

# SPECS BY LOCATION/TRADE with Costs

2/27/2024

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

Case Number: 006-30-054  
 Project Manager: J R  
 Phone: \_\_\_\_\_

Address: 3153 W 70 St. (Revised 2-26-24)

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
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
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 &	1.00	DU	\$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	<b>General Requirements</b>				
	accepts the work described & has initialed & dated each page of this WWU. x_____ x_____ Applicant Date Applicant Date				
17	<b>HOW TO IDENTIFY LOCATION OF WORK</b> All locations, both exterior and interior, appearing in these specifications are based on looking at the house from the front. Locations will be identified as front, side, rear, center, first floor, second floor, etc. If in doubt as to where a work item is to be performed, ask the project manager.	1.00	AL	\$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.  THE BID PRICE IS TO COVER THE COST OF OBTAINING PLANS AND DRAWINGS THAT ARE LIKELY TO BE REQUIRED IN CONNECTION WITH PORCH AND STEP SPECIFICATIONS.	1.00	EA	\$336.00	\$336.00
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 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	1.00	EA	\$350.00	\$350.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
	the Land Bank.				
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.	1.00	EA	\$0.00	\$0.00
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	<b>NEW MATERIALS REQUIRED</b> All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Land Bank project manager..	1.00	GR	\$0.00	\$0.00
90	<b>1 YEAR GENERAL WARRANTY</b> Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	<b>DEBRIS REMOVAL &amp; FINAL CLEAN</b> Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags.	1.00	AL	\$1,500.00	\$1,500.00
2070	<b>ASBESTOS ABATEMENT</b> Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.	1.00	AL	\$0.00	\$0.00

Location Total: \$2,186.00

Location: 2 - Exterior

Approx. Wall SF: 1,860

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	<b>Site Work</b>				
460	<b>TRIM ALL OVERGROWTH</b> Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove small trees and shrubs growing against or very near foundation, lattice and fences. Remove all ivy from structures. Remove all debris and rake clean.	1.00	AL	\$300.00	\$300.00

Location: 2 - Exterior

Approx. Wall SF: 1,860

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4</b>	<b>Site Work</b>				
	INCLUDES REMOVAL OF OVERGROWN BUSHES AND WEEDS, INCLUDING NEXT TO THE GARAGE. BUSHES THAT ARE NOT ADVERSELY AFFECTING WALKWAYS OR STRUCTURES MAY BE NEATLY TRIMMED.				
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
<b>Custom</b>	<b>FENCE--REMOVE</b> Remove fence from right side of property. Backfill post holes.	40.00	LF	\$7.50	\$300.00
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2675</b>	<b>SIDING--VINYL-- REPAIR</b> Secure vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed.	50.00	SF	\$9.00	\$450.00
<b>3065</b>	<b>DOOR--REWORK EXTERIOR</b> Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. SIDE AND REAR. INCLUDES REPLACEMENT OF ALL MISSING OR DAMAGED JAMBS AND CASINGS, AND INSTALLATION OF WEATHERSTRIPPING. (HARDWARE REPLACEMENT IS SEPARATELY SPECIFIED.)	2.00	EA	\$130.00	\$260.00
<b>3120</b>	<b>DOOR--REPL ENTRANCE HARDWARE</b> Replace an exterior door mortise lockset and a single cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner or project manager PRODUCT STANDARD: Defiant Hartford, or better. SIDE AND REAR. KEY THE SAME AS NEW FONT DOOR.	2.00	EA	\$125.00	\$250.00
<b>3185</b>	<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. Air seal perimeter and flash sill. 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. FRONT.	1.00	EA	\$750.00	\$750.00
<b>3560</b>	<b>PORCH--REBUILD</b> Remove deteriorated porch. Construct 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 6"x 6" posts for roof. Construct porch ceiling with 2"x6" joists and 1/4" plywood ceiling. Construct roof with 2"x 6" rafters, 1/2" plywood sheathing, 30 lb felt horizontally per manufacturer's specification, flashing where porch roof meets house and fiberglass shingles, Install wood lattice. Structural lumber and deck shall be preservative treated. EXISTING PIERS MAY BE RETAINED.	176.00	SF	\$34.00	\$5,984.00
<b>3595</b>	<b>STEPS--REPLACE EXTERIOR</b>	1.00	AL	\$1,800.00	\$1,800.00

