



## 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 shall supply a place for construction refuse on all active job sites. This can be a dump trailer or Roll Off style dumpster. At no point will a "trash pile" be acceptable on any part of the job site.
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.

## Interiors

### 1. Building Insulation

- a. Foundation Walls are to be insulated with 2" spray foam board. Floor systems are to have 2" spray foam insulation at band boards or spray foam insulated. 10 mil minimum vapor barrier is to be installed over pea gravel in the crawlspace. Vapor barrier is to be sealed seams and sealed at exterior foundation walls and piers.
- b. Mud sill is to be applied onto a layer of foam sill sealer as well as a termite shield layer. Any joist configuration that limits future access must be filled with foam board prior to closing that access point. Any gaps that that allow air penetration are to be filled with Great Stuff or an equivalent product.
- c. Exterior walls are to be sprayed with a minimum of 2" closed cell spray foam. The remainder of the cavity filled with vapor barrier faced insulation for Thermal protection of R25 minimum.
- d. Attic ceilings are to be insulated to a minimum currently R-60.
- e. Attics and exterior walls shall be air sealed, including behind the stairs and shower/tub units that are on the exterior walls.
- f. All Sprayed foam insulation shall have a fire coating sprayed on that is tinted.

- g. The crawl area is to have an air supply from the HVAC system. A dehumidifier is to be installed that matches or exceeds the square footage area of the crawl space and piped into the sump pump pit. Dehumidifier must be EnergyStar Certified.
  - i. DuraComfort – Model #: DH50PWM or equivalent
  - ii. Capacity: 50 Pints/day
- h. A sump pump is to be installed to remove any intrusive water and directed to the outside of the footing area.
- i. Foundation Walls are to be insulated with 2" rigid foam board or closed cell spray foam. The product is to be glued and fastened to all exterior perimeter wall areas. Floor systems are to have 2" rigid foam insulation at band boards or spray foam insulated. 10 mil minimum vapor barrier is to be installed over pea gravel in the crawlspace. Vapor barrier is to be sealed seams and sealed at exterior foundation walls.
- j. Mud sill is to be applied onto a layer of foam sill sealer as well as a termite shield layer. Any joist configuration that limits future access must be filled with foam board prior to closing that access point. Any gaps that allow air penetration are to be filled with Great Stuff or an equivalent product.
- k. Exterior walls are to be sprayed with a minimum of 2" Closed cell spray foam. The remainder of the cavity filled with vapor barrier faced insulation for Thermal protection that is R25 or exceeds.
- l. Attic ceilings are to be insulated to a minimum of R-60.
- m. The crawl area is to have an air supply from the HVAC system. An EnergyStar certified dehumidifier is to be installed that matches or exceeds the square footage area of the crawl space and piped into the sump pump pit.
- n. A sump pump is to be installed to remove any intrusive water and directed to the outside of the footing area. Sump pump lid must be a gasketed type.

## 2. Finish Carpentry

- a. Window Trim: WM376 and ¾" primer painted board for the interior jamb extensions. Standard sill board shall be used as the sill.
- b. Base board Trim: WM623 for base molding and WM129 Quarter round primed.
- c. Cabinets: (Mantra – Beachwood)
  - i. Wall Cabinets
    - 1/2" Plywood top and bottom
    - 3/4" Plywood adjustable shelves. (15 lbs maximum weight/sq.ft.)
    - 3/4" x 1 ½" solid wood face and frame.
    - 3/8" plywood sides and back.
    - Cabinet interior features wood or white, laminated finish.
    - Fully concealed, 6-way adjustable, integrated cup hinge with self-closing feature.
    - Butt doors on cabinets 27" – 36" wide
  - ii. Base Cabinets:
    - Two plywood stretcher rails.
    - 3/8" plywood back, bottom and sides.

