

MAYOR
Angela C. Caraway

TOWN CLERK/FINANCE OFFICER
Shemetra Melton



TOWN COUNCIL
Mark C. Beloin
Sarah Burns
Denise Cannon
Phyllis Watkins

**Town of Ansonville
Housing Rehabilitation Construction Services
“GENERAL CONTRACTOR SOLICITATION”**

Ansonville (Town) in Anson County, received \$950,000 from the North Carolina Department of Commerce (Grant #21-C-4007 NR), Rural Economic Development Division to provide housing rehabilitation services for approximately 5 low/moderate income, owner occupied single-family properties. The Town is working with the Centralina Regional Council (Centralina) as the grant support contractor.

All properties are located within Ansonville and identified as ANSON001 through ANSON005 and are available online for review (see link below), and for printing to assist with the Contractors Bid mail-in submittal. The town is soliciting the services of qualified, licensed General Contractors / firms to complete the housing construction activities. Contractors that demonstrate the ability to efficiently and effectively conduct work activities at multiple properties will be considered favorably.

PURPOSE: The town’s purpose in issuing this notice is to ensure qualified, licensed general contractors are made aware of this program and are provided with an opportunity to bid on the project. Along with the bid, interested contractors must complete a “Contractor Application” that is available online for printing (see below) and be approved by the town.

GENERAL SCOPE OF ANTICIPATED SERVICES: The town proposes to provide housing rehabilitation assistance to approximately 5 qualified residential properties. Guidelines available at: <https://www.commerce.nc.gov/application-2025-cdbg-neighborhood-revitalization-grant-program-guidance-and-application>.

Services may include but are not limited to:

- Removal of interior walls / Electrical system upgrades / Plumbing system upgrade / Install new HVAC units / Insulate floors, walls, ceilings / Repair defective floors systems (sills, joists, piers) / Install new siding / Install new doors and windows / Install new bath and kitchen cabinets and fixtures / Install new roof / roof system/ provide interior and exterior ADA access needs

VIRTUAL INSPECTIONS, MEETINGS: Please note that contractors will be required to participate in regular in-person and/or virtual meetings with the town and Centralina and or its subcontractor, as well as arranging their schedule for weekly virtual inspections with Centralina and or its subcontractor, The Institute of Building Technology and Safety (IBTS). The inspections will be held to ensure compliance with the work write ups, and housing code needs as well as to address any and all necessary changes to the project during the approved construction scope of work activities.

Copies of Contractor applications/Bid Packages can be obtained at:

Please visit <https://centralina.org/>, <https://townofansonville.godaddysites.com/>, or <https://evp.nc.gov/> to access the ANSON001 – ANSON005 Construction Bid details for each property and the required Contractors application. Please contact Matthew Rea, CDBG Construction Project Manager at mrea@centralina.org or at (330) 885-0937 if you have additional questions.

SUBMISSIONS: All “completed” applications and bids must be mailed and completely received at the following address by COB August 4th 2026:

• PO BOX 437 • ANSONVILLE, NORTH CAROLINA • 28007 • (704) 826-8404 •

MAYOR
Angela C. Caraway

TOWN CLERK/FINANCE OFFICER
Shemetra Melton



TOWN COUNCIL
Mark C. Beloin
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Denise Cannon
Phyllis Watkins

Matthew Rea, Construction Project Manager, Centralina

CDBG-NR Construction Bids

USPS: 8778 Main St Ansonville NC 28007

UPS or Fedex: 8778 Main St, Ansonville NC 28007

Bids must be submitted by COB on August 4th 2026

Bid Opening Date/Time: August 5th 2026 at 10:00 AM

Bid Opening Location: Ansonville Town Hall, 8778 Main St, Ansonville NC 28007

This information is available in Spanish or any other language upon request. Please contact Angie Fernandez at afernandez@centralina.org for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con Angie Fernandez al afernandez@centralina.org de alojamiento para esta solicitud.

COMMUNITY DEVELOPMENT OFFICE

ANSONVILLE CDBG-NR

“BID PACKAGE”

TO WHOM IT MAY CONCERN:

Enclosed you will find the bid package for the Town of Ansonville, Anson County CDBG-NR project for 2026.

The owners of the enclosed properties have authorized us to assist in accomplishing the construction necessary to update this property to comply with standards of the Housing Construction Program.

You are invited to submit bids for the demolition, construction, labor, and materials described in each of the work write-ups submitted herewith. You may submit for as few or as many of the projects as desired. The work write-ups will become part of the contract between the Owner, Ansonville, and the Contractor for any properties on which you are a successful bidder.

Please note that these projects will include a virtual component. All contractors will be required to attend regular virtual meetings between the town, Centralina, and Contractors to discuss on going projects, as well as weekly virtual inspections conducted by Centralina’s subcontractor The Institute of Building Technology and Safety (IBTS) to ensure compliance with work write ups. Failure to agree to these stipulations will result in your application being rejected. Failure to attend meetings or inspections may result in penalties.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before COB on August 4th, 2026. The bid form must be completed with line-item costs. **The enclosed Contractor Application must also be completed in order to be considered.** Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or the Town reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 (cell) or mrea@centralina.org; .

Sincerely,

Matthew Rea

Project Construction Manager

CONTRACTOR APPLICATION

FIRM

NAME: _____

BUSINESS

ADDRESS: _____

CONTACT

PERSON: _____

DATE: _____ **PHONE:** _____ **EMAIL:** _____

IRS ID#: _____ **SOCIAL SECURITY #:** _____

IS YOUR BUSINESS (Check one):

_____A Sole Proprietorship _____A Legal Partnership _____A Corporation

Names and addresses of all owners, partners, and if a corporation the name or major stock holders and officers:

(Name)

(Address)

(Phone Number)

1. _____

2. _____

3. _____

Name, address and phone number of the three customers for whom you have performed major home improvement work recently:

1. _____

2. _____

3. _____

Name, address and phone number of at least three suppliers with whom you regularly do business and have credit:

1) _____

2) _____

3) _____

The undersigned contractor certifies that all information herein is correct and further agrees that:

1. All licenses permits as required by the County and the City will be obtained prior to the start of a rehabilitation contract.
2. The work will be performed in accordance with all codes, standards zoning regulations, and specifications, subject to a final inspection by the City and or County.
3. The Contractor shall maintain such insurance as will protect him from claims under Workmen's Compensation Acts and other employee benefits acts, from claims for damages because of bodily injury, including death, and from claims for damages to property which may arise both out of and during operations under this Contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them.

The Contractor shall maintain general liability insurance in an amount of not less than \$100,000.00/\$200,000.00, one occurrence for injury to persons and not less than \$100,000.00 for damages due to property. Certificates of Proof of such insurance shall be filed with the Housing Rehabilitation Office prior to or at the time the Bid and Proposal are submitted. The Contractor shall defend, indemnify and hold harmless the Owner, the Housing Rehabilitation Office, _____, its officers and employees, and Centralina Council of Governments, its officers and employees from liability and claim for damages because of bodily injury, death, property damage, sickness, disease, or loss and expense arising from Contractor's operations under this Contract.

4. Contractor will abide by HUD Regulations pertaining to Equal Employment Opportunity.

Contractors Signature

Date

CONTRACTORS RELEASE STATEMENT

I, _____, do hereby authorize _____ or its designated agents to obtain and receive all records and information pertaining to eligibility information from all persons, companies, or firms holding or having access to such information that we can or could obtain from any persons, company or firm on any matter referred to above. I / we agree to have no claim for defamation, violation of privacy, or otherwise against any person, firm or corporation by reason of any statement or information released by them to the County for purposes of this program. The term of this shall commence on the date of signature and be in force for a period of three years.

Signature_____

Signature_____

**COMMUNITY DEVELOPMENT OFFICE
TOWN OF ANSONVILLE, ANSON COUNTY
CDBG-NR "BID PACKAGE"**

PROPERTY IDENTIFICATION:

OWNER: ANSON001

ADDRESS: 99 S Park Dr. Ansonville, NC 28007

BIDS WILL BE OPENED AT: 10:00 AM

ON: August 5th

**AT THE Ansonville Town Hall
8778 Main St, Ansonville, NC 28007**

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NUMBER: ANSON001. This Work Write-Up will become a part of the contract between the Owner, Ansonville and the Contractor, if you are the successful bidder.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line-item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or Ansonville reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 or mrea@centralina.org.