Location: 2 - Exterior

Approx. Wall SF: 1,860

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	Dispose of existing steps. 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". Frame steps to equal width of steps being replaced. 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. THE ABOVE SPECIFICATION IS FOR GUIDANCE ONLY. ANY DIFFERING CITY REQUIREMENTS SUPERCEDE THIS SPECIFICATION.				
<b>3875</b>	<b>HOUSE NUMBER SET</b> Install 3" high metal or PVC house numbers.	1.00	EA	\$50.00	\$50.00
<b>3885</b>	<b>MAILBOX</b> Install locking black enamel finish, magazine-size mailbox.	1.00	EA	\$75.00	\$75.00
<b>Trade: 15</b>	<b>Roofing</b>				
<b>4490</b>	<b>ROOF SHEATHING 1/2"</b> Install 7/16 OSB plywood sheathing at right angles to rafters. Nail every 10" at center and every 6" on edge with 8d common nails. INSTALL OVER EXISTING SHEATHING.	1,700.00	SF	\$1.79	\$3,043.00
<b>4580</b>	<b>TEAR OFF AND REROOF SHINGLES</b> * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present. (SHEATHING INSTALLATION IS SEPARATELY SPECIFIED.	17.00	SQ	\$550.00	\$9,350.00
<b>4635</b>	<b>GUTTER--5" SEAMLESS ALUMINUM</b> 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.	98.00	LF	\$10.00	\$980.00
<b>4640</b>	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> 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	50.00	LF	\$10.00	\$500.00

**Location: 2 - Exterior**

Approx. Wall SF: 1,860

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 15</b>	<b>Roofing</b>				
	downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.				
4755	<b>FASCIA--REPLACE</b> Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced. GUTTER BOARDS.	76.00	LF	\$9.00	\$684.00
4760	<b>SOFFIT</b> Install 3/8" BCX plywood soffit.	76.00	LF	\$8.00	\$608.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5785	<b>PREP &amp; PAINT EXTERIOR MASONRY</b> Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner. FOUNDATION.	150.00	SF	\$3.50	\$525.00
<b>Location Total:</b>					<b>\$25,909.00</b>

**Location: 3 - Garage**

Approx. Wall SF: 1,152

Ceiling/Floor SF: 576

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
2675	<b>SIDING--VINYL-- REPAIR</b> Secure vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed.	100.00	SF	\$9.00	\$900.00
9675	<b>SOFFIT-REMOVE &amp; REPLACE</b> Remove, package and dispose of soffit. Install 1/4" BCX plywood soffit and associated moldings with bevel cut joints using galvanized finish nails. Caulk over joints and prime.	48.00	SF	\$9.00	\$432.00
Custom	<b>BARGE BOARD--REPLACE</b> Replace deteriorated barge board above overhead door with new barge board of equal dimensions.	15.00	LF	\$9.00	\$135.00
<b>Trade: 15</b>	<b>Roofing</b>				
4580	<b>TEAR OFF AND REROOF SHINGLES</b> * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness.	10.00	SQ	\$550.00	\$5,500.00

Location: 3 - Garage

Approx. Wall SF: 1,152

Ceiling/Floor SF: 576

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	<b>Roofing</b>				
	* CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present.				
4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b> 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.	48.00	LF	\$10.00	\$480.00
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> 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.	20.00	LF	\$10.00	\$200.00
4755	<b>FASCIA--REPLACE</b> Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced. GUTTER BOARDS.	48.00	LF	\$9.00	\$432.00

