

# SPECS BY LOCATION/TRADE with Costs

8/19/2022

Pre-Bid Site Visit: \_\_\_\_\_  
Bidding Open Date: \_\_\_\_\_  
Bidding Close Date: \_\_\_\_\_  
Initial: \_\_\_\_\_

Case Number: 005-17-001  
Project Manager: R S  
Phone: \_\_\_\_\_

Address: 2159 W 106th Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
3	<b>HAZARD</b> HAZARD: LOWER STRINGER OF BASEMENT STAIRS IS EXTREMELY DETERIORATED AND DANGEROUS. PORTION OF THE FLOOR DECK IN RIGHT REAR BEDROOM IS MISSING.	1.00	AL	\$0.00	\$0.00
4	<b>STRUCTURAL CHANGES</b> No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
8	<b>PAINTING REQUIREMENTS--INTERIOR</b> THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes heat registers and radiators. PAINTS: Use Sherwin-Williams or equivalent best grade paints and primers meeting the Green Seal G-11 Environmental Standard. <a href="http://www.greenseal.org/certification/standards/paints.cfm">http://www.greenseal.org/certification/standards/paints.cfm</a> . All paint colors shall be selected by the owner or project manager.	1.00	GR	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1 General Requirements					
10	<b>APPLICANT ACCEPTS SCOPE OF WORK</b> The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. X_____ X_____ Applicant Date Applicant Date	1.00	DU	\$0.00	\$0.00
31	<b>CONSTRUCTION DEFINITIONS</b> "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	<b>VERIFY QUANTITIES/MEASUREMENTS</b> All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e. number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
36	<b>BUILDING PERMIT REQUIRED</b> Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
37	<b>ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all electrical schematic drawings that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
38	<b>PLUMBING PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the	1.00	EA	\$0.00	\$0.00

## Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
39	<b>HVAC PERMIT REQUIRED</b> Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
42	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b> Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit. PROPERTY IS SUBJECT TO A CONDEMNATION ORDER.	1.00	EA	\$0.00	\$0.00
2070	<b>ASBESTOS ABATEMENT</b> All asbestos found in heating systems, floor tile, or other locations shall be abated as follows:  1. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations. Removal must be performed by licensed asbestos abatement contractors. 2. Provide worker protection including whole body coveralls, respirators, & decontamination area. 3. Secure & isolate room, provide protective floor coverings. (Floor coverings not possible when removing floor tile.) 4. Pre-treat surface with wetting agent. 5. Carefully remove asbestos. 6. Dispose of asbestos in clearly identified disposal drums. 7. HEPA vacuum entire area.  These abatement requirements also apply to siding and/or roofing that contains asbestos if removal of the siding and/or roofing is specified.  NOTE: There is suspect Asbestos Containing Material present at this site. At a minimum, it includes old wrap and packing around duct seams and register boots, and 9" floor tiles in Right Rear Bedroom.  Estimated abatement costs \$800	1.00	AL	\$800.00	\$800.00