Sincerely,

Matthew Rea

Construction Project Manager

WORK WRITE UP

Case Number: ANSON001

Date: 4/1/2026

Address: 99 South Park Dr. Ansonville, NC 28007

Telephone: (704) 475-3709



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meet or exceed the local building code.

Permits and inspections for building, electrical and plumbing work described must be obtained from the Anson County Inspections Department. All work must meet Anson County Construction standards. A certificate of occupancy is required for final payment.

Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of the yard and grounds to general condition existing prior to commencement of this work.

Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

PHASE I: LEAD / ASBESTOS / RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting Group for this residence. A copy of this report can be obtained by emailing mrea@centralina.org. Listed below are activities recommended in the report to address lead, radon, and asbestos found in/on this residence and premises.

Bidder is responsible for reading and understanding the Risk Assessment Report by Roy Consulting Group that identifies potential hazards to be abated using the recommendations contained in this write up and the report. A final clearance report will be required before the project closes out. Contractor will be responsible for the removal and cleaning of any substances outlined in the report.

LEAD: INTERIOR

No abatement required

LEAD: EXTERIOR

No abatement required

ASBESTOS: INTERIOR

No abatement required

ASBESTOS: EXTERIOR

RADON:

No abatement required

Remove, Replace, or encapsulate all elements above and any other identified in the risk assessment in accordance with abatement guidelines. Note that activities in Phase II, General Rehab require removal and replacement of some elements of this building.

Properly clean all surfaces as specified in the abatement regulations; clean up the yard and rake the ground around the house; remove all debris and call for a clearance inspection.

Contractor must notify Roy Consulting Group at (704) 968-4111 or troy@royconsultinggroup.com for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

The Clearance Inspection and report must be obtained before proceeding with remaining repairs in Phase II, Rehab. The clearance report must be submitted to the rehab officer before commencing phase II.

PHASE II, REHAB

I. ROOF

- a. _____ Remove roofing down to sheathing. Replace all deteriorated sheathing with new sheathing (O.S.B.), include new ply-chips. Cover roof with new 15 lb. Felt (install 30lb. Felt and metal flashing in valleys. Install "20 year 3-tab "Architectural Style" 225 lb. fiberglass shingles, owner's choice of color. Install a metal drip-edge around perimeter roof. Leave entire roof watertight.
- b. _____ Wrap fascia with break metal.
- c. _____ Properly flash vent pipes with rubber sleeve-type flashing. Properly flash all roofs.
- d. _____ Install seamless gutters and downspouts with baked enamel finish. Include "Gutter Guards" or similar gutter covers for full perimeter
- e. _____ Install vinyl splash-blocks at all downspouts.
- f. _____ Install a 4" corrugated plastic underground drain line from downspout(s) Provide for sufficient fall to allow proper drainage from left side to a point 6 ft. from house.

Total_____

II. EXTERIOR

- a. _____ Remove existing front steps and construct a new 6' x 10' deck at front entry: Use all pressure treated materials, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers, 4" x 4" deck posts spaced at 4' o.c, on deck blocks; Three 2" x 12" step stringers, Install composite / Vinyl post sleeves, with composite railing system, pickets, 4" o.c.; Composite (TREX or equal) decking and step treads.
- b. _____ Install house numbers at front (5" height) on porch column.
- c. _____ Drainage issues at rear of structure. Re-grade to provide swell for proper slope allowing water to drain away from foundation. Fill eroded areas along foundation wall.
- d. _____ Pressure wash total exterior (including rear deck). Coat exterior surfaces with cleaning solution prior to pressure washing to ensure properly cleaned finish.

Total_____

Total of Page: _____

III. FOUNDATION AND FLOOR SUPPORT SYSTEM

- a. _____ Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- b. _____ Install new 8" x 16" automatic temperature-controlled foundation vents with screens and shutters.
- c. _____ Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)

Total_____

IV. DOORS AND WINDOWS

- a. _____ Remove and replace all window(s) with vinyl covered aluminum tilt-in double-hung, insulated mobile home window units. All new windows need to be cleaned.

Total_____

Total of Page: _____

V. ELECTRICAL

- a. _____ Install an overhead fixture with wall switch in each room.
Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220-volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights should be controlled by separate switches. Owners' choice of style. Install 2 exterior convenience outlets at front and rear.
- b. _____ Install new LED light fixture at kitchen ceiling and an LED light fixture above kitchen sink.
- c. _____ Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.
- d. _____ Install new exterior lights at front and rear porch entry.
(Owner's choice of style and color).
- e. _____ Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater unit in both bathrooms. Fan and light should be on separate switches.
- f. _____ Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.
- g. _____ Install Hard wired doorbell at front entrance.

Total _____

Total of Page: _____

VI. PLUMBING

- a. _____ Auger and thoroughly clean all drain lines from fixtures to public sewer line to ensure proper drainage and water flow.
- b. _____ Install a new walk-in shower unit with Delta or equal fixtures in main bathroom. Include handheld shower nozzles. Where practical, install plumbing access panel.
- c. _____ Install porcelain commodes with water-saver tank in both bathrooms
- d. _____ Install a 25" vanity base with integral bowl top and backsplash in both bathrooms. Use Delta or equal fixture in both bathrooms.
- e. _____ Install shut-off valves on plumbing fixtures.
- f. _____ Install exterior spigots at front and rear
- g. _____ Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.
- h. _____ Install a stainless-steel double sink unit, standard size. Install Delta or equal fixtures.
- i. _____ Install new washer connection center.
- j. _____ Install new 50 Gallon Gas water heater.

Total_____

Total of Page: _____

VII. INTERIOR

- a. _____ Replace all damaged drywall and tiles on walls and ceilings. Walls and ceilings shall be properly filled, taped, and sanded.
- b. _____ Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- c. _____ Install new crown mold properly painted.
- d. _____ Install backsplash on wall behind range and above all base cabinets. Backsplash to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- e. _____ Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar in both bathrooms.
- f. _____ Install a large L-shaped, heavy-duty, handicapped grab-bar at shower in both bathrooms. Ensure that bars are securely fastened to wall studs.
- g. _____ Install shower curtain rods in both bathrooms.
- h. _____ Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- i. _____ Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- j. _____ Install 3-1/4" base mold properly stained and varnished.

Total_____

VIII. HEATING

- a. _____ Install a new central electric forced air furnace HVAC system. Size new system per Manuel J of the NC Mechanical Code. Connect all ducts securely to registers. Seal all joints with Mastic and support ducts to prevent sagging. Provide sizing worksheets to Rehab Officer. Run insulated wrapped ducts with at least one outlet (vent) in each room. Install furnace and ductwork according to manufacturer's recommendations. Install a wall thermostat at proper location.

Total_____

IX. STORAGE ON SITE & INSULATION

- a. _____ Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.
- b. _____ Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers
- c. _____ Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.
- d. _____ Insulate all waterlines under the house with pipe insulation.
- e. _____ Insulate all opened walls with 3 1/2" fiberglass batts.

Total_____

X. LANDSCAPING

- a. _____ Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to left side of structure.

Total_____

Total of Page: _____

Total of All Pages (Total Bid Price) \$_____

Note: Please be sure that all pages of work write-up are attached before submitting your bid.