Trade: 19 **Paint & Wallpaper**

5675	<b>PREP &amp; PAINT EXTERIOR TRIM</b> Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss by sanding. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with acrylic latex semi-gloss. ALL WOOD SURFACES.	1.00	AL	\$150.00	\$150.00
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Location Total: \$8,229.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
6015	<b>HVAC ADJUST &amp; CERTIFY</b> Clean, inspect, oil and adjust heating equipment and controls. Replace filter. Report any recommended part replacement to owner. Includes written certification of the heating system and	1.00	EA	\$1,000.00	\$1,000.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
	water heater for safe operation. Certification shall be provided by a heating and plumbing contractor licensed by the city in which the dwelling unit is located. INCLUDES REPLACEMENT OF TWO 5 LF HEAT DUCTS AND TWO BOOTS.				
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6624</b>	<b>WATER LINES--TEST &amp; REPAIR</b> Turn on water and inspect all existing water lines. Replace all missing, damaged and incorrectly sized lines and all damaged or leaking valves. Repair all other leaks.	1.00	AL	\$600.00	\$600.00
<b>6709</b>	<b>SEWER LINES--SNAKE</b> Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.	1.00	AL	\$350.00	\$350.00
<b>7070</b>	<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. The use of lead solder is prohibited. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.	1.00	EA	\$1,100.00	\$1,100.00
<b>Trade: 23</b>	<b>Electric</b>				
<b>7430</b>	<b>CERTIFY ELECTRIC DISTRIBUTION</b> Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non- functioning and dangerous equipment and wiring shall be replaced with Romex wire, fixtures and ivory colored switches and receptacle. The service panel shall conform to the BOCA Existing Structures code. Upon completion, electrician shall provide written verification of the condition of the electrical system.	1.00	AL	\$500.00	\$500.00
<b>7440</b>	<b>METER SOCKET--100 AMP</b> Install 100 amp meter socket to existing service.	1.00	EA	\$500.00	\$500.00
<b>7640</b>	<b>WEATHERPROOF RECEPTACLE</b> Replace electrical outlets with 15 amp, ground fault protected, surface mounted, weatherproof, PVC or non-ferrous box and receptacle using #14 copper Romex in EMT. Receptacle cover shall be permanently connected to box. FRONT AND REAR.	2.00	EA	\$170.00	\$340.00
<b>Location Total:</b>					<b>\$4,390.00</b>



Location: 5 - Basement

Approx. Wall SF: 662

Ceiling/Floor SF: 584

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. BATH MAY REMAIN IF FULLY RESTORED TO CODE AND THE DOOR IS REPLACED.	1.00	RM	\$900.00	\$900.00
<b>Trade: 7 Masonry</b>					
1186	<b>GLASS BLOCK WINDOW VENT--REPLACE</b> Replace vent in glass block window with openable vent with screen equal in size to vent being replaced.	1.00	EA	\$75.00	\$75.00
<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.	580.00	SF	\$0.80	\$464.00
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 with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	660.00	SF	\$2.00	\$1,320.00
<b>Trade: 22 Plumbing</b>					
6706	<b>SEWER GRATE--FLOOR--INSTALL</b> Install metal grate on waste opening in floor.	1.00	EA	\$15.00	\$15.00
<b>Trade: 23 Electric</b>					
7806	<b>SMOKE/CO DETECTOR--BATT--INSTALL</b> Install a UL approved, battery powered combination smoke/carbon monoxide detector and battery located per manufacturer's instructions. Separate smoke and carbon monoxide detectors are also acceptable. LOCATE ON THE BOTTOM OF A JOIST, FACING DOWN, NEAR THE STAIRS.	1.00	EA	\$80.00	\$80.00
<b>Location Total:</b>					<b>\$2,854.00</b>

Location: 6 - Stairs (Side door to 1st Floor)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

**Location: 6 - Stairs (Side door to 1st Floor)**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2533	<b>OPEN BASEMENT HANDRAIL</b> Place 2"x4" newels flat against stringers @ 4'-0" o.c. with top cut @ stair slope. Run a continuous 2" x 4" on end and flush with newels @ top. Place an additional 2" x 4" flat on top of newels. Rail height to be +35" off of nosing. OPEN SIDE OF BASEMENT STAIRS.	9.00	LF	\$10.00	\$90.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5551	<b>STAIRS--PREP &amp; PAINT</b> 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.	7.00	RI	\$10.00	\$70.00
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00
<b>Location Total:</b>					<b>\$260.00</b>

**Location: 7 - Kitchen**

Approx. Wall SF: 428

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
716	<b>DEMO--KITCHEN</b> Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a 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 kitchen.	1.00	AL	\$800.00	\$800.00
<b>Trade: 10 Carpentry</b>					
2821	<b>REPLACE SCREEN FABRIC</b> Replace fabric in window or door screen sash with fiberglass screen fabric.	2.00	EA	\$50.00	\$100.00
3075	<b>DOOR CASING--REPLACE</b> Dispose of all cracked, split or damaged door casing. Install casing to match existing as closely as possible.	1.00	EA	\$71.00	\$71.00
3715	<b>CABINET--WOOD BASE</b> Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers	18.00	LF	\$150.00	\$2,700.00