Location Total: \$800.00

## Location: 2 - Exterior

Approx. Wall SF: 1,980

Ceiling/Floor SF: 666

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 2 - Exterior

Approx. Wall SF: 1,980

Ceiling/Floor SF: 666

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4 Site Work</b>					
305	<b>FENCE REPAIR--CHAIN LINK</b> Repair fence using 4' high galvanized 11 gauge wire, 1-5/8" line posts on 10' centers, with 1-3/8" top rail. Tighten fence, install missing components using galvanized bolts and fasteners to create a plumb, functional fence without bent posts or rails. Reattach chain link to posts as needed. Check posts and rails for damage or missing parts.  Also acceptable if front fence is removed - demo fence and remove.	100.00	LF	\$6.56	\$656.00
315	<b>FENCE--CHAIN LINK 4' HIGH</b> Dispose of any existing fence. Install a 4' high, galvanized, chain link fence using 11 gauge wire, 1-5/8" line posts and 2" corner posts on 10' centers, with a 1-3/8" top rail. Gate posts shall be 2-1/2". Set posts at least 36" deep in a 9" diameter concrete sleeve. Installation of sections shall be in a straight line unless otherwise stated. Replace damaged front fence.  Remove all fence - front and side - is also acceptable.	24.00	LF	\$15.59	\$374.16
317	<b>GATE--CHAIN LINK 4' HIGH</b> Hang a 4' high, 42 inch wide, 11 gauge galvanized gate with a 1 3/8" frame, two off-set type hinges and latch. At front fence if fence is kept.	1.00	EA	\$336.80	\$336.80
465	<b>REMOVE TREE AND GRIND STUMP</b> Cut and remove tree. Grind stump to 18" below grade. Remove wood chips. Install top soil and reseed all disturbed areas. One medium tree and five small trees against the right (south) side of the house. One small tree at right rear of house.	1.00	AL	\$2,000.00	\$2,000.00
520	<b>FOUNDATION DRAINAGE SYSTEM</b> Excavate a 16" wide by footer-depth trench at foundation wall, 4' beyond house corners. Allow foundation wall to dry. Apply 2 coats of asphalt-based water proofing to all exposed foundation surfaces. Lay a 4" perforated drain pipe, over 6 mil plastic to drain to one end of trench. Install sewer hubs at each corner where a downspout will be located. Tie foundation drain into storm sewer. Fill trench w/ 2" or larger stone to 12" below grade. Backfill remainder with clean topsoil to grade. Compact soil and provide positive pitch away from foundation. Areas where pavement abuts foundation shall be backfilled to 4" below grade and concrete or asphalt paving shall be installed to match existing and shall be graded to provided positive drainage away from foundation.  IMPORTANT: IF UPON THE START OF EXCAVATION IT IS FOUND THAT THE FOUNDATION IS CONSTRUCTED OF SANDSTONE OR RUBBLE STONES, EXCAVATION MUST IMMEDIATELY STOP. THE BUYER OR PROJECT MANAGER MUST BE PROMPTLY NOTIFIED OF THE SITUATION.	90.00	LF	\$112.00	\$10,080.00

**Trade: 6 Concrete & Paving**

Location: 2 - Exterior

Approx. Wall SF: 1,980

Ceiling/Floor SF: 666

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6 Concrete &amp; Paving</b>					
947	<b>SIDEWALK--INSTALL</b> Excavate sidewalk area. Install a slag or crushed stone base compacted to 90%. Install forms and pour concrete 4" thick. Use 6.5 Sac Mix with 7% air entrainment. All concrete shall slump test at or near 4.5 mm and must exhibit 2200 psi at 28 days. Plain expansion joints shall be cut every 4' and flexcell joints shall be installed at 20' intervals and where new concrete abuts existing concrete. Broom finish surface. Finished area shall drain water and be free of vandalism. Apply a liquid membrane seal with ASTM-309 after initial set. Replacement sidewalks shall be of equal dimensions to sidewalk being replaced. From public sidewalk to front steps.	16.00	SF	\$9.00	\$144.00
960	<b>DRIVEWAY--ASPHALT</b> Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat and 1" top coat to create a driveway duplicating the width of existing driveway. Pitch water from building with a 1/8" per foot slope. Existing driveway drains shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain. From public sidewalk to rear corner of house. Shared driveway. Coordinate work with neighbor.	370.00	SF	\$3.25	\$1,202.50
970	<b>DRIVEWAY APRON--CONCRETE</b> Remove existing apron. Excavate, level and compact to 85% subgrade. Form, pour and broom finish a 3000 psi, 3% air entrained concrete apron to local code. Cut expansion joint at center of apron. Cure with sprayable membrane. Remove all forms, regrade and spot seed. Shared driveway. Coordinate work with neighbor.	1.00	EA	\$950.00	\$950.00
<b>Trade: 7 Masonry</b>					
1185	<b>GLASS BLOCK WINDOW</b> Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with operable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists.	4.00	EA	\$150.00	\$600.00
1330	<b>CHIMNEY--REPOINT</b> Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Pargeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.	1.00	EA	\$250.00	\$250.00