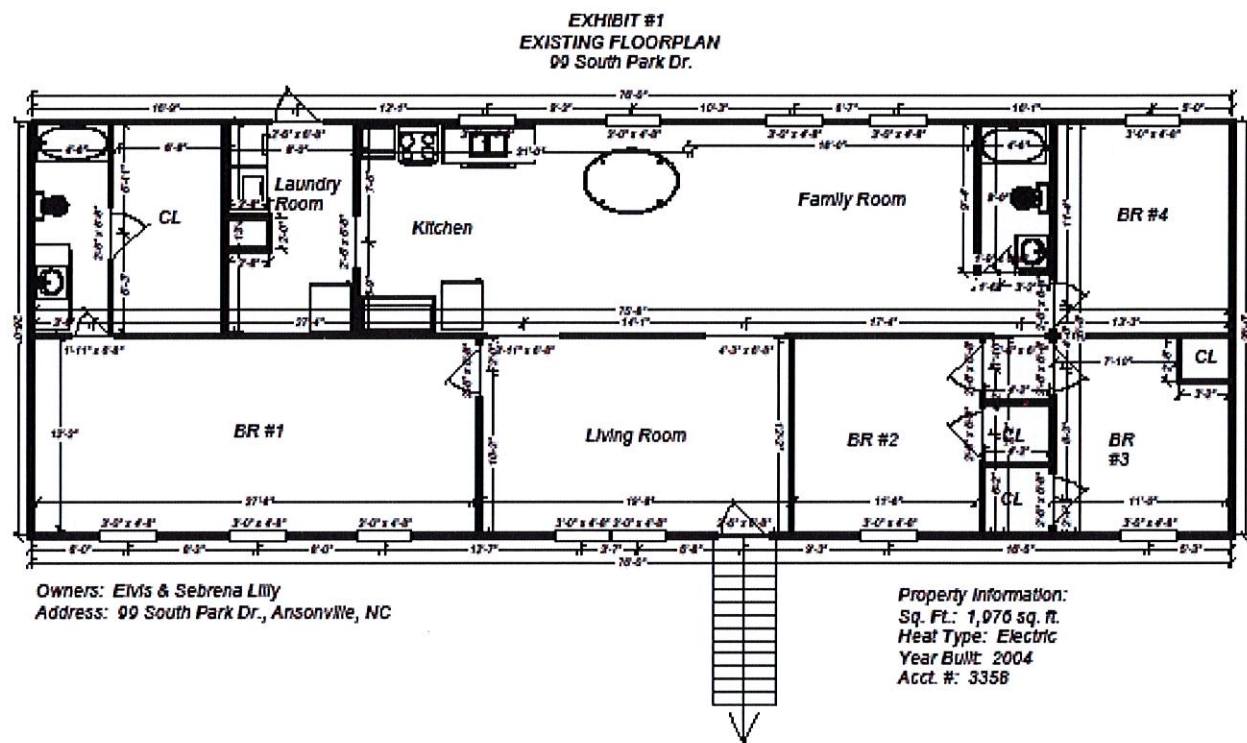
"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

Contractor: _____

Date: _____

Homeowner: _____

Date: _____



**COMMUNITY DEVELOPMENT OFFICE
TOWN OF ANSONVILLE, ANSON COUNTY
CDBG-NR “*BID PACKAGE*”**

PROPERTY IDENTIFICATION:

OWNER: ANSON002
ADDRESS: 291 Godfrey Ave
BIDS WILL BE OPENED AT: 10:00 AM
ON: August 5th
AT THE Ansonville Town Hall
8778 Main St, Ansonville, NC 28007

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NUMBER: ANSON002. This Work Write-Up will become a part of the contract between the Owner, Ansonville and the Contractor, if you are the successful bidder.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line-item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or Ansonville reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 or mrea@centralina.org.

Sincerely,

Matthew Rea

Construction Project Manager

WORK WRITE UP

Case Number: ANSON002

Date: 4/2/2026

Address: 291 Godfrey Ave. Ansonville, NC 28007

Telephone: (704) 826-6085



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meet or exceed the local building code.

Permits and inspections for building, electrical and plumbing work described must be obtained from the Anson County Inspections Department. All work must meet Anson County Construction standards. A certificate of occupancy is required for final payment.

Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of the yard and grounds to general condition existing prior to commencement of this work.

Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

PHASE I: LEAD / ASBESTOS / RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting Group for this residence. A copy of this report can be obtained by emailing mrea@centralina.org. Listed below are activities recommended in the report to address lead, radon, and asbestos found in/on this residence and premises.

Bidder is responsible for reading and understanding the Risk Assessment Report by Roy Consulting Group that identifies potential hazards to be abated using the recommendations contained in this write up and the report. A final clearance report will be required before the project closes out. Contractor will be responsible for the removal and cleaning of any substances outlined in the report.

I. LEAD: INTERIOR

No lead abatement required

II. LEAD: EXTERIOR

No lead abatement required.

III. ASBESTOS: INTERIOR

- a. _____ **Approximately 45 sf Brown Vinyl flooring in master bath floor. Remove and replace with vinyl wood flooring**
- b. _____ **Approximately 350 sf Brown Vinyl flooring in Bedroom 1 and 2 and hall this material may remain under carpet and engineered wood floor in hallway.**

IV. ASBESTOS: EXTERIOR

- a. _____ **Silver shield roof coating approximately 1,600 sf. No work unless roof has to be replaced.**

V. RADON:

No radon abatement required.

Total Price: _____

Remove, Replace, or encapsulate all elements above and any other identified in the risk assessment in accordance with abatement guidelines. Note that activities in Phase II, General Rehab require removal and replacement of some elements of this building.

Properly clean all surfaces as specified in the abatement regulations; clean up the yard and rake the ground around the house; remove all debris and call for a clearance inspection.

Contractor must notify Roy Consulting Group at (704) 968-4111 or troy@royconsultinggroup.com for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

The Clearance Inspection and report must be obtained before proceeding with remaining repairs in Phase II, Rehab. The clearance report must be submitted to the rehab officer before commencing phase II.

PHASE II, REHAB

- I. ROOF (Including all porch/shed style roofs, Chimney(s) and the carport area)
 - a. _____ Remove roofing down to sheathing. Replace all deteriorated sheathing with new sheathing (O.S.B.), include new ply-chips. Cover roof with new 15 lb. Felt (install 30lb. Felt and metal flashing in valleys. Install "20 year 3-tab "Architectural Style" 225 lb. fiberglass shingles, owner's choice of color. Install a metal drip-edge around perimeter roof. Leave entire roof watertight.
 - b. _____ Wrap fascia with break metal.
 - c. _____ Properly flash vent pipes with rubber sleeve-type flashing. Properly flash all roofs.
 - d. _____ Install seamless gutters and downspouts with baked enamel finish. Include "Gutter Guards" or similar gutter covers for full perimeter
 - e. _____ Install vinyl splash-blocks at all downspouts.
 - f. _____ Install a 4" corrugated plastic underground drain line from downspout(s) Provide for sufficient fall to allow proper drainage from left side to a point 6 ft. from house.

Total_____

Total of Page: _____

II. EXTERIOR

- a. _____ Construct a new 8' x 12' deck at rear sliding glass door entry: Use all pressure treated materials, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers, 4" x 4" deck posts spaced at 4' o.c, on deck blocks; Three 2" x 12" step stringers, Install composite / Vinyl post sleeves, with composite railing system, pickets, 4" o.c.; Composite (TREX or equal) decking and step treads.
- b. _____ Construct a new 6' x 8' porch landing with steps at rear single door entry: Use all pressure treated materials, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers, 4" x 4" deck posts spaced at 4' o.c, on deck blocks; Three 2" x 12" step stringers, Install composite / Vinyl post sleeves, with composite railing system, pickets, 4" o.c.; Composite (TREX or equal) decking and step treads.
- c. _____ Install house numbers at front (5" height) on porch column.
- d. _____ Drainage issues at rear of structure. Re-grade to provide swell for proper slope allowing water to drain away from foundation. Fill eroded areas along foundation wall.
- e. _____ Pressure wash total exterior (including rear deck). Coat exterior surfaces with cleaning solution prior to pressure washing to ensure properly cleaned finish.

Total_____

III. FOUNDATION AND FLOOR SUPPORT SYSTEM

- a. _____ Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- b. _____ Install new vinyl foundation skirting for full perimeter.

Total_____

IV. DOORS AND WINDOWS

- a. _____ Remove and replace rear sliding glass doors with doors of similar sizes. Include all door hardware.
- b. _____ Install new full-view storm door at front. Include all hardware.
- c. _____ Re-frame and install new sliding closet doors in all bedrooms

Total_____

Total of Page: _____

V. ELECTRICAL

- a. _____ Install 2 exterior convenience outlets at front and rear.
- b. _____ Install new LED light fixture at kitchen ceiling and an LED light fixture above kitchen sink.
- c. _____ Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.
- d. _____ Install new exterior lights at front, rear porch entry. (Owner's choice of style and color).
- e. _____ Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater unit in both bathrooms. Fan and light should be on separate switches.
- f. _____ Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.
- g. _____ Install Hard wired doorbell at front entrance.

