

UPPER CASES  
ROGERS. LING

Columbia County Building Permit Application

9 Scope of Work

For Office Use Only Application # 1204-52 Date Received 4/25 By JA Permit # 30142  
Zoning Official BK Date 2 May 2012 Flood Zone X Land Use A-3 Zoning A-3  
FEMA Map # N/A Elevation N/A MFE N/A River N/A Plans Examiner J.C. Date 4-30-12  
Comments No additional Sq Ft being added  
☒ NOC ☐ EH ☐ Deed or PA ☐ Site Plan ☐ State Road Info ☐ Well letter ☐ 911 Sheet ☐ Parent Parcel #  
☐ Dev Permit # ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter  
IMPACT FEES: EMS \_\_\_\_\_ Fire \_\_\_\_\_ Corr \_\_\_\_\_ ☒ Sub VF Form  
Road/Code \_\_\_\_\_ School \_\_\_\_\_ = TOTAL (Suspended) ☐ Ellisville Water ☒ App Fee Paid

Septic Permit No. Exempt Fax 386-496-1368  
Name Authorized Person Signing Permit RICHARD O. TILLIS Phone 386-496-1360  
Address PO Box 777, LAKE BUTLER, FL 32054  
Owners Name JOHN WOODS Phone 386-344-4898  
911 Address 204 SE. SUZANNE WAY, LAKE CITY, FL 32025  
Contractors Name RICHARD O. TILLIS Phone 386-496-1360  
Address P.O. Box 777, LAKE BUTLER, FL 32054  
Fee Simple Owner Name & Address JOHN WOODS, 204 SE SUZANNE WAY, LAKE CITY  
Bonding Co. Name & Address N/A  
Architect/Engineer Name & Address N/A  
Mortgage Lenders Name & Address N/A

Circle the correct power company - FL Power & Light - Clay Elec. - Suwannee Valley Elec. - Progress Energy

Property ID Number 26-45-17-08749-124 Estimated Cost of Construction 28,780<sup>00</sup>  
Subdivision Name BRANDON HGTS. S.D. Lot 4 Block B Unit \_\_\_\_\_ Phase \_\_\_\_\_  
Driving Directions 415 to left on 252 (past HS) to Price Ch. Rd. 245, turn right to Alfred Markham, rt. on Brandon Rd to Suzanne, left to 204. Number of Existing Dwellings on Property 1  
Construction of REMODEL - MN - 1' CUBG Total Acreage 0.630 Lot Size \_\_\_\_\_  
Do you need a - Culvert Permit or Culvert Waiver or Have an Existing Drive Total Building Height 9.5'  
Actual Distance of Structure from Property Lines - Front \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_  
Number of Stories 1 Heated Floor Area 1064 Total Floor Area 1,064 Roof Pitch \_\_\_\_\_

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction. CODE: Florida Building Code 2010 and the 2008 National Electrical Code.

Page 1 of 2 (Both Pages must be submitted together.)

Revised 3-15-12

4014. 2nd J.W. spoke by DELL 5.3.12  
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lv MS9..



**TIME LIMITATIONS OF APPLICATION :** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO BUILDING PERMITEE:** **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

(Owners Must Sign All Applications Before Permit Issuance.)

Owners Signature

**\*\*OWNER BUILDERS MUST PERSONALLY APPEAR AND SIGN THE BUILDING PERMIT.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

Contractor's Signature (Permitee)

Contractor's License Number CBC 1254779  
Columbia County  
Competency Card Number \_\_\_\_\_

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 27 day of March 2012.

Personally known ☒ or Produced Identification \_\_\_\_\_

State of Florida Notary Signature (For the Contractor)

SEAL:





## SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER \_\_\_\_\_

CONTRACTOR

RCTCLPHONE 386 496 1360

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b>	Print Name <u>PRESTIGE ELECTRIC</u>	Signature _____	License #: <u>ER13014403</u>	Phone #: <u>352-745-0650</u>
<b>MECHANICAL/ A/C</b>	Print Name <u>WILSON H &amp; A</u>	Signature _____	License #: <u>CAC057886</u>	Phone #: <u>386-496-9000</u>
<b>PLUMBING/ GAS 491</b>	Print Name <u>HIGH SPRINGS PLUMBING</u>	Signature _____	License #: <u>CFC1428234</u>	Phone #: <u>386-623-3487</u>
<b>ROOFING</b>	Print Name <u>WILBUR ROGERS ROOFING</u>	Signature _____	License #: <u>CCC1329496</u>	Phone #: <u>386-266-0819</u>
<b>SHEET METAL</b>	Print Name _____	Signature _____	License #: _____	Phone #: _____
<b>FIRE SYSTEM/ SPRINKLER</b>	Print Name _____	Signature _____	License #: _____	Phone #: _____
<b>SOLAR</b>	Print Name _____	Signature _____	License #: _____	Phone #: _____

Trade/Category	License Number	Sub-Contractor Printed Name	Sub-Contractor Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

**F. S. 440.103 Building permits; Identification of minimum premium policy.**—Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

## SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER

1204-52

CONTRACTOR

ROTCI

PHONE

3864961360

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

**Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.**

<input checked="" type="checkbox"/> <b>ELECTRICAL</b> 1293	Print Name <u>PRESTIGE ELECTRIC</u>	Signature <u>[Signature]</u>	Phone #: <u>352-745-0650</u>
	License #: <u>EC13004956</u>		
<input checked="" type="checkbox"/> <b>MECHANICAL/A/C</b> 902	Print Name <u>WILSON H &amp; A</u>	Signature <u>[Signature]</u>	Phone #: <u>386-496-9000</u>
	License #: <u>CAC057886</u>		
<input checked="" type="checkbox"/> <b>PLUMBING/GAS</b>	Print Name <u>HIGH SPRINGS PLUMBING</u>	Signature <u>[Signature]</u>	Phone #: <u>386-623-3487</u>
	License #: <u>CCC1329496</u>		
<input checked="" type="checkbox"/> <b>ROOFING</b>	Print Name <u>WILBUR ROGERS ROOFING</u>	Signature <u>[Signature]</u>	Phone #: <u>386-266-0819</u>
	License #: <u>CCC1329496</u>		
<b>SHEET METAL</b>	Print Name _____	Signature _____	Phone #: _____
	License #: _____		
<b>FIRE SYSTEM/SPRINKLER</b>	Print Name _____	Signature _____	Phone #: _____
	License #: _____		
<b>SOLAR</b>	Print Name _____	Signature _____	Phone #: _____
	License #: _____		

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			
FRAMING			
INSULATION			
STUCCO			
DRYWALL			
PLASTER			
CABINET INSTALLER			
PAINTING			
ACOUSTICAL CEILING			
GLASS			
CERAMIC TILE			
FLOOR COVERING			
ALUM/VINYL SIDING			
GARAGE DOOR			
METAL BLDG ERECTOR			

**F. S. 440.103 Building permits; identification of minimum premium policy.**--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.



## NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

26-45-17-08749-124

Clerk's Office Stamp

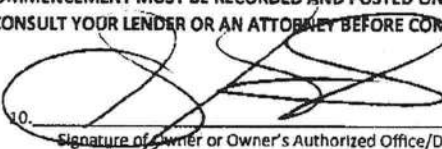
Inst: 201212005831 Date: 4/16/2012 Time: 11:02 AM  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1233 P: 458

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): LOT 4 Block B BRANDON HGTS SD  
a) Street (Job) Address: 204 SE SUZANNE WAY, LAKE CITY
2. General description of improvements: ROOFING, INTERIOR RENOVATIONS, HVAC
3. Owner Information  
a) Name and address: JOHN WOODS  
b) Name and address of fee simple titleholder (if other than owner): SAME AS ABOVE  
c) Interest in property: FEES SIMPLE
4. Contractor Information  
a) Name and address: ROTCI, PO Box 777, LAKE BUTLER, FL, 32054  
b) Telephone No.: 386 496 1360 Fax No. (Opt.): 386 496 1368
5. Surety Information  
a) Name and address: N/A  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_ Fax No. (Opt.): \_\_\_\_\_
6. Lender  
a) Name and address: N/A  
b) Phone No.: \_\_\_\_\_
7. Identity of person within the State of Florida designated by owner upon whom notices or other documents may be served:  
a) Name and address: \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.): \_\_\_\_\_
8. In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(l)(b), Florida Statutes:  
a) Name and address: \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_ Fax No. (Opt.): \_\_\_\_\_
9. Expiration date of Notice of Commencement (the expiration date is one year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10. 