Location: 2 - Exterior

Approx. Wall SF: 1,980

Ceiling/Floor SF: 666

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				
Trade: 9	Environmental Rehab				
9707	<b>EXTERIOR: REPLACE PORCH DECK</b> Remove, package and dispose of porch deck. Replace deck using preservative treated 5/4" x 6" radius edge decking. Replace trim as required. Repaint as close to original as possible. Front Porch	140.00	SF	\$6.00	\$840.00
Trade: 10	Carpentry				
2505	<b>RAILING--WOOD REPAIR</b> Tighten loose balusters and replace broken and missing ones. Tighten top and bottom rails and posts. Match existing parts with replacements as closely as possible. Front porch left side railing. Replace all missing wood balusters.	1.00	AL	\$50.00	\$50.00
2640	<b>SIDING--VINYL</b> Hang Alside Conquest or equivalent vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek (or equivalent) vapor/ infiltration barrier. Include backer board. Owner's choice of siding color, exposure and texture. Siding must have 50 year minimum warranty. Replace missing siding on right (south) side of house. Match color and texture as closely as possible.	3.00	SQ	\$600.00	\$1,800.00
2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type. 1 - BR LR; 1 - BR RR; 2 - BR Front	4.00	EA	\$400.00	\$1,600.00
3185	<b>DOOR--PREHUNG METAL ENTRANCE</b> Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better.	3.00	EA	\$541.00	\$1,623.00
3550	<b>PORCH LATTICE--REPLACE</b> Frame opening with 1"x 4" pine lumber with crossed members. Spacing of crossed members shall equal the width of strips not to exceed 1-1/2". All lumber shall be exterior grade and all fasteners shall be galvanized. Heavy duty 1/4" galvanized	72.00	SF	\$2.25	\$162.00

Location: 2 - Exterior

Approx. Wall SF: 1,980

Ceiling/Floor SF: 666

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

screening shall be installed on the back side of each lattice panel. Panels shall be evenly spaced, flush with outside face of masonry piers and securely fastened to the porch. Panel at driveway side shall be openable, with exterior grade hinges at top, handle and latch.

Replace all front porch lattice.

3560	<b>PORCH--REBUILD</b>	24.00	SF	\$26.00	\$624.00
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Pour 12"x18"x12" concrete footers below frost line. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing. Construction shall be with preservative treated lumber.

Construct 6' x 4' wood deck open porch at rear door.

3595	<b>STEPS--REPLACE EXTERIOR</b>	5.00	RI	\$100.00	\$500.00
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Using clear preservative treated lumber, construct a stair unit with two 2"x 12" stringers, 5/4"X 6" stepping stock treads and 1"x risers. Risers shall be of equal height, maximum 8". Steps shall be 36" width. Step units of three or more risers, including the final step up to the porch or house, shall be equipped with a wood handrail. Unit shall be placed on a 4" concrete pad supported by a footer to code.

Rear

Trade: 15 Roofing

4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b>	75.00	LF	\$6.00	\$450.00
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Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.

4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b>	20.00	LF	\$5.00	\$100.00
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Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.

Trade: 19 Paint &amp; Wallpaper

5654	<b>PREP &amp; PAINT VINYL OR ALUMINUM SIDING</b>	1,300.00	SF	\$1.20	\$1,560.00
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Power wash vinyl or aluminum siding, awnings, porch ceilings, and trim. Caulk and fill holes. Remove all deteriorated glazing compound. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows. Includes prep and painting of all exterior wood, except for weather resistant wood that has not yet reached the recommended aging time.