Total_____

VI. HEATING

- a. _____ Install a new central electric forced air furnace HVAC system. Size new system per Manual J of the NC Mechanical Code. Connect all ducts securely to registers. Seal all joints with Mastic and support ducts to prevent sagging. Provide sizing worksheets to Rehab Officer. Run insulated wrapped ducts with at least one outlet (vent) in each room. Install furnace and ductwork according to manufacturer's recommendations. Install a wall thermostat at proper location.

Total_____

Total of Page: _____

VII. PLUMBING

- a. _____ Auger and thoroughly clean all drain lines from fixtures to public sewer line to ensure proper drainage and water flow.
- b. _____ Install a new walk-in shower unit with Delta or equal fixtures in main bathroom. Include handheld shower nozzles. Where practical, install plumbing access panel.
- c. _____ Install porcelain commodes with water-saver tank in both bathrooms
- d. _____ Install a 25" vanity base with integral bowl top and backsplash in both bathrooms. Use Delta or equal fixture in both bathrooms.
- e. _____ Install shut-off valves on plumbing fixtures.
- f. _____ Install exterior spigots at front and rear
- g. _____ Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.
- h. _____ Install a stainless-steel double sink unit, standard size. Install Delta or equal fixtures.
- i. _____ Install new washer connection center.
- j. _____ Install new 50 Gallon Gas water heater.

Total_____

Total of Page: _____

VIII. INTERIOR

- a. _____ Replace all damaged paneling and tiles on walls and ceilings. Walls and ceilings shall be properly filled, taped, and sanded. Pay particular attention to holes in den ceilings.
- b. _____ Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- c. _____ Install new crown mold properly painted.
- d. _____ Install backsplash on wall behind range and above all base cabinets. Backsplash to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- e. _____ Install 15 ft. of wall and 15 ft. of base pre-finished cabinets in kitchen. Include cabinet door hardware (owners' choice of style).
- f. _____ Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar in both bathrooms.
- g. _____ Install a large L-shaped, heavy-duty, handicapped grab-bar at tub and walk-in shower in both bathrooms. Ensure that bars are securely fastened to wall studs.
- h. _____ Install shower curtain rods in both bathrooms.
- i. _____ Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- j. _____ Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- k. _____ Install 3-1/4" base mold properly stained and varnished.

Total_____

IX. STORAGE ON SITE AND INSULATION

- a. _____ Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.
- b. _____ Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers
- c. _____ Insulate all waterlines under the house with pipe insulation.

Total_____

Total of Page: _____

X. LANDSCAPING

- a. _____ Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to the rear of the structure.

Total _____

Total of Page: _____

Total of All Pages (Total Bid Price) \$ _____

Note: Please be sure that all pages of work write-up are attached before submitting your bid.

"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

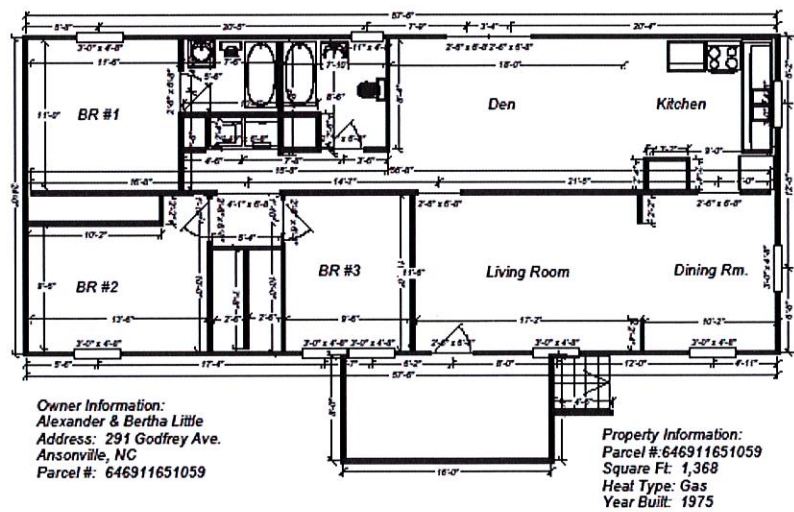
Contractor: _____

Date: _____

Homeowner: _____

Date: _____

*Existing Floorplan
291 Godfrey Ave.*



**COMMUNITY DEVELOPMENT OFFICE
TOWN OF ANSONVILLE, ANSON COUNTY
CDBG-NR "BID PACKAGE"**

PROPERTY IDENTIFICATION:

OWNER: ANSON003

ADDRESS: 372 Godfrey St Ansonville, NC 28007

BIDS WILL BE OPENED AT: 10:00 AM

ON: August 5th 2026

AT THE Ansonville Town Hall

8778 Main St, Ansonville, NC 28007

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NUMBER: ANSON003. This Work Write-Up will become a part of the contract between the Owner, Ansonville and the Contractor, if you are the successful bidder.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line-item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or Ansonville reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 or mrea@centralina.org.

Sincerely,

Matthew Rea

Construction Project Manager

WORK WRITE UP

Case Number: ANSON003

Date: 4/1/2026

Address: 372 Godfrey St, Ansonville, NC 28007

Telephone: (704) 281-7950



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meet or exceed the local building code.

Permits and inspections for building, electrical and plumbing work described must be obtained from the Anson County Inspections Department. All work must meet Anson County Construction standards. A certificate of occupancy is required for final payment.

Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of the yard and grounds to general condition existing prior to commencement of this work.

Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

PHASE I: LEAD / ASBESTOS / RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting Group for this residence. A copy of this report can be obtained by emailing mrea@centralina.org. Listed below are activities recommended in the report to address lead, radon, and asbestos found in/on this residence and premises.

Bidder is responsible for reading and understanding the Risk Assessment Report by Roy Consulting Group that identifies potential hazards to be abated using the recommendations contained in this write up and the report. A final clearance report will be required before the project closes out. Contractor will be responsible for removal / cleaning of any substances outlined in the report.

LEAD: INTERIOR

No lead abatement required

LEAD: EXTERIOR

No lead abatement required

ASBESTOS: INTERIOR

No asbestos abatement required

ASBESTOS: EXTERIOR

No asbestos abatement required

RADON:

No radon abatement required.

Total Price: _____

Remove, Replace, or encapsulate all elements above and any other identified in the risk assessment in accordance with abatement guidelines. Note that activities in Phase II, General Rehab require removal and replacement of some elements of this building.

Properly clean all surfaces as specified in the abatement regulations; clean up the yard and rake the ground around the house; remove all debris and call for a clearance inspection.

Contractor must notify Roy Consulting Group at (704) 968-4111 or troy@royconsultinggroup.com for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

The Clearance Inspection and report must be obtained before proceeding with remaining repairs in Phase II, Rehab. The clearance report must be submitted to the rehab officer before commencing phase II.

PHASE II, REHAB

I. PROJECT PREPARATION ITEMS

- a. _____ Roll off dumpster for debris removal.
- b. _____ Lockable storage POD to store owner's belongings during repairs.

Total _____

II. MECHANICAL SYSTEMS AND UPDATES

- a. _____ Install a new HVAC system and inspect all ductwork under the home.
- b. _____ Install new no step walk in shower units in both bathrooms with Delta or equal quality fixtures. Include handheld shower head type fixtures. Add access panels behind valve wall if possible.
- c. _____ Install new ADA compliant commodes with water saver tanks.
- d. _____ Install new vanity bases with solid surface tops and integrated bowl/ backsplash.
- e. _____ Install new faucets on both vanities of Delta or equal quality.
- f. _____ Install new ¼ turn shut off valves on all plumbing fixture in both bathrooms and Kitchen.
- g. _____ Install exterior spigot at front and rear of home.
- h. _____ Replace water damaged base cabinets at kitchen sink and install a new laminate countertop.
- i. _____ Install new stainless-steel sink and Delta level faucet in kitchen on new base cabinet and new laminate countertop.
- j. _____ Install a new washing machine connection box in Utility room.
- k. _____ Install a new 50-gallon electric water heater with expansion tank and relief line to meet NEC codes.