- $\frac{3}{4}$ " x  $1\frac{1}{2}$ " solid wood face frame.
- $\frac{1}{2}$ " half Depth Plywood Shelf
- $\frac{3}{8}$ " x 4" high plywood recessed toe-kick (recessed  $3\frac{3}{8}$ " Deep)
- Fully concealed, 6-way adjustable, integrated cup hinge with self-closing feature.
- Butt doors on cabinets 27" – 36" wide.

ii. Drawers:

- $\frac{3}{4}$ " nominal thick wood dovetailed drawer sides, front and back with clear topcoat finish
- $\frac{1}{4}$ " thick plywood drawer bottom, fully captured on all sides
- Full extension undermount drawer guides with self-closing mechanism

iii. Countertops: Wilsonart

- Color: White carrara (4924-38) or Calcutta Marble (4925k-07)
- Counter top board, particle board, made for counter tops shall be used as the base for the countertops. Wilsonart self-edge laminate top (or equivalent) shall be used for the surface. Backsplash shall be made from the same material as the counter top and shall run the full length of the counter. Open ends shall have a radius, NOT 90-degree angle, except where countertop ends at an appliance.

3. Interior Wood Stairs and railings

- a. Interior wood stairs shall be pre-made box style construction with "clear pine" finish. The treads and risers shall be painted or stained to match trim and floor as close as possible. Handrails going in the stairwells shall meet local codes and be painted or stained to match the stairs.

4. Interior Doors

- a. Manufacturer – Reeb/Steves or equivalent.
- b. Model – Ovolo
- c. Style:
- Bedrooms, Bathrooms, and Closets – 6 Raised Panel,  $\frac{1}{8}$ " molding hard board skin, wood stiles, hollow core,  $1\frac{3}{8}$ " thick, wood grain textured surface, primed and single bore.
  - Closets – 2 Panel Bi-folds, 2-4 panel bi-pass, hollow core, primed
  - Laundry, Utility – Fully louvered ( $1\frac{1}{4}$ " wide slates),  $1\frac{3}{8}$ " thick, solid wood, pine, primed.
- d. Size:  $3/0$  x  $6/8$  Slab in bedrooms and bathrooms,  $4\frac{9}{16}$ " Jamb.
- As indicated necessary in closets, Laundry room, Utility rooms
- e. Warranty – Limited 5 years

5. Interior Door Hardwar

- a. Manufacturer – Kwikset, Schlage or equivalent.
- b. Style – Curved Leaver Handles
- c. Hinges 4" X 4"
- d. Finish – Brushed Nickel Handles

6. Access door/panel/attic stairs
  - a. Manufacturer – Kwikset, Schlage or equivalent.
  - b. Style – Curved Leaver Handles
  - c. Hinges 4" X 4"
  - d. Finish – Brushed Nickel Handles
7. Gypsum Board (Drywall)
  - a. Ceiling:
    - i. 5/8" fire code drywall fastened with construction adhesive and minimum 1 5/8" screws 12 inches on center in field and 8 inches on center on edges.
  - b. Walls:
    - i. ½" Drywall fastened 12" on center in field and 8" on center on edges.
  - c. Moisture Areas:
    - i. ½" moisture resistant (MR) Drywall in bathroom(s) and bottom half of kitchen behind base cabinets.
  - d. Finish coat shall be smooth with no imperfections. Level of finish will be – Level 4.
    - i. Sanding will NOT be omitted in concealed applications.
    - ii. Texture finishes will NOT be used on walls or ceilings.
8. Flooring
  - a. A rigid composite vinyl plank flooring will be used. Read and adhere to all manufacturer's instructions before installation.
  - b. All materials should be placed in area to be installed at least 48 hours prior to installation so they may acclimate to the existing temperatures and humidity levels.
  - c. Always store boxes on a flat and level surface and never store boxes on their sides.
  - d. Transition strips will be installed all room entry doorways and where tile floors meet planking.
    - i. Manufacturer: Chesapeake Flooring or Equivalent.
    - ii. Collection: Essentials Plus Collection
    - iii. Construction: Waterproof Rigid Core
    - iv. Installation: 2G Click System - Floating
      1. Nominal Thickness: 5mm Total Thickness
      2. Nominal Plank Size: 7" W X 48.6" L
      3. Wear Layer: 20mil
    - v. Warranty: Lifetime Residential Wear
    - vi. Surface Finish: Wood Grain Texture
    - vii. Color: Keystone (CW-263)
  - e. Keep one or two boxes of laminate flooring so the home buyer can fix any potential problems in the future.
9. Painting
  - a. Interior Paint:
    - i. Paint should be a Sherwin Williams product or equivalent.
    - ii. Interior walls and ceilings shall be two coats plus primer of an interior latex white flat paint. Sherwin Williams – Super Paint Interior Acrylic Latex Paint.