Location Total: \$25,902.46

## Location: 3 - Basement

Approx. Wall SF: 592

Ceiling/Floor SF: 424

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
709	<b>DEMO--BASEMENT</b> Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.  See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the basement. Demo shower stall.	1.00	RM	\$150.00	\$150.00
<b>Trade: 7 Masonry</b>					
1230	<b>MASONRY--REPOINT</b> Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar dyed to match existing as closely as possible. Reinstall flashing, tool concave joints and clean brick face. (Flashing or mortar color matching not required in basements.)	1.00	AL	\$300.00	\$300.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5755	<b>PREP &amp; PAINT CONCRETE FLOOR</b> Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	590.00	SF	\$0.63	\$371.70
5760	<b>PREP &amp; PAINT CONCRETE OR MASONRY WALL</b> Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	420.00	SF	\$0.63	\$264.60
<b>Trade: 22 Plumbing</b>					
7115	<b>LAUNDRY TUB--SINGLE BOWL</b> Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Connect waste line and secure tub to wall or floor.	1.00	EA	\$140.00	\$140.00

Location Total: \$1,226.30

## Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0



## Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21 HVAC</b>					
6037	<b>FURNACE--GAS REPLACE</b> Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 85% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All new installations shall include alluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills.  See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any portion of the system being removed.  HVAC PERMIT IS REQUIRED.	1.00	EA	\$4,500.00	\$4,500.00
<b>Trade: 22 Plumbing</b>					
6637	<b>WATER METER--INSTALL NEW</b> Contact water department to schedule installation of a replacement water meter.	1.00	EA	\$300.00	\$300.00
6644	<b>MAIN WATER SHUT-OFF VALVE</b> Install a 3/4" lever handle brass ball valve on the water line between the k-line entry to the house and the water meter.	2.00	EA	\$81.00	\$162.00
6704	<b>STACK/WASTE LINES--INSPECT &amp; REPAIR</b> Inspect soil stack and waste lines for leaks and proper venting. Repair defects and replace deteriorated portions of stack and waste lines in compliance with current plumbing code. System must pass pressure test. Reassemble PVC main drain. Inspect and repair bath drain.	1.00	AL	\$500.00	\$500.00
7070	<b>WATER HEATER--40 GALLON GAS</b> Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.	1.00	EA	\$800.00	\$800.00
7200	<b>WATER SUPPLY--2 BATH HOUSE</b> Remove all water supply from meter on, to code legal dump. Install PVC or PEX supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service two 3-piece baths, one kitchen and one laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room controlling each water supply zone and at each fixture, and air gaps. Supply lines shall be located in interior walls, not exterior.	1.00	DU	\$3,600.00	\$3,600.00
<b>Trade: 1600 Electrical (CSI)</b>					
7404	<b>WHOLE HOUSE REWIRE</b>	1.00	AL	\$8,000.00	\$8,000.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				

Rewire structure to the current National Electric Code (NEC).  
The contractor is responsible for correcting all code violations  
whether or not stated in the itemized list.

## SHALL INCLUDE:

- a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels.
- b. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper.
- c. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced.
- d. All wiring in basement under 7 ft shall be in conduit.
- e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.
- f. All electrical components that are permanently disconnected shall be removed and disposed of.
- g. All furnaces and major appliances shall be on separate grounded circuits.
- h. 220 volt circuits shall be present to serve dryer and kitchen stove.
- i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.
- j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.
- k. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.
- l. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.
- m. All plaster repair due to installation shall be general contractors responsibility.

## OUTLET (RECEPTACLE) REQUIREMENTS:

- a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)
- b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.
- c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.
- d. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.

## LIGHTING REQUIREMENTS:

- a. Exterior light fixtures shall be located next to or above all

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				

entrances.

b. Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provide adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)

c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)

d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.

e. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.

f. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.

g. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

#### SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

a. Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.

b. One smoke/CO detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.

c. At least one smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.

d. The top of wall mounted detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted detectors shall be located at least 4" away from the nearest wall.

e. Detectors shall not be located in kitchens or bathrooms.