Total of Page: _____

III. ELECTRICAL SYSTEM AND BREAKER PANEL.

- a. _____ Install interconnected smoke detectors/ monoxide sensors per NEC locations.
- b. _____ Install overhead LED light fixtures with wall switch in each room. Ceiling fixtures to be wired with 3 strand wiring to accommodate ceiling fan installation.
- c. _____ Install receptacles in every room at spacing per NEC.
- d. _____ Install GFI receptacles in required locations.
- e. _____ Install new ceiling fans with lights in living rooms and bedrooms. Owners to select.
- f. _____ Add convenience receptacles at all three exterior doors and at the new HVAC compressor location per NEC.
- g. _____ Install new LED light fixture in kitchen ceiling and above kitchen sink.
- h. _____ Install new 2 speed exhaust fan with light over range. Owner to select.
- i. _____ Install new LED exterior light fixture and switch at exterior doors.
- j. _____ Install new switch controlled recessed fan/ light combination fixtures in both bathrooms. Fan and Light to be controlled by separate switches.
- k. _____ Install a new wired doorbell connected to both front and rear doors.

Total_____

IV. STRUCTURAL REPAIRS AND FLOOR SYSTEMS

- a. _____ Repair soft areas and holes in subfloor throughout the house. Areas noted in -Side room/ Utility room, Kitchen, Master bedroom, Living room.
- b. _____ Install new plywood subfloor patches and underlayment at repaired areas. Securely attach all new plywood to framing or added blocking.

Total_____

Total of Page: _____

V. INTERIOR WALLS, DOORS AND TRIM

- a. _____ Repair walls and ceilings from installs and water damage in several rooms.
- b. _____ Ceilings are textured and may require removal of finish to complete repairs.
- c. _____ Drywall to be taped and finished with seam compound.
- d. _____ Both bathrooms will require a major upgrade of moving existing walls out into the bedrooms to make the bathroom wide enough to accommodate ADA guidelines and allow the installation of the required shower.
- e. _____ Paint all rooms and ceilings with two coats of Latex paint. Owners to choose colors.
- f. _____ Many walls and ceilings will require a coat of stain blocker/sealer due to water staining.
- g. _____ Install bathroom accessories in both bathrooms to include shower curtain rod, towel bar, and TP holder.
- h. _____ Install a large L shaped ADA grab bar at both showers. Insure that grab bar is securely fastened to wall framing.
- i. _____ Replace water damaged cabinets in Utility Room above washer and dryer.
- j. _____ Remove existing carpet and vinyl flooring and replace it with underlayment and LVP plank flooring throughout the house. Owner to choose color and pattern.
- k. _____ Install missing trim pieces and add new base molding and shoe molding where needed. Paint all trim with two coats of matching trim paint.
- l. _____ Replace interior bathroom, bedroom and utility room doors with 3/0 size 6 panel textured and molded door units.
- m. _____ Door framing and wall trim will need to be modified to allow a 3/0 door to be installed.
- n. _____ Install new lever type interior door hardware on new doors. Locking type hardware for bedrooms and bathrooms.
- o. _____ Treat interior and exterior of home for pests and rodents.

Total_____

Total of Page: _____

VI. EXTERIOR – ROOF, DOORS AND WINDOWS

- a. _____ New roof of Asphalt shingles to match existing materials.
Replace water damaged roof decking.
- b. _____ Large areas of rear soffit and fascia need to be repaired or re installed.
- c. _____ Install new exterior doors at the front and left side entrance.
Doors to be Therma-tru Fiberglass half lite units. 3/0 x 80 in. -if possible-
Most manufactured homes have Exterior doors of 2/8x 76 in. Door units to be pre hung with trim and window grilles
- d. _____ Install new lever type locksets on the new exterior doors.
- e. _____ Replace all exterior windows with vinyl double sash units where possible. New Bathroom units will require tempered glass or applied membrane to bottom sash.
- f. _____ Exterior wood siding to be repaired in several areas. New siding to be primed and painted to match existing.
- g. _____ Front porch ceiling and posts are water damaged and need to be replaced then primed and painted to match existing.

Total_____

VII. LANDSCAPING AND GROUNDS

- a. _____ Grade and Level lawn area adjacent to the house. Fill all holes and cover with grass Seed and straw.
- b. _____ Concrete pad of 10'x20' should be poured at the left end of the home. For unloading and parking. 36" wide concrete sidewalk should be poured from the concrete pad to the bottom of the ramp at the front porch of the home. Porch step is already concrete and flush with the ground. 36" wide concrete sidewalk should be poured from the concrete pad to the bottom of the ramp for the rear door.
- c. _____ New pressure treated lumber ramp and steps to be installed up to the rear door of the home. Ramp to be 1/12 slope. Home has 2 access points and 60% of them are required to be ADA compliant. Ground-to-door threshold is approx. 5 ft. Ramp to be 1/12 slope.

Total_____

Total of Page: _____

Total of All Pages (Total Bid Price) \$_____

Note: Please be sure that all pages of work write-up are attached before submitting your bid.

“I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract.”