Signature of Owner or Owner's Authorized Office/Director/Partner/Manager

Printed Name John C. Woods

The foregoing instrument was acknowledged before me, a Florida Notary, this 27 day of March, 20 12, by:

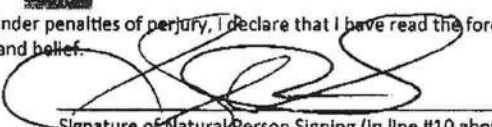
John C. Woods as Owner (type of authority, e.g. officer, trustee, attorney  
fact) for Self (name of party on behalf of whom instrument was executed).

Personally Known \_\_\_\_\_ OR Produced Identification ☒ Type FL DL

Notary Signature L. Hodson Notary Stamp or Seal:



11. Verification pursuant to Section 92.525, Florida Statutes. Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

  
Signature of Notary Person Signing (in line #10 above.)

This instrument Prepared by  
The Law Office of Ralph R. Deas, P.A.  
Address: 306 NE 1<sup>st</sup> Street  
Jasper, FL 32052

Inst: 201012017703 Date: 11/2/2010 Time: 9:01 AM  
Doc Stamp-Deed: 0.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1204 P: 362

Property Appraisers Parcel  
Identification Number(s): R08749-124

Space Above This Line for Processing  
Data

### QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 27<sup>th</sup> day of October, 2010, by RUTH M. WOODS, a widowed woman and JOHN WOODS, whose address is: 204 SE Suzanne Way, Lake City, FL 32025,

First Party, to

JOHN WOODS and LAURA BESS, husband and wife, Joint Tenants, with Rights of Survivorship,

whose address is: 204 SE Suzanne Way, Lake City, FL 32025 and P.O. Box 2323, Lake City, FL 32056,

Second Party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **Ten Dollars (\$10.00)**, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **COLUMBIA**, State of Florida, to-wit:

Lot 4, Block B, Brandon Heights, according to the plat recorded in Plat Book 6, Pages 50-50A, of the Public Records of Columbia County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lauren Porter  
Witness Signature

Printed Name Lauren Porter

Patricia Overpeck  
Witness Signature

Printed Name Patricia Overpeck

Ruth Woods  
First Party (Grantor) Signature

Printed Name Ruth Woods

2740 E. SUZANNE  
Address

WALTON CITY FLA  
32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared W370-733-26-923-0 to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his) (her) (their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) \_\_\_\_\_.

An oath (was) (was not) taken.

last by my hand and official seal in the County and State of this 27 day of October, A.D. 2010



Stephanie Burns  
Notary Signature

Stephanie Burns  
Printed Notary Signature

Comm. #/Expiration Date 8-2-11



Comm. #/Expiration Date 8291





*Tracy  
Incomplete  
A*

JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

# 1.0 BID PROPOSAL FORM (Continued)

Bidder agrees to furnish all labor and materials to complete all the work described in the Work Write-up plus any addenda for the following lump sum prices.

## BID

Item	Description	Item	Amount
1.	Termite Treatment	1.	\$ 175
2.	Roof	2.	\$ 2,445
3.	Exterior Wall Covering	3.	\$ 585
4.	Tie Downs	4.	\$ 350
5.	Exterior Doors	5.	\$ 775
6.	Subfloor	6.	\$ 570
7.	Resilient Sheet Flooring	7.	\$ 3,400
8.	Interior Walls	8.	\$ 2,120
9.	Ceiling/Corner Trim	9.	\$ 150
10.	Ceilings	10.	\$ 880
11.	Window Trim	11.	\$ 240
12.	Windows	12.	\$ 2,580
13.	Interior Doors	13.	\$ 655
14.	Kitchen Cabinets	14.	\$ 400
15.	Range Hood	15.	\$ 230



JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

1.0 BID PROPOSAL FORM (Continued)

Bidder agrees to furnish all labor and materials to complete all the work described in the Work Write-up plus any addenda for the following lump sum prices.