Location Total: \$17,862.00

Location: 5 - Stairs to 1st

Approx. Wall SF: 368

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2540	STAIRCASE--REPLACE BASEMENT	1.00	EA	\$550.00	\$550.00

Address: 2159 W 106th Street

Unit: Unit 01

Location: 5 - Stairs to 1st

Approx. Wall SF: 368

Ceiling/Floor SF: 60

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Stringers to rest on a 2"x12" preservative treated pine sill. Install wood handrail on open side of stairs or on either side of a closed stairway, 32" above tread nosing. Risers shall be of equal height, maximum 8".

Trade: 19 Paint &amp; Wallpaper

5551 STAIRS--PREP &amp; PAINT

8.00 RI \$6.60 \$52.80

Rough sand, clean and paint stair treads, risers, stringers and rails with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements.

Paint new lower stairs. Clean the vinyl on landing and upper stairs.

5580 PAINT STAIRWELL

1.00 RM \$80.00 \$80.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$682.80

Location: 6 - Hall - Side Entry

Approx. Wall SF: 256

Ceiling/Floor SF: 63

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 5 Demolition &amp; Disposal

825 FLOOR--CLEAN AND WAX

63.00 SF \$0.50 \$31.50

Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.

Trade: 10 Carpentry

3260 REWORK INTERIOR DOOR (D.I.E.)

1.00 EA \$37.00 \$37.00

Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

Door to basement stairs.

Trade: 19 Paint &amp; Wallpaper

5460 STRIP PAPER, SPACKLE, PRIME

1.00 RM \$100.00 \$100.00

Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.

5567 PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)

315.00 SF \$0.40 \$126.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Address: 2159 W 106th Street

Unit: Unit 01

Location: 6 - Hall - Side Entry

Approx. Wall SF: 256

Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint &amp; Wallpaper

Location Total: \$294.50

Location: 7 - Bathroom - Half Bath

Approx. Wall SF: 120

Ceiling/Floor SF: 14

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

3355	<b>DOOR--6 PANEL INT, HOLLOW</b>	1.00	EA	\$200.00	\$200.00
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Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

3810	<b>TOWEL BAR</b>	1.00	EA	\$24.00	\$24.00
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Install a 16" chrome plated steel towel bar, screwed securely to studs.

3834	<b>TOILET PAPER HOLDER--INSTALL</b>	1.00	EA	\$18.00	\$18.00
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Install chrome plated metal toilet paper holder screwed securely to stud.

Trade: 17 Drywall &amp; Plaster

5210	<b>DRYWALL--PATCH</b>	6.00	SF	\$5.00	\$30.00
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Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	135.00	SF	\$0.40	\$54.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 22 Plumbing

6890	<b>LAVATORY--PEDESTAL COMPLETE</b>	1.00	EA	\$367.00	\$367.00
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Install white, vitreous china, 18"x15" pedestal lavatory with overflow opening, metal bodied, water saving, 15 year drip-free, single lever faucet, pop-up stopper, trap, water supply lines and brass ball-type shut-off valves. Smaller lavatories are only permitted if there is not sufficient space for and 18"x15" lavatory.

Base of pedestal must cover hole in floor.

7012	<b>COMMODE--REPLACE--1.3 GPF--2008 GCI</b>	1.00	EA	\$200.00	\$200.00
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Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.

Location Total: \$893.00

## Location: 8 - Kitchen

Approx. Wall SF: 296

Ceiling/Floor SF: 86

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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## Trade: 5 Demolition &amp; Disposal

825	<b>FLOOR--CLEAN AND WAX</b> Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	85.00	SF	\$0.50	\$42.50
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## Trade: 10 Carpentry

3705	<b>CABINETS--REPAIR</b> Repair base and hanging cabinets by rehangng plumb and level and replacing missing hardware, doors and drawers. Replace deteriorated shelf below sink with new water resistant plywood shelf, varnished or painted. Securely refasten loose hardware. Adjust all doors and drawers for smooth operation and proper latching. Clean all surfaces with heavy duty detergent.	16.00	LF	\$26.00	\$416.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	10.00	LF	\$38.00	\$380.00

## Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	380.00	SF	\$0.40	\$152.00
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## Trade: 22 Plumbing