- iii. Interior finish for doors, windows, and miscellaneous trim shall be two coats plus primer (where needed) of an interior latex semi-gloss paint. Sherwin Williams – Super Paint Interior Acrylic Latex Paint.
  - b. Exterior Paint:
    - i. Paint should be a Sherwin Williams product or equivalent.
    - ii. Exterior siding shall be two coats of an exterior latex flat or satin paint.
    - iii. Exterior finish for doors and miscellaneous trim shall be two coats of an exterior semi-gloss paint. Sherwin Williams – Emerald Exterior Acrylic Latex Paint.
    - iv. Exterior surfaces needing a primer should use an exterior grade latex primer.
    - v. Paint all six sides of doors.
  - c. Keep remaining paint for home buyer, both interior and exterior.
- 10. Closet Items**
- a. White Metal Storage shelving assemblies that are used for general storage.



**11. Appliances**

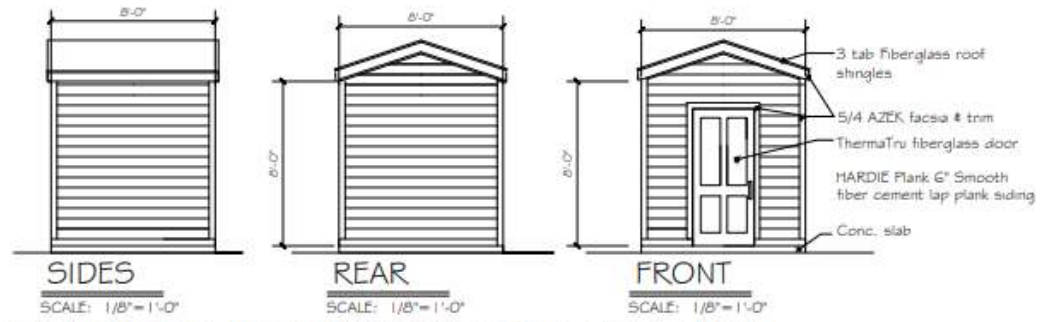
- a. Following appliances shall be supplied and installed according to manufacturer's instructions.
- b. All appliances shall be EnergyStar certified. All documents supporting the appliances shall be given to habitat for Humanity Choptank.
- c. All manufacturer's warranties for the appliances shall be filled out and sent so that the appliances have warranties.
- d. Contractor shall warranty all appliance insulation for one year.
  - i. Refrigerator (EnergyStar Certified)
    - 1. Frigidaire - Model #: FFHT1835V 2024 or equivalent
      - a. Top Freezer
      - b. Height: 66.4"
      - c. Width: 30"
      - d. Capacity: 18.3 Cu. Ft.
      - e. Color: White
  - ii. Stove/oven
    - 1. Frigidaire - Model #: FCRE3052BW or equivalent
      - a. Height: 46 ¾"
      - b. Width: 30"
      - c. Depth: 28 ½"