BID

Item	Description	Item	Amount
16.	Toilet	16.	\$ 530
17.	Medicine Cabinet	17.	\$ 135
18.	Handicapped Grab Bars	18.	\$ 215
19.	Bathtub	19.	\$ 2,185
20.	Exhaust Fan	20.	\$ 225
21.	Lavatory	21.	\$ 1,100
22.	Closets	22.	\$ 505
23.	Water Heater	23.	\$ 395
24.	Electrical	24.	\$ 1,520
25.	Smoke Alarms	25.	\$ 350
26.	Heating	26.	\$ 4,050
27.	Weatherization	27.	\$ 190
28.	Plumbing	28.	\$ 1,200
29.	Septic Tank	29.	\$ 200
30.	Pressure Wash	30.	\$ 425
TOTAL BID			\$ 28,780

JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

WORK WRITE-UP  
FEBRUARY 3, 2012  
REVISED FEBRUARY 6, 2012



GENERAL/EXTERIOR

Item #1 - TERMITE TREATMENT

Inspect structure and treat grounds for infestation by subterranean termites by a licensed, certified and bonded pest control company.

Provide a one year warranty to the homeowner.

Homeowner's Initials: JW

County Representative's Initials: \_\_\_\_\_

Date: 3/27/12



JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

WORK WRITE-UP  
FEBRUARY 3, 2012  
REVISED FEBRUARY 6, 2012

GENERAL/EXTERIOR (Continued)

Item #2 - ROOF

Remove all existing roof covering material, including solar panels, nails, taking precautions to protect plants, shrubs, trees and fences from damage during removal.

Remove any damaged sheathing, not to exceed 20% of the roof area.

Provide and install new OSB (Oriented Strand Board) sheathing where damaged material was removed from roof.

Provide and install asphalt saturated felt over entire roof of structure, per building code.

Provide and install aluminum eavedrip with a baked-on enamel finish at all fascia boards and barge rafters.

Provide and install galvanized aluminum flashing tucked behind siding at intersections of roof and walls and valleys.

Provide roofing cement behind all galvanized aluminum flashing.

Provide and install new 220 pound class "A" three tab fiberglass self sealing strip shingles over entire roof of structure. Shingles to have a 20-year limited manufacturer's warranty. Homeowner shall select color of shingles.

Provide and install starter course of shingles at edge of roof.

Provide and install flashing over front and rear door, between dwelling unit and porches.

Homeowner's Initials: JW

County Representative's Initials: \_\_\_\_\_

Date: 3/27/12

JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

WORK WRITE-UP  
FEBRUARY 3, 2012  
REVISED FEBRUARY 6, 2012

GENERAL/EXTERIOR (Continued)

Item #3 - EXTERIOR WALL COVERING

Removed all skirting.

Provide and install new skirting where skirting was removed.

Item #4 - TIE DOWNS

Inspect tie downs, anchor and tighten as necessary.

Item #5 - EXTERIOR DOORS

Remove existing rear entrance door.

Provide and install a new metal mobile home Energy Star designated rear entrance door with no window, ensuring proper operation after installation, including trim, striker plate and weatherstripping at back steps.

Provide and install new entry and single cylinder deadbolt locksets keyed alike, on front entrance door and rear entrance door.

Provide and apply 2 coats of exterior acrylic semi-gloss latex paint to interior side and exterior side of front entrance door and rear entrance door and all door trim. Paint to have 10 year manufacturer's warranty. Homeowner shall select same color of paint for all exterior trim.

Homeowner's Initials: JW

County Representative's Initials: \_\_\_\_\_

Date: 3/27/12



JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

WORK WRITE-UP  
FEBRUARY 3, 2012  
REVISED FEBRUARY 6, 2012

GENERAL/INTERIOR (Continued)

Item #6 - SUBFLOOR

Remove existing floor covering in bathroom #1, utility room and living room.

Remove existing damaged subfloor in bathroom #1, utility room and living room (under window) not to exceed 25% for each room.

Provide and install tongue and groove CDX plywood subfloor, using exterior grade material when material is within 16" of grade, in bathroom #1, utility room and living room.

Secure subfloor using screws or screw shank nails spaced 4" on center along edges and 6" on center across entire surface.

Stagger and fill all joints and indentations with floor patch and sand.

Item #7 - RESILIENT SHEET FLOORING

Remove existing floor covering in kitchen, bathroom #2, bedroom #1 and bedroom #2.