6835	<b>SINK--DOUBLE BOWL COMPLETE (D.I.E.)</b> Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
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Location Total: \$1,309.50

## Location: 9 - Dining Room

Approx. Wall SF: 345

Ceiling/Floor SF: 116

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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## Trade: 10 Carpentry

Custom	<b>INSTALL FLOOR TRANSITION</b> Kitchen tile floor is over 1" higher than Dining Room carpeted floor and causes a dangerous drop. Install an angled transition board to span the drop.	1.00	EA	\$50.00	\$50.00
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## Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	460.00	SF	\$0.40	\$184.00
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**Address: 2159 W 106th Street****Unit: Unit 01****Location: 9 - Dining Room**

Approx. Wall SF: 345

Ceiling/Floor SF: 116

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 19 Paint & Wallpaper****Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b>	116.00	SF	\$4.89	\$567.24
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

**Location Total: \$801.24****Location: 10 - Living Room**

Approx. Wall SF: 440

Ceiling/Floor SF: 189

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 17 Drywall & Plaster**

5210	<b>DRYWALL--PATCH</b>	2.00	SF	\$5.00	\$10.00
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Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.  
Ceiling

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	630.00	SF	\$0.40	\$252.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b>	189.00	SF	\$4.89	\$924.21
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

**Location Total: \$1,186.21****Location: 11 - Stairs to 2nd**

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Address: 2159 W 106th Street

Unit: Unit 01

Location: 11 - Stairs to 2nd

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	16.00	LF	\$5.50	\$88.00
Trade: 19	Paint & Wallpaper				
5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
Trade: 20	Floor Coverings				
5980	<b>CARPET AND PAD STAIRS</b> Remove existing floor covering and replace broken treads that may be found after removal. Install FHA approved nylon carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Owner's choice of color and pile. Includes treads and risers. Refinished hardwood treads in good condition are an acceptable alternative.	16.00	RI	\$19.89	\$318.24

Location Total: \$586.24

Location: 12 - Hall - Up

Approx. Wall SF: 304

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	<b>REWORK INTERIOR DOOR (D.I.E.)</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Linen Closet	1.00	EA	\$37.00	\$37.00
3360	<b>DOOR--PREHUNG PASSAGE</b> Install a 1-3/8" prehung, flush, luaun door and split jamb including casing both sides, a latchset and 2 butt hinges. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$250.00	\$250.00
Custom	<b>WOOD MOLDING, BASEBOARD AND TRIM</b> Replace all missing wood molding, baseboard and door trim with material as closely matching as possible.	30.00	LF	\$4.50	\$135.00



Address: 2159 W 106th Street

Unit: Unit 01

Location: 12 - Hall - Up

Approx. Wall SF: 304

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	370.00	SF	\$0.40	\$148.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	48.00	SF	\$4.89	\$234.72

Location Total: \$804.72

Location: 13 - Bedroom Left Rear

Approx. Wall SF: 276

Ceiling/Floor SF: 73

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3360	DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luaun door and split jamb including casing both sides, a latchset and 2 butt hinges. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$250.00	\$250.00
Custom	WOOD MOLDING, BASEBOARD AND TRIM Replace all missing wood molding, baseboard and trim with material matching as closely as possible.	26.00	LF	\$4.50	\$117.00
Trade: 17	Drywall & Plaster				
5210	DRYWALL--PATCH Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint. To include water damage below window.	10.00	SF	\$5.00	\$50.00
Trade: 19	Paint & Wallpaper				
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster.	1.00	RM	\$100.00	\$100.00

**Location: 13 - Bedroom Left Rear**

Approx. Wall SF: 276

Ceiling/Floor SF: 73

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				

Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	350.00	SF	\$0.40	\$140.00
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**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	76.00	SF	\$4.89	\$371.64
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

**Location Total: \$1,028.64****Location: 14 - Bedroom Right Rear**

Approx. Wall SF: 312

Ceiling/Floor SF: 95

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				

<b>2305</b>	<b>SUBFLOOR--1/2"</b>	30.00	SF	\$1.96	\$58.80
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Install 1/2" CDX plywood decking, nailed 8" on center using screw shank or cement coated nails.  
Shim as necessary to match level of existing adjacent flooring.