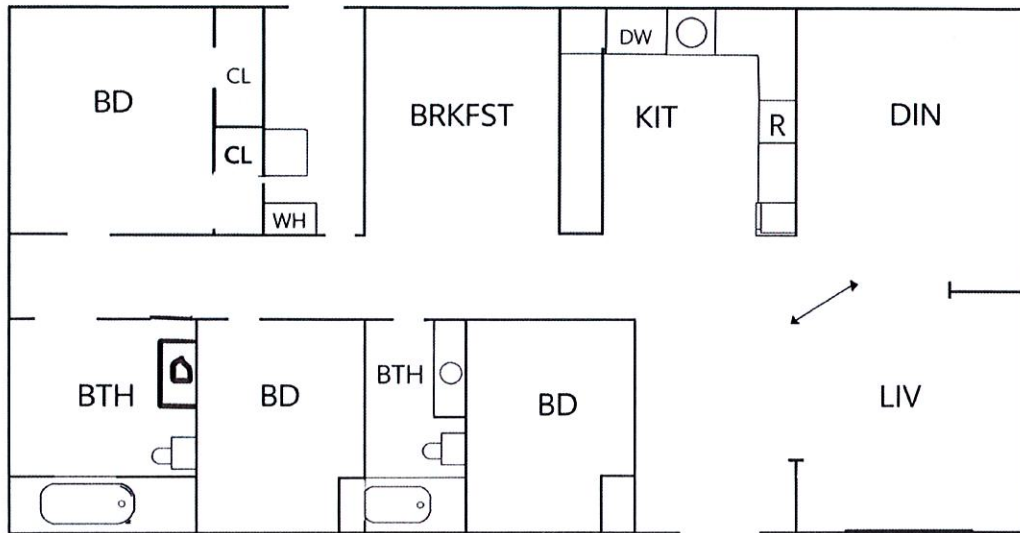
Contractor: _____

Date: _____

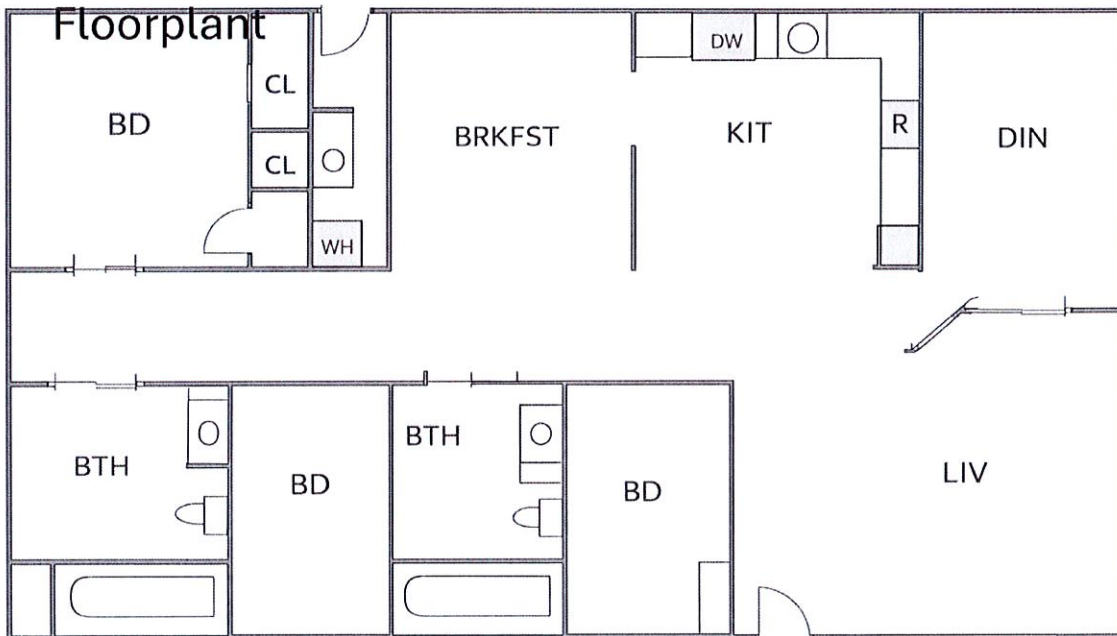
Homeowner: _____

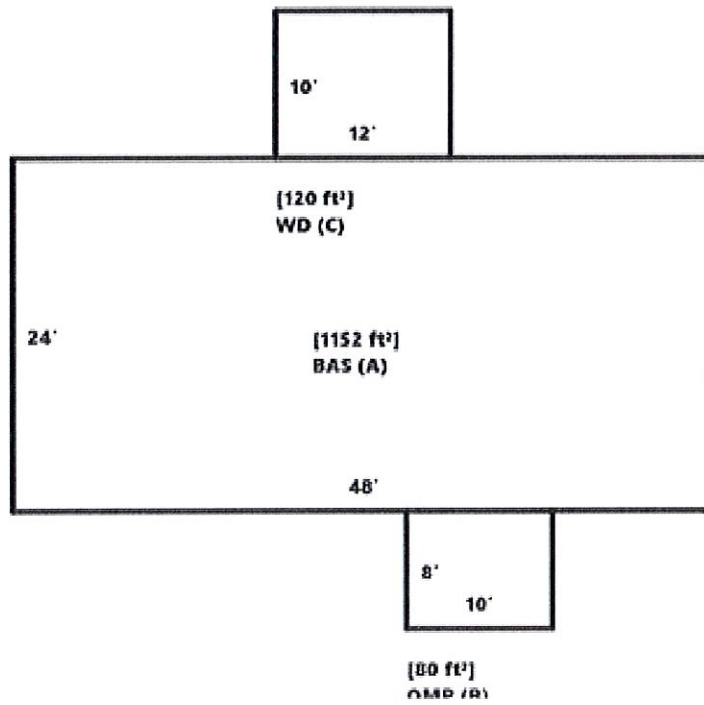
Date: _____

372 Godfrey St- Existing Floorplan



372 Godfrey St- Updated Floorplant





**COMMUNITY DEVELOPMENT OFFICE
TOWN OF ANSONVILLE, ANSON COUNTY
CDBG-NR "BID PACKAGE"**

PROPERTY IDENTIFICATION:

OWNER: ANSON004

ADDRESS: 156 Mt. Vernon Rd. Wadesboro, NC 28170

BIDS WILL BE OPENED AT: 10:00 AM

ON: August 5th 2026

AT THE Ansonville Town Hall

8778 Main St, Ansonville, NC 28007

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NUMBER: ANSON004. This Work Write-Up will become a part of the contract between the Owner, Ansonville and the Contractor, if you are the successful bidder.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line-item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or Ansonville reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 or mrea@centralina.org.

Sincerely,

Matthew Rea

Construction Project Manager

WORK WRITE UP

Case Number: ANSON004

Date: 4/1/2026

Address: 156 Mt. Vernon Rd. Wadesboro, NC 28170

Telephone: (980) 278-1763



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meet or exceed the local building code.

Permits and inspections for building, electrical and plumbing work described must be obtained from the Anson County Inspections Department. All work must meet Anson County Construction standards. A certificate of occupancy is required for final payment.

Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of yard and grounds to general condition existing prior to commencement of this work.

Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

PHASE I: LEAD / ASBESTOS / RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting Group for this residence. A copy of this report can be obtained by emailing mrea@centralina.org. Listed below are activities recommended in the report to address lead, radon, and asbestos found in/on this residence and premises.

Bidder is responsible for reading and understanding the Risk Assessment Report by Roy Consulting Group that identifies potential hazards to be abated using the recommendations contained in this write up and the report. A final clearance report will be required before the project closes out. Contractor will be responsible for the removal and cleaning of any substances outlined in the report. **Detailed work write-up by Roy Consulting Group from the report shall be used to identify the bid items below.**

I. LEAD: INTERIOR

- a. _____ **Room 2 Window A1 and A2 Option 2: Remove and replace blinds and complete specialized cleaning of window and components.**
- b. _____ **Room 4 Window B1 and C1 Option 2: Remove and replace blinds and complete specialized cleaning of window and components.**
- c. _____ **Room 5 Window C1 Option 2: Remove and replace blinds and complete specialized cleaning of window and components.**
- d. _____ **Room 7 Window C1 and C2 Option 2L: Remove and replace blinds and complete specialized cleaning of window and components.**

Interior Lead Abatement Price _____

LEAD: EXTERIOR

No lead exterior abatement required.

ASBESTOS: INTERIOR

No Asbestos abatement required

ASBESTOS: EXTERIOR

No Asbestos abatement required

RADON:

No Radon abatement required.

Total Price: _____

Remove, Replace, or encapsulate all elements above and any other identified in the risk assessment in accordance with abatement guidelines. Note that activities in Phase II, General Rehab require removal and replacement of some elements of this building.

Properly clean all surfaces as specified in the abatement regulations; clean up the yard and rake the ground around the house; remove all debris and call for a clearance inspection.

Contractor must notify Roy Consulting Group at (704) 968-4111 or troy@royconsultinggroup.com for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

The Clearance Inspection and report must be obtained before proceeding with remaining repairs in Phase II, Rehab. The clearance report must be submitted to the rehab officer before commencing phase II.

PHASE II, REHAB

I. EXTERIOR

- a. _____ Install house numbers at front (5" height) (Owner's choice of location).
- b. _____ Pressure wash total exterior of house. Pay particular attention to rear foundation wall areas
- c. _____ Install premium vinyl siding (Georgia-Pacific Vision Pro Double 5-inch Dutch Lap Siding (or equal) on all non-brick areas. Include all trim, corner pieces, under sill, vinyl soffit, J-Channels for professional finish. Owners' choice of style and color.
- d. _____ Construct a wheelchair ramp w/turning platform, to connect to front porch new ramp will connect to concrete driveway at carport. Use all p.t. materials, 2" x 8" joists and band, 4" x 4" posts on deck blocks, 5/4 x 6" decking and step treads, three 2" x 12" step stringers; Connect joists to band w/ galvanized joist hangers; Guard rails and hand rails each side of ramp and steps; Use 2" x 6' top rail, 2" x 4" bottom rails, 2" x 2" picks at 4" o. c. Top rail to be sanded smooth and extend for gripping/handrail. Construct new steps up to stoop at top of new ramp, (P.T. materials and handrails at steps).

Total_____

Total of Page: _____

II. FOUNDATION AND FLOOR SUPPORT SYSTEM

- a. _____ Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.
- b. _____ Install new 8" x 16" automatic temperature-controlled foundation vents with screens and shutters.
- c. _____ Install a new foundation access door(s) of 3/4" exterior grade material with 2" x 4" treated frame and masonry sill 3" above grade. Use heavy-duty strap hinges and padlock hasp. (Ensure door and frame have proper fit.)
- d. _____ Replace all defective floor joists with new treated floor joist(s) (Pay particular attention to entire left side of structure (Den, Bedroom #1 and Bathroom). Each joist shall be firmly supported at both ends by notching onto a sill, by a girder ledger, by resting on a solid foundation, or by a joist hanger, and shall be nailed into a sill or girder.
- e. _____ Replace all defective sills with 2" x 8" double-treated lumber. Pay particular attention to kitchen, living room and rear bedroom floors.
- f. _____ Install drop girders to level, support and strengthen floor system at kitchen, living room and bedroom areas. Drop girder shall be 2" x 10's supported by steel jack posts resting on 16" x 16" x 4" concrete footing.