Provide and install new 10-mil sheet vinyl floor covering in accordance with manufacturer's specifications over the entire floor area in kitchen, bathroom #1, bathroom #2, bedroom #1, bedroom #2, living room and utility room. Splices to be inconspicuous, located away from the center of room and heavy traffic areas, and not permitted in rooms having a dimension of 12 feet or less. Homeowner shall select same style and color of flooring for all rooms.

Provide and install base trim and quarter round molding at edges of vinyl along walls. All corner joints of base trim and quarter molding shall be miter cut. Color to match existing trim as close as reasonably possible.

Provide and install metal seam strip in door openings.

Homeowner's Initials: JW

County Representative's Initials: \_\_\_\_\_

Date: 3/27/12

JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

WORK WRITE-UP  
FEBRUARY 3, 2012  
REVISED FEBRUARY 6, 2012

GENERAL/INTERIOR (Continued)

Item #8 - INTERIOR WALLS

Frame in wall between bathroom #2 and bedroom #2, including framing for a 3'0" x 6'8" door. All wood studs shall be spaced 16" on center with a single sole plate and double top plate. All openings shall have double studs at each jamb.

Provide and install mobile home paneling on both sides of new wall and finish out per standard trade practices.

Remove damaged panel by rear door and damaged panels in south closet of bedroom #2.

Provide and install new panel where damaged sheetrock was removed by rear door and closet in bedroom #2.

Remove door to bedroom #2, finish jamb where door was removed to standard trade practices.

Remove damaged sheetrock in west closet in bathroom #1, not to exceed 25% of the wall. Provide and install new sheetrock where damaged sheetrock was removed. Finish to standard trade practices.

Patch holes throughout.

Provide and apply 2 coats of interior acrylic flat latex paint to walls in kitchen, bedroom #1, bathroom #1, living room, utility room, bathroom #2 and bedroom #2 and closets. Paint to have 10 year manufacturer's warranty. Homeowner shall select same color for all rooms.

Homeowner's Initials: JW

County Representative's Initials: \_\_\_\_\_

Date: 3/27/12

JOHN C. WOODS  
204 SE SUZANNE WAY  
LAKE CITY, FL 32025  
UNIT NO. 09-06

WORK WRITE-UP  
FEBRUARY 3, 2012  
REVISED FEBRUARY 6, 2012

GENERAL/INTERIOR

Item #9 - CEILING/CORNER TRIM

Reattach trim in bathroom #2 and bedroom #2.

Provide and install ceiling trim, including battens between ceiling panels, and corner trim on ceilings and walls in kitchen and closet of bedroom #2. All corner joints of ceiling and corner trim shall be miter cut. Color to match color of walls as close as reasonably possible.

Item #10 - CEILINGS

Remove damaged ceiling panels in kitchen, including closet, not to exceed 25% of ceiling.

Remove damaged panels in south closet in bedroom #2.

Provide and install mobile home ceiling panel, including battens and trim, to match existing in south closet in bedroom #2 and kitchen.

Provide and apply stain neutralizer to ceiling in north closet in bedroom #2.

Provide and apply 2 coats of interior acrylic flat latex paint to ceiling in bedroom #2, including closets and kitchen. Paint to have 10 year manufacturer's warranty. Homeowner shall select same color for all rooms.

Homeowner's Initials: JW

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Date: 3/27/12



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Item #11 - WINDOW TRIM

Provide and install window trim in living room, kitchen, bedroom #1, bedroom #2 and bathroom #1. All corner joints of window trim shall be miter cut. Color of window trim to match color of walls as close as reasonably possible.

Item #12 - WINDOWS

Ensure proper operation, including locking mechanisms, of all windows. Homeowner to retain all window air conditioning units.

All new windows shall have an Energy Star designation. Documentation to be provided when work is completed.

Remove 2 existing windows in living room.

Provide and install 2 new double glazed insulated single hung sash Energy Star designated windows, including cam latches, screens, headers and sills in living room.  
Windows shall fit the openings with no gaps.

Remove 2 existing windows in kitchen.

Provide and install 2 new double glazed insulated single hung sash Energy Star designated windows, including cam latches, screens, headers and sills in kitchen.  
Windows shall fit the openings with no gaps.