<b>3360</b>	<b>DOOR--PREHUNG PASSAGE</b>	1.00	EA	\$250.00	\$250.00
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Install a 1-3/8" prehung, flush, luaun door and split jamb including casing both sides, a latchset and 2 butt hinges. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

<b>Custom</b>	<b>WOOD MOLDING, BASEBOARD AND TRIM</b>	18.00	LF	\$4.50	\$81.00
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Replace all missing wood molding, baseboard and trim with materials matching as closely as possible.

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	97.00	SF	\$4.89	\$474.33
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors

**Location: 14 - Bedroom Right Rear**

Approx. Wall SF: 312

Ceiling/Floor SF: 95

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 20 Floor Coverings**

may be carpeted, refinished or painted, unless otherwise specified.

**Location Total: \$864.13****Location: 15 - Bathroom Full**

Approx. Wall SF: 228

Ceiling/Floor SF: 49

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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**Trade: 5 Demolition & Disposal**

825	<b>FLOOR--CLEAN AND WAX</b> Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	50.00	SF	\$0.50	\$25.00
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**Trade: 10 Carpentry**

3355	<b>DOOR--6 PANEL INT, HOLLOW</b> Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$200.00	\$200.00
3835	<b>ACCESSORY SET--3 PIECE CHROME</b> Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00

**Trade: 19 Paint & Wallpaper**

5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	275.00	SF	\$0.40	\$110.00

**Trade: 22 Plumbing**

6900	<b>VANITY--24" COMPLETE</b> Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.	1.00	EA	\$475.00	\$475.00
7012	<b>COMMODO--REPLACE--1.3 GPF--2008 GCI</b> Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.	1.00	EA	\$200.00	\$200.00

**Address: 2159 W 106th Street****Unit: Unit 01****Location: 15 - Bathroom Full**

Approx. Wall SF: 228

Ceiling/Floor SF: 49

**Spec # Spec****Quantity Units Unit Price Total Price****Trade: 22 Plumbing****Location Total: \$1,155.00****Location: 16 - Bedroom Front**

Approx. Wall SF: 368

Ceiling/Floor SF: 129

**Spec # Spec****Quantity Units Unit Price Total Price****Trade: 10 Carpentry****3360 DOOR--PREHUNG PASSAGE**

1.00 EA \$250.00 \$250.00

Install a 1-3/8" prehung, flush, luaun door and split jamb including casing both sides, a latchset and 2 butt hinges. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.  
Closet

**3706 CABINETS--BUILT-IN--REPAIR**

1.00 AL \$75.00 \$75.00

Repair built-in china cabinets and linen cabinets to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass.  
Rework built-in drawers.

**4010 CLOSET ROD**

2.00 EA \$24.00 \$48.00

Field measure and install 1-1/2" diameter wood closet rod and sockets. Commercially produced metal rods are also acceptable.

**Custom WOOD MOLDING, BASEBOARD AND TRIM**

65.00 LF \$4.50 \$292.50

Replace all missing wood molding, baseboard and trim with materials matching as closely as possible.

**Trade: 19 Paint & Wallpaper****5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.)  
SEE PAGE 1 FOR PAINTING REQUIREMENTS.**

500.00 SF \$0.40 \$200.00

**Trade: 20 Floor Coverings****5970 CARPET AND PAD**

133.00 SF \$4.89 \$650.37

Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Address: 2159 W 106th Street

Unit: Unit 01

Location: 16 - Bedroom Front

Approx. Wall SF: 368

Ceiling/Floor SF: 129

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 20	Floor Coverings				
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Location Total: \$1,515.87

Unit Total for 2159 W 106th Street, Unit Unit 01: \$56,912.61

Address Grand Total for 2159 W 106th Street: \$56,912.61

Bidder: \_\_\_\_\_