Total_____

III. DOORS & WINDOWS

- a. _____ Replace all interior door units with ReliaBilt (or equal) mid-quality 6-Panel Textured Hollow-Core Molded door units. Closet doors shall be Paneled Manufactured Wood Hollow Primed Textured 6-Panel Bi-fold door Masonite.
- b. _____ Install Schlage / Kwikset or equal lever style interior door hardware on all new interior doors
- c. _____ Replace existing windows with double-hung, insulated, tilt-in mid-quality Pella, Reliabilt (or equal) mid -quality Vinyl Replacement windows

Total_____

Total of Page: _____

IV. ELECTRICAL

- a. _____ Install an overhead fixture with wall switch in each room.
Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220-volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights should be controlled by separate switches; (\$). Owners' choice of style. Install 2 exterior convenience outlets at front and rear.
- b. _____ Install new LED light fixture at kitchen ceiling and an LED light fixture above kitchen sink.
- c. _____ Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.
- d. _____ Install new exterior lights at front and carport entry. (Owner's choice of style and color).
- e. _____ Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater combination unit in bathrooms. Fan and light should be on separate switches.
- f. _____ Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.
- g. _____ Install Hard wired doorbell at front entrance.

Total_____

Total of Page: _____

V. PLUMBING

- a. _____ Install a new walk-in shower unit with Delta or equal fixtures in bathroom. Include handheld shower nozzles. Where practical, install plumbing access panel.
- b. _____ Install porcelain commode with water-saver tank in bathroom
- c. _____ Install a new vanity base with integral bowl top and backsplash in bathrooms. Use Delta or equal fixture in bathrooms.
- d. _____ Install shut-off valves on plumbing fixtures.
- e. _____ Install exterior spigots at front and rear
- f. _____ Run all plumbing vent lines inside walls. Properly vent plumbing fixtures to exterior roof line. Do not use automatic vents.
- g. _____ Install a stainless-steel double sink unit, standard size. Install Delta or equal fixtures.
- h. _____ Install new washer connection center.
- i. _____ Install new 50 Gallon Gas water heater.

Total _____

Total of Page: _____

VI. INTERIOR

- a. _____ Sand and refinish all ceilings. Replace all damaged paneling on walls and ceilings. Walls and ceilings shall be properly filled, taped, and sanded.
- b. _____ Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- c. _____ Paint base and wall kitchen cabinets with 2 coats of semi-gloss latex paint. Owners' choice of color.
- d. _____ Install new hardware on cabinets. Owners' choice of style and color.
- e. _____ Install new crown mold properly painted.
- f. _____ Install backsplash on wall behind range and above all base cabinets. Backsplash to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- g. _____ Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar.
- h. _____ Install a large L-shaped, heavy-duty, handicapped grab-bar at shower. Ensure that bar is securely fastened to wall studs.
- i. _____ Install shower curtain rod at shower.
- j. _____ Install 1/2" plywood underlayment. Ensure that all nails are securely driven into flooring and joists in all rooms
- k. _____ Cover underlayment with water resistant Luxury Vinyl Plank (LVP) flooring, owner's choice of color and pattern throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- l. _____ Install 3-1/4" base mold properly stained and varnished.

Total _____

Total of Page: _____

VII. STORAGE ON SITE & INSULATION

- a. _____ Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.
- b. _____ Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers
- c. _____ Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.
- d. _____ Insulate all waterlines under the house with pipe insulation.
- e. _____ Insulate all opened walls with 3 1/2" fiberglass batts.

Total_____

VIII. LANDSCAPING

- a. Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to the left side of the structure.

Total_____

Total of Page: _____

Total of All Pages (Total Bid Price) \$_____

Note: Please be sure that all pages of work write-up are attached before submitting your bid.

"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

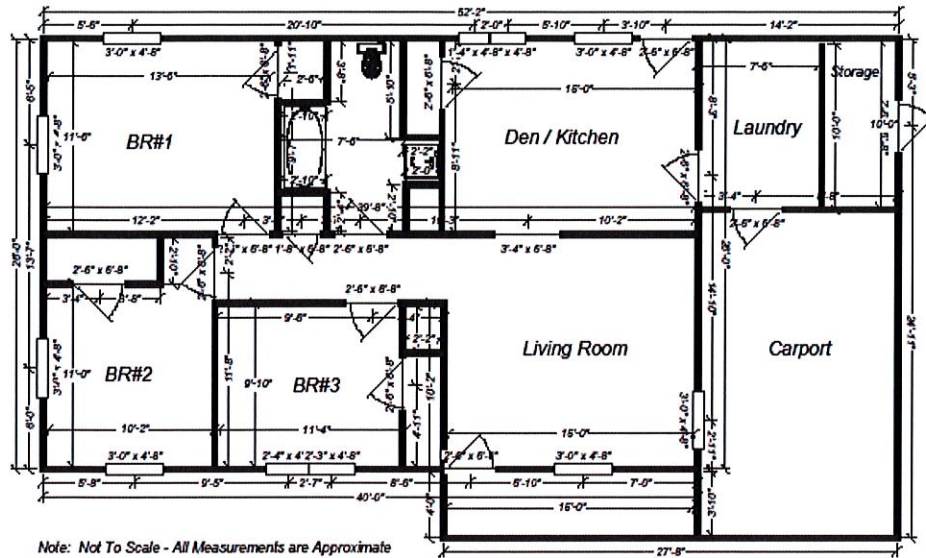
Contractor: _____

Date: _____

Homeowner: _____

Date: _____

Exhibit #1 - Existing Floorplan
156 Mt. Vernon Rd.
Ansonville, NC



Note: Not To Scale - All Measurements are Approximate

Owner Information:
 Owner: Mae Medley
 Address: 156 Mt. Vernon Rd., Ansonville, NC

Property Information:
 Parcel #: 646915622867
 Sq. Ft.: 1,040 sq. ft.
 Heating Fuel Type: Electric (Heat Pump)
 Year Built: 1975

**COMMUNITY DEVELOPMENT OFFICE
TOWN OF ANSONVILLE, ANSON COUNTY
CDBG-NR “*BID PACKAGE*”**

PROPERTY IDENTIFICATION:

OWNER: ANSON005

ADDRESS: 595 Ansonville Polkton Rd. Ansonville, NC 28170

BIDS WILL BE OPENED AT: 10:00 AM

ON: August 5th 2026

**AT THE Ansonville Town Hall
8778 Main St, Ansonville, NC 28007**

TO WHOM IT MAY CONCERN:

The Owner of the above-named property has authorized us to assist in accomplishing the rehabilitation/reconstruction work necessary to update this property to comply with standards of the Housing Rehabilitation Program.

You are invited to submit a bid on the rehabilitation/reconstruction, labor, and materials described in the Work Write-Up submitted herewith and identified as CASE NUMBER: ANSON005 This Work Write-Up will become a part of the contract between the Owner, Ansonville and the Contractor, if you are the successful bidder.

Your bid should be submitted to our office on the attached bid form along with the Work Write-Up provided. The bid amount should be based only on the rehabilitation/reconstruction work in the Work Write-Up, done in the manner prescribed by our Basic Specifications. All successful bidders will abide by Federal and Local Regulations pertaining to Equal Opportunity Employment.

*Your bid shall be submitted on or before bid opening, time shown above. The bid form must be completed with line-item costs. Bids not submitted in proper form (**line item priced, signed and dated**) will be rejected. Mark all bids on the sealed envelope to indicate they are rehab bids otherwise they may be opened if mailed. Do not leave any space blank. Note: Electrical and Plumbing bids can be submitted as a lump sum bid.

The Owner and/or Ansonville reserves the right to reject any or all bids and to waive any formalities.

The Contractor submitting the winning bid may request a negotiation of the bid price and/or withdraw the bid if, at the end of sixty (60) days following the bid opening date, the contractor has not received written notice to proceed with work on this job.

If there are any questions concerning this matter, please do not hesitate to contact Matthew Rea at (330) 885-0937 or mrea@centralina.org.

Sincerely,

Matthew Rea

Construction Project Manager

WORK WRITE UP

Case Number: ANSON005

Date: 4/1/2026

Address: 595 Ansonville-Polkton Rd. Ansonville, NC 28170

Telephone: (704) 826-8577



Contractors are responsible to ensure that all work is in compliance with the BASIC SPECIFICATIONS of the Housing Rehabilitation Program. Any damage to the structure that results from the performance of this work shall be made good by the Contractor. Contractor must ensure that all materials and workmanship meet or exceed the local building code.