Location: 7 - Kitchen

Approx. Wall SF: 428

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.				
3725	<b>CABINET--WOOD WALL</b> Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.	18.00	LF	\$140.00	\$2,520.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of existing counter top, if any. Field measure and screw to base cabinet a laminate counter top with back splash and end trim. Provide cutout for sink.	18.00	LF	\$50.00	\$900.00
<b>Trade: 17 Drywall &amp; Plaster</b>					
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. Texture surfaces to match existing. DRYWALL BEHIND SINK SHALL BE WATER RESISTANT DRYWALL (GREEN BOARD).	560.00	SF	\$3.50	\$1,960.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	560.00	SF	\$0.80	\$448.00
<b>Trade: 20 Floor Coverings</b>					
5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring and sealing to floor with clear silicone caulk. Installation of ceramic tile, vinyl composition tile (VCT), or waterproof vinyl plank flooring for sheet goods is also acceptable.	137.00	SF	\$5.40	\$739.80
<b>Trade: 22 Plumbing</b>					
6835	<b>SINK--DOUBLE BOWL COMPLETE</b>	1.00	EA	\$319.00	\$319.00

**Location: 7 - Kitchen**

Approx. Wall SF: 428

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</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.				

**Trade: 23 Electric**

<b>8017</b>	<b>CEILING FAN/LIGHT FIXTURE</b>	1.00	EA	\$175.00	\$175.00
	Replace ceiling fan/light fixture with new fixture to match existing as closely as possible. EXISTING FIXTURE MAY BE RETAINED IF CLEANED AND OPERABLE. REPLACEMENT WITH A LIGHT FIXTURE WITHOUT A FAN IS ALSO ACCEPTABLE.				

**Location Total: \$10,732.80****Location: 8 - Dining Room**

Approx. Wall SF: 536

Ceiling/Floor SF: 202

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5205</b>	<b>DRYWALL--RENAIL &amp; RETAPE</b>	1.00	AL	\$75.00	\$75.00
	Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint. Match adjacent surface texture. CEILING.				
<b>5210</b>	<b>DRYWALL--PATCH</b>	1.00	SF	\$75.00	\$75.00
	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. Texture surfaces to match existing. TO REPAIR WALL DAMAGE.				

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b>	695.00	SF	\$0.80	\$556.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	202.00	SF	\$6.50	\$1,313.00
	Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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				

**Location: 8 - Dining Room**

Approx. Wall SF: 536

Ceiling/Floor SF: 202

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

pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

**Trade: 23 Electric**

8017	<b>CEILING FAN/LIGHT FIXTURE</b>	1.00	EA	\$175.00	\$175.00
	Replace ceiling fan/light fixture with new fixture to match existing as closely as possible. INSTALLATION OF A LIGHT FIXTURE WITHOUT A FAN IS ALSO ACCEPTABLE.				

**Location Total: \$2,194.00****Location: 9 - Living Room**

Approx. Wall SF: 585

Ceiling/Floor SF: 242

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

2407	<b>BASEBOARD--COLONIAL 2 1/4"</b>	11.50	LF	\$3.50	\$40.25
	Install finger jointed WM-626fj 9/16" x 2-1/4" colonial base with finish nails of sufficient length to penetrate framing 1". Mitre all lap joints, and break all lap joints over framing. MATCH EXISTING BASEBOARDS AS CLOSELY AS POSSIBLE.				
2820	<b>ALUMINUM SCREEN &amp; FRAME</b>	1.00	EA	\$70.00	\$70.00
	Field measure and install an aluminum screen and frame in window opening.				

**Trade: 17 Drywall & Plaster**

5205	<b>DRYWALL--RENAIL &amp; RETAPE</b>	1.00	AL	\$40.00	\$40.00
	Renail or screw gypsum surface 6" on center. Scrape seams and nail pops. Using fiberglass mesh, cut out seam and retape where tape is missing, damaged or bubbled. Finish with 2 coats of compound, wet sand ready for paint. Match adjacent surface texture. CEILING				
5210	<b>DRYWALL--PATCH</b>	10.00	SF	\$7.00	\$70.00
	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. Texture surfaces to match existing.				

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b>	785.00	SF	\$0.80	\$628.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

**Location: 9 - Living Room**

Approx. Wall SF: 585

Ceiling/Floor SF: 242

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

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	241.00	SF	\$6.50	\$1,566.50
	Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

**Trade: 21 HVAC**

<b>6330</b>	<b>REGISTER--REPLACE</b>	2.00	EA	\$50.00	\$100.00
	Replace missing or damaged register with an adjustable metal register.				

