing.

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Pour New Concrete Garage Floor with 2' Apron

Grade, prep and pour a new 4 " thick concrete garage floor on adequate gravel base; use .004" mil. visquine vapor barrier and expansion joints where new concrete comes into contact with existing masonry. Reinforce slab with 6"x 6" wire mesh.

10		1 LS	0	\$	
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Replace Existing Garage Doors

Remove and dispose of existing garage doors. Provide and instal 2 new insulated Clopay or equal garage doors with electric openers.

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Power Wash Exterior

Power wash entire exterior of housing structure, including spouting and downspouts.

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Repair Existing Soffit & Fascia

Make all necessary repairs to the existing soffit, fascia, spouting and downspouts replacing any damaged materials with like material to match existing.

Total for: Exterior\$

Interior | Main Structure | Single Family | Interior

Basement

13	0000000000	1 LS	0	\$	
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Underpin Structure Re-build Foundation Walls

Take out the entire foundation down to the footers, inspect the footers and basement floor slab, address as needed, including replacement if necessary. Rebuild the foundation with new CMU including new glass block windows with vents.

HVAC

14	0000000000	1 LS	0	\$	
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Replace HVAC

Provide and install a new HVAC system sized to meet the needs of the home.

Electric furnace with heat pump, oil furnace etc. **There is no Natural Gas available at the property.**

Address any issues with the existing ductwork, heat registers, cold air returns and clean and sanitize all.

Plumbing

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General House Plumbing

Provide & install all new plumbing system or confirm proper operation and condition of existing system including all 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. Replace the existing sump pump and provide new laundry hook ups along with a utility sink.

16	0000000000	1 LS	0	\$	
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Bathroom

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

17	003001003	1 LS	0	\$	
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Water Heater**Electric Water Heater**

Replace the water heater. Provide and install a new Rheem Performance Platinum 40 gal. Medium 6 Year 5500/5500-Watt Elements Electric Water Heater with LCD Display or approved equal (Bradford White, AO Smith) (Minimum 6 Year warranty). Including all necessary dielectric unions and quarter turn shut off valves and copper drip tube to within 6" from the floor.

Electric Repairs

18	002000001	1 LS	0	\$	
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General Repairs**General Electrical Repairs**

Throughout the dwelling 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 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.

Provide adequate lighting fixtures throughout the interior, including the garage and at all exterior entry doors to meet NEC. Provide adequate number of light switches and receptacles per room to meet NEC.

Inspect meter base, service entry and main panel, replace as needed to meet NEC.

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.

Main breaker panel shall have adequate number of circuits to serve the house. GFI outlets are required in all bathrooms, kitchen counter-top areas, garage, exterior and basement, all wire on block walls needs to be in conduit., all exterior outlets shall be enclosed in weather proof boxes.

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

19	002002003	1 LS	0	\$	_____
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Smoke Detectors (ranch)**Smoke Detectors (ranch)**

Provide and install UL and State Fire Marshall listed hardwired, interconnected smoke detectors throughout the house. Install a hardwired, detector with battery back-up in each bedroom, hallway, living room and the basement. Living room & basement to receive audible integrated carbon monoxide detector. Wire on a commonly used circuit. Any drywall damage or holes to be repaired and finished to similar surface texture and primed. In cases where hard wiring all smoke detectors is prohibited by access for wiring or excessive drywall damage can't be avoided, the use of a combination of wireless interconnect hardwired smoke alarms and wireless interconnected battery operated smoke alarms can be used (minimum 10 year battery is required).

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Replace All Light Fixtures

Replace all interior and exterior light fixtures to provide adequate light and to meet NEC.

Carpentry

21	000000000	1 LS	0	\$	_____
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Drywall Repairs

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

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New Kitchen

Provide & install new kitchen base & wall cabinets, provide & install new laminate counter-tops. Include new double basin sink, & faucet. All kitchen work must meet all local codes for electric & plumbing. New kitchen design to have space for a new electric stove, a new refrigerator and a new dishwasher, along with all necessary supply and drain plumbing and electrical receptacles..

23	000000000	1 LS	0	\$	_____
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Interior Base, Doors and Case Trim

Replace all existing interior doors. Provide & install new pre-hung 6 panel interior swing doors and or bi-pass doors. Bathrooms and bedrooms to receive lock sets & closet doors to receive passage sets. Provide & install new base & case trim.

24	0140010001	1 LS	0	\$	_____
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Install Handrail / Cattle Rail system**Cattle Rail (Basement stairs)**

Provide and install cattle rail type railing using a treated 4" x 4" as an end post securely attached to floor joists and stair stringer. Use 1" x 4" or 1" x 6" material maintaining 4" maximum gap for the rails. Provide and install a stock fir handrail with both ends returned, complete with brass hanging hardware spaced not more than 5' apart.

Painting

25	0000000000	1 LS	0	\$	
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Paint Interior Walls and Ceilings

Paint entire interior walls and ceilings to cover, using a good quality Sherwin Williams or equal paint.

Flooring

26	0160010001	1 LS	0	\$	
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Install Carpet & LVP

Paint all floors with oil/shellac based primer to kill pet odor smells. Provide & install carpet, pad, & LVP. Carpet & pad will be installed in all rooms except kitchen & bathrooms and LVP in kitchen & bathrooms.

Weatherization

27	0190010001	1 LS	0	\$	
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Blown Insulation - Attic**Blown Cellulose Insulation (attic)**

Insulate open attic. Add Blown Cellulose material to achieve an R-38 value. Air seal any bypasses and penetrations with foam or caulk. Install rafter baffles along the entire eave sections of the attic (remove or pull back any existing insulation to assure baffles are not obstructed). Build plywood scuttle walls in attic to dam insulation and insulate the attic side of door with an R-38 fiberglass batt and install weather stripping for an air tight seal.

Coverage should be as level as possible and to the depth of material that corresponds with each R value. Each individual manufacturer's recommendation for initially installed thickness and settled density usually found in the coverage table on the material packaging. Final coverage to equal R-38. Material used will meet and conform to ASTM C739-91 and ISS 16 Part, 1209.

Note: maintain clearance from combustible materials in accordance with NFPA Requirements.

Flag all junction boxes.

28	0190010002	1 LS	0	\$	
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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.

Total for: Interior

\$

Total for: Interior

\$

Job Total Cost: \$
