



504 Loan/Grant Repair List

The following checked repairs shall be completed in accordance with applicable Federal, State and Local laws, Rural Development Instructions, the 2000 International Residential Code, 1999 National Electric Code, and local municipal codes and ordinances and utility companies. Only items that are checked describe the work to be done.

All materials shall be installed as per the printed manufacturers instructions with a copy provided to Rural Development upon request. All replacement items will be of new materials unless otherwise stated and must be American made unless exception made by Rural Development.

Any items removed/replaced at dwelling shall become the property of homeowner if they so request. Otherwise it shall be disposed of as per line item VIII of contract.

1. SITE

- a. Properly treat dwelling and all soils under and around dwelling for termites. Provide Rural Development with inspection certification. All work performed shall be by a licensed, bonded exterminator. Provide homeowner with a written 5-year warranty on work with a copy to Rural Development.
- b. Correct negative grade at building perimeter to prevent negative drainage.

2. ROOFING

- a. Remove all roofing and paper underlayment on entire dwelling. Replace all defective roof decking with new materials per existing thickness and type. Install new metal roof edge, #15 asphalt-saturated building felt (one layer if slope is 4:12 or greater, two layers if slope is less than 4:12), metal valley flashing (if valley areas are present) and 235 pound Class A labeled fiberglass strip 3 tab self sealing or Architectural shingles. New shingles are to be warranted by the manufacturer for 25 years, certification required upon request. Owner to select color of new shingles. Replace all roof flanges and metal vents penetrating the roof. If dwelling has wood shake shingles, remove them, ensure all rafters and lathe solid and in good condition. Install 1/2" plywood decking over lathe and properly secure per manufacturers instructions.
- b. Replace all all deteriorated areas of fascia boards on dwelling. Use wood materials, properly prime and paint, color per owner. (If present fascia materials are material other than wood, use matching material when replacing portions of fascias).
- c. Replace Repair, all new repair work shall match existing.
 gutters, Replacement gutters shall be 26 gauge, baked enamel aluminum, 5" min.
 downspouts, Replacement downspouts shall be 26 gauge, baked aluminum, 2" x 3" rectangular, a minimum of one downspout at each corner.
 splash blocks. Splash blocks shall be 12" x 30" concrete, provided at each downspout.

3. EXTERIOR

- a. Replace any damaged and/or missing siding materials and prepare exterior walls per vinyl siding manufacturers written instructions. Install 1/4" fan-fold insulation at all exterior walls. Install new .044 vinyl siding, color and style per owner. Vinyl siding shall comply with ASTM D3679 standard for Rigid Polyvinyl Chloride, ASTM D1435 standard 1 for weathering, E84 fire test rating, BOCA Research Report No. 89-36, ICBO Research Report N. 4072 and SBCCI No. 9551 (use latest standard and research report numbers). Wrap aluminum at all windows and doors, install aluminum fascia and soffits, construct areas as required to secure soffits and fascia. Install accessories for vinyl siding in accordance with manufacturer's instructions.

4. WINDOWS

- a. () Remove all existing window units. Replace all rotted/decayed wood at areas adjacent to windows. Install new 5/8" insulated glass; single hung windows with screens as per the manufacturers instructions. Install new interior and exterior trim. Caulk, prime and paint all new exterior woodwork, interior trim is to be finished per the owners instructions. All new units shall be sized and located per existing units.
- b. () Install all new storm windows over all existing window units, replace rotted wood material as required to ensure proper securing of units, caulk and paint new wood.

5. DOORS

- a. () Replace exterior door units, location per owner. Install six panel or 9-lite doors as per owner's request. New units to be pre hung, metal insulated with magnetic weather strip and three butt hinges. Install new lock, dead bolt and trim. Paint new door, jamb and trim. Install peep hole in six panel doors. Replace any rotted or damaged woodwork after removal of existing units. Units are to be installed and finished per manufacturer's instructions.
- b. () Install durable, vinyl clad, 1 1/4" storm door(s) with hardware and frame.

6. INSULATION

- a. () Provide and install additional fiberglass insulation, or equivalent, to bring total ceiling R-Value to R-32, provide certification of type and R-Value. Contractor to state on bid, the number of bags required to provide this R-value. Provide a minimum 2 inch positive air flow between insulation and underside of roof sheathing in rafter spaces when using blown insulation.