Remove 1 existing window in bathroom #1.

Provide and install 1 new double glazed insulated single hung sash Energy Star designated window, including cam latch, screen, header and sill, in bathroom #1  
Window shall fit the opening with no gaps.

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Item #12 - WINDOWS (Continued)

Remove 2 existing windows in bedroom #1.

Provide and install 2 new double glazed insulated single hung Energy Star designated sash windows, including cam latches, screens, headers and sills in bedroom #1.  
Windows shall fit the openings with no gaps.

Remove 1 existing window in bedroom #2.

Provide and install 1 new double glazed insulated single hung sash Energy Star designated window, including cam latch, screen, header and sill, in bedroom #2.  
Window shall fit the opening with no gaps.

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Item #13 - INTERIOR DOORS

Remove door to bathroom #1 between bathroom #1 and bedroom #1. Finish door jamb to standard trade practices.

Provide and install 3'0" wide door between bathroom #1 and bedroom #1.

Provide and install one 3'0" x 6'8" lauan door, including jamb, trim, doorknob stop on wall trim behind door and hardware with brass finish, including privacy lock, using three hinges, ensuring proper operation, in bathroom #2

Remove existing door at entrance to bedroom #2. Door framing to be finished out, no new door to be installed.

Remove existing door at hall at entrance to bedroom #2.

Provide and install one 2'0" x 6'8" lauan door, including jamb, trim, doorknob stop on wall trim behind door and hardware with brass finish, including privacy lock, using three hinges, ensuring proper operation, in bedroom #2. One door shall be installed at entrance to bedroom #2.

Frame in opening to utility room for door.

Provide and install one 2'8" x 6'8" lauan door, including jamb, trim, doorknob stop on wall trim behind door and hardware with brass finish, including privacy lock, using three hinges, ensuring proper operation, in utility room.

Finish new doors (and door trim).

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Item #14 - KITCHEN CABINETS

Ensure the proper operation of all kitchen cabinet doors and drawers.

Remove and dispose of cabinets in kitchen on east wall. Finish out wall to standard trade practices.

Item #15 - RANGE HOOD

Remove existing fan and range hood in kitchen.

Provide and install fan and range hood over range in kitchen.

Color of range hood shall be white. Light fixture for range hood shall include 1 light bulb.

Item #16 - TOILET

Remove existing toilet in bathroom #1 and bathroom #2.

Provide and install new vitreous china handicapped toilet, including shut-off valve, in bathroom #1 and bathroom #2. Color of toilet shall be white.

Provide and install toilet paper holder in bathroom #2.

Item #17 - MEDICINE CABINET

Provide and install 16" x 20" bathroom medicine cabinet with mirror and shelves in bathroom #2.

Anchor cabinet to wall with screws to wood studs and not to drywall.

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Item #18 - HANDICAPPED GRAB BARS

Provide and install 1 new 18" handicapped grab bar behind and on side of toilet in bathroom #1. Diameter of grab bar shall be 1-1/2". Top of grab bar shall be 34" high and have 1-1/2" clear space between back of grab bar and wall.

Provide and install 3 new handicapped grab bars around bathtub, 18" long at head of bathtub, 18" long at foot of bathtub and 36" long at back of bathtub. Diameter of grab bars shall be 1-1/2". Top of grab bars shall be 34" high and have 1-1/2" clear space between back of grab bars and walls.

Anchor with screws to wood studs and not to drywall.

Item #19 - BATHTUB

Remove existing bathtub in bathroom #1 and bathroom #2 including marlite.

Provide and install fiberglass mobile home bathtub and shower unit, including shower rod and handicapped grab bar and all hardware, in bathroom #1 and bathroom #2. Color of bathtub and shower unit shall be white.

Item #20 - EXHAUST FAN

Provide and install new exhaust fan in bathroom #2. Exhaust fan shall be wall switched separate from ceiling light. Wall switch and associated wiring for exhaust fan shall be enclosed within wall.

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Item #21 - LAVATORY

Remove existing lavatory in bathroom #1 and bathroom #2.

Provide and install 30" vanity with 1 door panel and 3 drawers and molded cultured marble sink, including new supply lines, shut-off valves, faucet, drain, p-trap and air emittance valve in bathroom #1 and bathroom #2. Anchor vanity to wall with screws to wood studs and not to drywall. Homeowner shall select color of vanity. Color of marble sink shall be white.