- d. Capacity: 5.3 Cu. Ft.
    - e. Color: White
  - iii. Microwave with built in hood. Vented to the exterior of the house.
    - 1. Frigidaire – Model #: FMOS1846BB
      - a. Height: 16 3/8"
      - b. Width: 29 7/8"
      - c. Depth: 15 3/4"
      - d. Capacity: 1.8 Cu. Ft.
      - e. Color: White
  - iv. Dishwasher (EnergyStar Certified)
    - 1. Frigidaire - Model #: FDHP4336 or equivalent
    - 2. Depth: 22.7"
    - 3. Width: 23.6"
    - 4. Color: White
  - v. Clothes Washer (EnergyStar Certified)
    - 1. GE - Model #: GFW650SSNWW or equivalent
    - 2. Depth: 32"
    - 3. Width: 28"
    - 4. Height: 39 3/4"
    - 5. Color: White
  - vi. Clothes Dryer (EnergyStar Certified)
    - 1. GE - Model #: GFD65ESSNWW or equivalent
    - 2. Depth: 32"
    - 3. Width: 28"
    - 4. Height: 39 3/4"
    - 5. Color: White

## **Shed:**

1. Contractor is responsible for having the shed staked out in accordance to the plans/survey. 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 6 mil clear poly to be installed on top of stone.
2. Six-inch Welded Wire Fabric is to be installed and placed on 2" chairs to hold wire in the center of the poured slab.
3. Concrete shall be 4" thick of a standard premixed material with a minimum 2500 psi rating and a fiber reinforcing. In cold temperatures, protect newly poured concrete sidewalks from freezing for at least five days after placement. No antifreeze additives shall be used. In warm temperatures, wet curing or the application of a liquid membrane-form curing compound is needed to retain adequate moisture in the concrete while its strength is developing.
4. Finish concrete shall have a broom finish and 3" border troweling.
5. Pad shall have a 36"x36" continuous entry door slab attached to the 8'x8' pad.

6. **½" Anchor bolts poured into concrete to fasten the pressure treated bottom plate too. Anchors shall not be spaced more than one foot from the corner in all directions and shall be placed every two feet in the field.**
7. **Shed shall be 8'x8'x8' in size with a gable roof.**
8. **Framing shall be:**
  - a. **Bottom plate shall be 2"x4" treated**
  - b. **Studs shall be 2"x4"x92 5/8", 16" on center.**
  - c. **Top plates shall be 2"x4" double plated.**
  - d. **Rafters shall be 2"x6". Rafters shall line up with the studs in the wall. Rafters are to be attached to the top plate using nails and hurricane clips.**
  - e. **Zips system OSB, 7/16"x4'x8' sheathing (Green board) is to be used as sheathing for the exterior of the walls.**
  - f. **Zip system OSB 5/8"x4'x8' sheathing (Brown Board) is to be used as sheathing for the roof.**
  - g. **All seams shall be taped with Zip system tap. Walls shall have house wrap installed. All edges of the house wrap shall be taped.**
9. **Door shall be a 3/0 x 6/8, smooth fiberglass entry door, outswing, PVC no-rot frame and tamper proof hinges, and PVC brick moulding. Brush nickel Door knob and deadbolt must be installed and keyed alike but do not match the entry doors to the house. Door shall be centered on the front of the shed, (Front of the said is facing Pine St), and on the gable end.**
10. **Aluminum fascia shall be installed on gable ends and eaves.**
11. **Roof shall have an approved synthetic underlayment that meets the manufacturer warranty requirements for the Shingles.**
12. **Shingles shall be Owens Corning Teak, 30-year architectural shingle, matching the house. Installed as per the written manufacturer's instructions, and within the temperature range recommended by manufacturer.**
13. **.032" aluminum drip edge shall be used on all eaves and gable ends.**
14. **A 1"x6" PVC composite trim baseboard shall be installed at the bottom of all 4 sides with a metal Z flashing along the top and then Siding planks starting above.**
15. **All corners shall have smooth 4"x4" PVC corners with built in J channel installed.**
16. **Siding shall be HardiePlank smooth lap siding, color: Mountain sage. Installed as per the written manufacturer's instructions**



TYPICAL SHED DESIGN FOR 35, 40 &  
119 S. LOCUST LANE

Contractor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Habitation for Humanity staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_