Permits and inspections for building, electrical and plumbing work described must be obtained from the Anson County Inspections Department. All work must meet Anson County Construction standards. A certificate of occupancy is required for final payment.

Contractor is responsible for disposal of all debris resulting from the work described herein and for restoration of the yard and grounds to general condition existing prior to commencement of this work.

Note: Contractor will bid on each item. Fill in and return this form. A copy will be furnished to the contractor who is awarded the job. Profit and overhead should be included in each item marked.

PHASE I: LEAD / ASBESTOS / RADON ABATEMENT

Note: It is the intent of this write up to remove or encapsulate items/building elements containing lead-based paint as identified in the Risk Assessment Report prepared by Roy Consulting Group for this residence. A copy of this report can be obtained by emailing mrea@centralina.org. Listed below are activities recommended in the report to address lead, radon, and asbestos found in/on this residence and premises.

Bidder is responsible for reading and understanding the Risk Assessment Report by Roy Consulting Group that identifies potential hazards to be abated using the recommendations contained in this write up and the report. A final clearance report will be required before the project closes out. Contractor will be responsible for the removal and cleaning of any substances outlined in the report.

LEAD: INTERIOR

No lead abatement required

LEAD: EXTERIOR

No lead abatement required

ASBESTOS: INTERIOR

No asbestos abatement required

ASBESTOS: EXTERIOR

No asbestos abatement required

RADON:

No radon abatement required.

Total Price: _____

Remove, Replace, or encapsulate all elements above and any other identified in the risk assessment in accordance with abatement guidelines. Note that activities in Phase II, General Rehab require removal and replacement of some elements of this building.

Properly clean all surfaces as specified in the abatement regulations; clean up the yard and rake the ground around the house; remove all debris and call for a clearance inspection.

Contractor must notify Roy Consulting Group at (704) 968-4111 or troy@royconsultinggroup.com for clearance inspection before proceeding with remaining repairs specified in Phase II, Rehab.

The Clearance Inspection and report must be obtained before proceeding with remaining repairs in Phase II, Rehab. The clearance report must be submitted to the rehab officer before commencing phase II.

PHASE II, REHAB

I. EXTERIOR

- a. _____ Properly flash / seal / caulk chimney vent stack from fireplace at roof line.
- b. _____ Install house numbers at front (5" height) (Owner's choice of location).
- c. _____ Pressure wash total exterior of house.
- d. _____ Construct a new 8' x 8' deck at front entry: Use all pressure treated materials for structural support, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers; Install new step stringers. **Install composite decking (TREX or equal), including composite railing system with composite step treads and risers.**
- e. _____ Construct a wheelchair ramp w/turning platform, to connect to front porch Use all p.t. materials for structural support, 2" x 8" joists and band, 4" x 4" posts on deck blocks, three 2" x 12" step stringers; Connect joists to band w/ galvanized joist hangers; **Install composite ramp decking and guard rails and hand rails each side of ramp and steps ;**
- f. _____ Construct a new 8' x 8' deck at rear entry: Use all pressure treated materials for structural support, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers; Install new 2" x 12" step stringers. **Install composite decking (TREX or equal), including composite railing system with composite step treads and risers.**
- g. _____ Remove existing side steps and construct a new 6' x 10' deck at side entry: Use all pressure treated materials, 2" x 8" joists and band, joists at 16" o.c.; Support joists with galvanized joist hangers, 4" x 4" deck posts spaced at 4' o.c, on deck blocks; Three 2" x 12" step stringers, **Install composite / Vinyl post sleeves, with composite railing system,; Composite (TREX or equal) decking, step treads and railings**

Total_____

Total of Page: _____

II. FOUNDATION AND FLOOR SUPPORT SYSTEM

- a. _____ Install new vinyl skirting at mobile home foundation. Ensure proper fit with no gaps at full perimeter.
- b. _____ Treat house for termites, powder post beetles, ants, rats, fleas, roaches. Treatment to be in accordance with N.C. Termite Treatment Code. Clean all debris from under house.

Total_____

III. DOORS AND WINDOWS

- a. _____ Replace all interior door units with ReliaBilt (or equal) mid-quality 6-Panel Textured Hollow-Core Molded door units.
- b. _____ Install Schlage / Kwikset or equal level style interior door hardware on all new interior doors
- c. _____ Replace existing windows with double-hung, insulated, mobile home windows
- d. _____ Install new metal insulated exterior door units at front and rear.

Total_____

Total of Page: _____

IV. ELECTRICAL

- a. _____ Install an overhead fixture with wall switch in each room.
Ceiling fixtures shall be wired for ceiling fans. Install at least one receptacle per NEC. Install ground fault circuit interrupters. Install new 220-volt outlets for stove, clothes dryer, AC. Install new ceiling fans with lights (2-bulbs) in living room and bedrooms. Fans and lights should be controlled by separate switches; (\$). Owners' choice of style. Install 2 exterior convenience outlets at front and rear.
- b. _____ Install new LED light fixture at kitchen ceiling and an LED light fixture above kitchen sink.
- c. _____ Install vented exhaust fan with light and two (2) speeds over stove, owner's choice of color.
- d. _____ Install new exterior lights at front and rear entry. (Owner's choice of style and color).
- e. _____ Install a new switch controlled, recessed, ceiling, exhaust fan/light/heater unit in bathrooms. Fan and light should be on separate switches.
- f. _____ Install interconnected smoke detectors per NEC and 2 carbon monoxide detectors.
- g. _____ Install Hard wired doorbell at front entrance.

Total _____

V. PLUMBING

- a. _____ Install porcelain commode with water-saver tank in bathroom
- b. _____ Install shut-off valves on plumbing fixtures.
- c. _____ Install exterior spigots at front and rear
- d. _____ Install a stainless-steel double sink unit, standard size. Install Delta or equal fixtures.
- e. _____ Install new washer connection center.
- f. _____ Install new 50 Gallon insulated water heater

Total _____

Total of Page: _____

VI. INTERIOR

- a. _____ Paint walls and ceilings with two coats of semi-gloss latex or latex paint, owner's choice of colors. Use only approved paint.
- b. _____ Install 15' of base and 15' of pre-finished wall cabinets. Owners' choice of style and color. Cabinets need to be wooden and of medium quality, complete with all hardware. Base cabinets to be complete with 5/8" plywood cabinet top and Formica, properly glued and edge finished, owner's choice of color and pattern.
- c. _____ Install new crown mold properly painted.
- d. _____ Install backsplash on wall behind range and above all base cabinets. Backsplash to extend to at least 6" on either side and 36" above cooking surface. Install trim on edges of backsplash.
- e. _____ Install a 4-piece bath accessory set: soap dish at tub, tissue holder, soap dish/glass and brush holder, towel bar in both bathrooms.
- f. _____ Install a large L-shaped, heavy-duty, handicapped grab-bar at shower. Ensure that bar is securely fastened to wall studs.
- g. _____ Install shower curtain rod at shower in bathroom.
- h. _____ Install with water resistant Luxury Vinyl Plank (LVP) flooring throughout. Owner's choice of color and pattern. Include matching 3/4" round molding for complete finish
- i. _____ Install 3-1/4" base mold properly stained and varnished.

Total_____

VII. STORAGE ON SITE AND INSULATION

- a. _____ Provide a lockable storage POD on site (8' x 20" or better) for storage of owner's furniture during construction.
- b. _____ Remove and dispose of existing floor insulation under house. Insulate floors to R-19 kraft faced fiberglass batts. Support new insulation with wire hangers
- c. _____ Blow insulation into attic to a value of R-38 after the electrical rough-in inspection has been completed.
- d. _____ Insulate all waterlines under the house with pipe insulation.
- e. _____ Insulate all opened walls with 3 1/2" fiberglass batts.

Total_____

Total of Page: _____

VIII. LANDSCAPING

- a. _____ Grade, till, level, aerate, seed, straw and fertilize all disturbed lawn areas. Pay particular attention to left side of structure.

Total _____

Total of Page: _____

Total of All Pages (Total Bid Price) \$ _____

Note: Please be sure that all pages of work write-up are attached before submitting your bid.

"I understand the above specifications and agree that adequate reference is made to all work that is to be performed under the contract."

Contractor: _____

Date: _____

Homeowner: _____

Date: _____

BUILDING SKETCH