7. ELECTRIC

- a. () Remove all existing wiring in dwelling. Properly re-wire entire dwelling using 12-2 W.G. as smallest wire acceptable. Contractor to state on bid, or separate sheet, the number of plugins in each room, light and light with switch, all exterior lights, plugs etc. or bid will be rejected. Location of all plugs, switches, lights etc. per owner.
- b. () Install new () 100 () 125 () 150 amp breaker box, install proper size breakers per the 1993 N.E.C. Box is to have 4 or more additional circuits at completion. Label all circuits, provide separate appliance circuit for kitchen and laundry area.
- c. () Install new meter base, mast and weather head.

8. PLUMBING

- a. () Replace water line from dwelling to meter. Contractor to provide the type of materials to be used or bid will be rejected.
- b. () Remove all water lines under dwelling and up to each fixture. Install all new water lines, properly support and insulate. Install new supply lines and shut off valves at all fixtures. Contractor to state the type of proposed materials.
- c. () Remove all drain lines under dwelling. Install all new Schedule 40 lines; install new traps etc. to all fixtures. Properly install all new vents.
- d. () Replace all sewer lines from dwelling to city sewer, use Schedule 40 lines only.
- e. () Install new septic tank and field lines as per Missouri Dept. of Health regulations. Provide Rural Development with copy of perk tests, drawings, final inspection, etc.
- f. () Install new () 30 gallon () 40 gallon () electric () gas water heater, install new T&P valve and vent thru floor or to exterior with 3/4" line. If gas unit is installed, install new metal vent pipe through roof, include new roof flange and cap, and install new shut off valve at gas line.

9. HVAC

- a. () Install new () heat () heat & a/c unit, complete with thermostat. Contractor to state on bid the proposed BTU size and brand name of unit. Provide detailed sketch of dwelling showing location of all new duct work, trunk lines, vents and heat unit location. Work will include material

and labor for any electrical or gas changes necessary as required per codes. If above information is not provided the entire bid will be rejected. Contractor to state on bid if the existing ducts, if any, are in repairable condition and could be reused. Provide information to resecure and/or insulate. Install all materials per manufacturer's instructions.

- b. () Install new heat source with blower unit, locate per existing. Contractor to state on bid the brand name and proposed size of unit or bid will be rejected. If gas, include in installation a new double wall vent pipe and any changes in gas line to meet proper code. New unit to be installed per manufacturers instructions.
- c. () Construct a/c opening in wall, locate per owner. Properly trim interior and exterior, caulk and paint. Provide proper electric source to within 12" of opening. Install owners unit in opening.

10. **STAIRS**

- a. () Install metal handrails at () front () rear () interior () basement stairs. Properly secure in a manner as to prevent any hazards. Handrails on stairs with a rise of 30" or more above adjacent floor/grade shall have spindles spaced not more than 4".

11. **KITCHEN**

- a. () Remove all () upper () lower kitchen cabinet units. Install new units per existing sizes and locations. If new units are to be modified from present, attach detail sketch of new sizes and locations. Provide factory literature showing type, style and color of proposed units or bid will be rejected. All units to have ANSI sticker applied.
- b. () Install new stainless steel double bowl kitchen sink, drain, traps and baskets.
- c. () Install new Delta kitchen faucet. Include new supply lines and shut off valves.
- d. () Install new post formed kitchen counter tops, color per owner.

12. **BATH ROOM**

- a. () Install () one () two 1 1/2" x 24" grab bars at tub area, locate per owner. Ensure grab bars are secured to studs or wall blocking.
- b. () Install new bath vanity per existing dimensions, unit to have ANSI sticker applied.
() Reinstall existing top
() Install new cultured marble top.
- c. () Install new vanity faucet with pop up drain, Delta, American Standard or equal. Install new supply lines and shut off valves.
- d. () Install new tub faucet set with shower, Delta, American Standard or equal. Properly secure and caulk if required
- e. () Install new complete
() commode unit
() handicap commode unit. Include wax ring, seat and lid.
- f. () Install () one () two 1 1/2" x 24" grab bars at commode area, locate per owner. Ensure proper blocking in wall space or mount onto 3/4 inch plywood properly secured to wall.

13. **FLOORING**

- a. () Remove () bathroom () dining room/area () kitchen vinyl flooring, replace all areas of defective joists, sills and plates. Replace any soft or rotted plywood subfloor floor with new materials. Match existing thickness and spackle seams smooth. Provide Install new vinyl floor per manufacturer's recommendations, color per owner. Re-set all fixtures as required. Provide new base as required.