Item #22- CLOSETS

Finish out closet on east wall in kitchen to standard trade practices and provide and install new bifold door. Provide and install 4 shelves in closet.

Provide and install sheet rock to frame in exposed wall on both closets in bath #1. Provide and install bifold doors on both closets in bathroom #1.

Item #23 - WATER HEATER

Remove existing water heater.

Provide and install new electric water heater, including shut-off valve on water supply line at water heater as per plumbing code. Water heater must be Energy Star designated.

Provide and install drip pan as per plumbing code.

Provide and install pressure and temperature relief valve piped to exterior of structure as per plumbing code.

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Item #24 - ELECTRICAL

Provide temporary electrical power during construction.

Check all electrical circuits for proper connections, wiring and operation.

Receptacles installed in the kitchen to serve counter top surfaces shall be supplied by not less than 2 small appliance branch 20 amp circuits.

Check that there are at least 2 operable outlets in each habitable room, except the bathroom. If there are not 2 operable outlets in each habitable room, except the bathroom, provide and install duplex outlets as needed to result in 2 operable outlets in each habitable room, except the bathroom. All duplex outlets installed in bedrooms shall be protected by arc-fault circuit interruptors.

Provide and install missing switchplates and duplex outlet covers.

Replace duplex outlets along the counter space in the kitchen with new GFCI (Ground Fault Circuit Interrupter) duplex outlets

Provide and install 1 new exterior Ground Fault Circuit Interrupter (GFCI) duplex outlet and moisture resistant cover no greater than 6'0" in height at front entrance of structure and 1 new exterior GFCI duplex outlet and moisture resistant cover no greater than 6'0" in height at rear entrance of structure.

Provide and install cover for light in bathroom #2.

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Item #25 - SMOKE ALARMS

Remove existing smoke alarm in bedroom #1.

Provide and install 1 new electric smoke alarm including battery as per code in bedroom #1 and bedroom #2.

Item #26 - HEATING

Provide and install a central heat pump/air conditioning package unit, including thermostat and insulated duct work, with at least one vent in each habitable room and bathroom capable of safely heating all habitable rooms and bathroom to a temperature of at least 68 degrees Fahrenheit, at a distance of 3 feet above floor level under minimum winter conditions. **Seasonal Energy Efficiency Rating (SEER) shall be a minimum of 14.**

Provide and install new insulated duct work throughout. Provide and install new floor vent covers in each room in association with the new duct work. Ductwork shall be insulated and enclosed where it is exposed to exterior elements.

Item #27 - WEATHERIZATION

Seal all exterior walls by caulking along baseboards, ceilings, wall joists and where pipes and electrical service enters the dwelling unit, using a latex or silicon based caulk.

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Item #28 - PLUMBING

Inspect all plumbing and upgrade to meet plumbing code.

Replace all deteriorated, leaking pipes and waste vents.

Repair all dripping faucets.

Ensure that all waste drain pipes from structure are connected to the sewer treatment system.

Provide and install sewer drain cleanout 36" from structure with top of sewer drain cleanout cover 2" to 4" above grade and located within 5' of structure.

Item #29 - SEPTIC TANK

Pump out septic tank.

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ADDITIVE ALTERNATES

Item #1 - PRESSURE WASH

Pressure wash exterior of structure, including but not limited to trim, casing, window sashes, doors, roof overhangs and cornice.

NOTES: All work shall be done as per standard trade practices and will comply with all local building, plumbing, mechanical, fire and electrical codes. Telephone and television cable services shall be reinstalled by contractor.

All work performed on any lead-based paint components must be conducted in accordance with lead safe work practices as specified by the United States Department of Housing and Urban Development and the United States Environmental Protection Agency.

All bid prices to include labor, new materials and new equipment specified in this work write-up.

Bidder shall be responsible for verifying all field conditions, including quantities and dimensions.

All work shall be consistent with the Single Family Housing Repair Specifications in Section H, Supplemental Specifications of the bid documents.

All new appliances, exterior doors, windows and lighting fixtures shall have an Energy Star designation. Stoves/ovens are excluded as Energy Star models are not available.

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