**Trade: 23 Electric**

<b>8017</b>	<b>CEILING FAN/LIGHT FIXTURE--REPLACE</b>	1.00	EA	\$175.00	\$175.00
	Repllace ceiling fan/light fixture with new fixture to match other fan/lights in house as closely as possible. EXISTING FAN/LIGHT MAY BE RETAINED IF CLEANED AND OPERABLE. INSTALLATION OF A LIGHT FIXTURE WITHOUT A FAN IS ALSO ACCEPTABLE.				

**Trade: 27 Fire Protection**

<b>8710</b>	<b>SMOKE/ CO DETECTOR--HARD WIRED</b>	1.00	EA	\$95.00	\$95.00
	Install a ceiling mounted smoke/carbon monoxide detector in existing detector bracket. FIT TO EXISTING BRACKET. THERE ARE A COUPLE OF DETECTORS ON THE BATHROOM SINK. THESE MAY BE USED IF CLEANED AND FUNCTIONAL.				

**Location Total: \$2,784.75****Location: 10 - Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

<b>2530</b>	<b>BALUSTER--TURNED PINE</b>	3.00	EA	\$60.00	\$180.00
	Install turned pine balusterto match existing as closely as possible. Used balusters are acceptable if they provide a closer match to existing than would be otherwise possible.				

Location: 10 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 17 **Drywall & Plaster**

5210	<b>DRYWALL--PATCH</b>	5.00	SF	\$7.00	\$35.00
	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. Texture surfaces to match existing.				

Trade: 19 **Paint & Wallpaper**

5580	<b>PAINT STAIRWELL</b>	1.00	RM	\$80.00	\$80.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 **Floor Coverings**

5970	<b>CARPET AND PAD</b>	9.00	SF	\$6.50	\$58.50
	Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified. LANDING.				

5980	<b>CARPET AND PAD STAIRS</b>	15.00	RI	\$20.00	\$300.00
	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.				

Trade: 23 **Electric**

7555	<b>COVER PLATE</b>	1.00	EA	\$2.00	\$2.00
	Install a plastic or nylon receptacle cover plate. NEAR BOTTOM OF STAIRS.				

**Location Total: \$655.50**

Location: 11 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	<b>Drywall &amp; Plaster</b>				

Location: 11 - Hall

Approx. Wall SF: 208

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17 Drywall &amp; Plaster</b>					
5210	<b>DRYWALL--PATCH</b> 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. Texture surfaces to match existing.	1.00	SF	\$7.00	\$7.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	226.00	SF	\$0.80	\$180.80
<b>Trade: 20 Floor Coverings</b>					
5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	42.00	SF	\$6.50	\$273.00
<b>Trade: 27 Fire Protection</b>					
8710	<b>SMOKE/CO DETECTOR--HARD WIRED</b> Install a hard wired, ceiling mounted smoke/co detector. FIT TO EXISTING BRACKET. THERE ARE A COUPLE OF DETECTORS ON THE BATHROOM SINK. THESE MAY BE USED IF CLEANED AND FUNCTIONAL.	1.00	EA	\$95.00	\$95.00

Location Total: \$555.80

Location: 12 - Bathroom (Inc. Closet)

Approx. Wall SF: 248

Ceiling/Floor SF: 59

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3260	<b>REWORK INTERIOR DOOR</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. CLOSET.	1.00	EA	\$75.00	\$75.00



Location: 12 - Bathroom (Inc. Closet)

Approx. Wall SF: 248

Ceiling/Floor SF: 59

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00
<b>Trade: 17 Drywall &amp; Plaster</b>					
5210	<b>DRYWALL--PATCH</b> 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. Texture surfaces to match existing.  NOTE: SMOKE DETECTORS MUST NOT BE LOCATED IN BATHROOMS. DISCONNECT WIRES TO FORMER SMOKE DETECTOR LOCATION. THEY MUST NOT BE ENERGIZED. IF POSSIBLE, REMOVE THE WIRES ENTIRELY. REMOVE DETECTOR BASE AND PATCH DRYWALL AS SPECIFIED ABOVE.	1.00	AL	\$50.00	\$50.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	260.00	SF	\$0.80	\$208.00
<b>Trade: 20 Floor Coverings</b>					
5926	<b>FLOORING--WATERPROOF VINYL PLANK</b> Remove all existing layers of floor covering. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center. Install waterproof vinyl plank flooring, owner/project manager's choice of color and style. Install transition strips at all locations where needed. Install wood base and shoe mold to match other molding in unit as closely as possible. Trim bottom of doors if needed to provide clearance from new flooring.	58.50	SF	\$10.50	\$614.25
<b>Trade: 22 Plumbing</b>					
6875	<b>FAUCET--LAVATORY SINGLE LEVER</b> Install a washerless, single control, metal bodied faucet with a 15 year drip-free warranty and a maximum flow rate of 2.0 GPM. Include brass ball-type shut-off valves, pop-up stopper and trap. The use of lead solder is prohibited. DOUBLE LEVER FAUCET IS ALSO ACCEPTABLE.	1.00	EA	\$105.00	\$105.00
7005	<b>COMMODO--REFURBISH</b> Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.	1.00	EA	\$40.00	\$40.00

Address: 3153 W 70 St. (Revised 2-26-24)

Unit: Unit 01

Location: 12 - Bathroom (Inc. Closet)

Approx. Wall SF: 248

Ceiling/Floor SF: 59

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

Location Total: \$1,292.25

Location: 13 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 520

Ceiling/Floor SF: 242

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

2820 ALUMINUM SCREEN & FRAME 2.00 EA \$70.00 \$140.00  
Field measure and install an aluminum screen and frame in window opening.

3355 DOOR--6 PANEL INT, HOLLOW 2.00 EA \$200.00 \$400.00  
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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)

Trade: 19 Paint &amp; Wallpaper

5567 PREP & PAINT VACANT ROOM & TRIM 760.00 SF \$0.80 \$608.00  
SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970 CARPET AND PAD 201.00 SF \$6.50 \$1,306.50  
Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Trade: 23 Electric

8017 CEILING FAN LIGHT FIXTURE--REPLACE 1.00 EA \$175.00 \$175.00  
Replace ceiling fan/light fixture with new fixture to match other fan/lights in house as closely as possible.  
EXISTING FAN/LIGHT MAY BE RETAINED IF CLEANED AND OPERABLE. A CEILING LIGHT FIXTURE WITHOUT A FAN IS ALSO ACCEPTABLE.

Location Total: \$2,629.50

Location: 14 - Left Rear Bedroom (No Closet)

Approx. Wall SF: 332

Ceiling/Floor SF: 108

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2820	<b>ALUMINUM SCREEN &amp; FRAME</b> Field measure and install an aluminum screen and frame in window opening.	1.00	EA	\$70.00	\$70.00
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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	435.00	SF	\$0.80	\$348.00
<b>Trade: 20 Floor Coverings</b>					
5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	107.50	SF	\$6.50	\$698.75
<b>Trade: 23 Electric</b>					
8017	<b>CEILING FAN LIGHT FIXTURE</b> Repllace ceiling fan/light fixture with new fixture to match other fan/lights in house as closely as possible. EXISTING FAN/LIGHT MAY BE RETAINED IF CLEANED AND OPERABLE. INSTALLATION OF A LIGHT FIXTURE WITHOUT A FAN IS ALSO ACCEPTABLE.	1.00	EA	\$175.00	\$175.00
<b>Trade: 27 Fire Protection</b>					
8710	<b>SMOKE/CO DETECTOR--HARD WIRED</b> Install a hard wired, ceiling mounted smoke/CO detector. FIT TO EXISTING BRACKET. THERE ARE A COUPLE OF DETECTORS ON THE BATHROOM SINK. THESE MAY BE USED IF CLEANED AND FUNCTIONAL.	1.00	EA	\$95.00	\$95.00

Location Total: \$1,586.75

Location: 15 - Right Rear Bedroom (Inc. Closet)

Approx. Wall SF: 384

Ceiling/Floor SF: 142

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2820	<b>ALUMINUM SCREEN &amp; FRAME</b> Field measure and install an aluminum screen and frame in window opening.	1.00	EA	\$70.00	\$70.00
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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	2.00	EA	\$200.00	\$400.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	525.00	SF	\$0.80	\$420.00
<b>Trade: 20      Floor Coverings</b>					
5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with 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. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	111.00	SF	\$6.50	\$721.50
<b>Trade: 27      Fire Protection</b>					
8710	<b>SMOKE/CO DETECTOR--HARD WIRED</b> Install a hard wired, ceiling mounted smoke/CO detector. FIT TO EXISTING BRACKET.	1.00	EA	\$95.00	\$95.00
<b>Location Total:</b>					<b>\$1,706.50</b>
<b>Unit Total for 3153 W 70 St. (Revised 2-26-24) , Unit Unit 01:</b>					<b>\$67,965.85</b>
<b>Address Grand Total for 3153 W 70 St. (Revised 2-26-24) :</b>					<b>\$67,965.85</b>
<b>Bidder:</b> _____					