

SPECS BY LOCATION/TRADE with Costs

1/20/2023

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: 008-25-088
 Project Manager: J R
 Phone: _____

Address: 2010 Fern Court

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				
4	STRUCTURAL CHANGES 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	PAINTING REQUIREMENTS--INTERIOR 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. http://www.greenseal.org/certification/standards/paints.cfm . All paint colors shall be selected by the owner or project manager.	1.00	GR	\$0.00	\$0.00
10	APPLICANT ACCEPTS SCOPE OF WORK 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	General Requirements				
	accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date				
17	HOW TO IDENTIFY LOCATION OF WORK 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	CONSTRUCTION DEFINITIONS "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	VERIFY QUANTITIES/MEASUREMENTS 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	BUILDING PERMIT REQUIRED 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	ELECTRICAL PERMIT REQUIRED 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	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create all	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				
	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 the Land Bank.				
42	CERTIFICATE OF OCCUPANCY/COMPLIANCE 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	WORK TIMES Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	NEW MATERIALS REQUIRED 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	1 YEAR GENERAL WARRANTY 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	DEBRIS REMOVAL & FINAL CLEAN 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. Clean all floors and windows. Sanitize kitchen and all bathrooms.	1.00	DU	\$0.00	\$0.00
2070	ASBESTOS ABATEMENT 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.	1.00	AL	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

These abatement requirements also apply to siding and/or roofing that contains asbestos if removal of the siding and/or roofing is specified.

Location Total: \$0.00**Location: 2 - Exterior**

Approx. Wall SF: 2,432

Ceiling/Floor SF: 855

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

460	TRIM ALL OVERGROWTH	1.00	AL	\$700.00	\$700.00
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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 all ivy from structures. Remove all debris and rake clean.

INCLUDES REMOVAL OF SMALL TREES AT FRONT AND REAR OF HOUSE AND AT PRESENT LOCATION OF GARAGE.

550	REGRADE FOUNDATION--GCI	19.00	LF	\$10.00	\$190.00
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Provide and grade topsoil to create at least a 1 to 4 positive drainage away from house extending 4' from foundation or up to property line, whichever is less. Apply grass seed. AGAINST REAR FOUNDATION.

Trade: 5 Demolition & Disposal

Custom	FENCE--REMOVE	1.00	AL	\$300.00	\$300.00
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Remove rear stockade and chain link fences. Backfill post holes.

Trade: 7 Masonry

1230	MASONRY--REPOINT	1.00	AL	\$100.00	\$100.00
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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.) FOUNDATION.

1330	CHIMNEY--REPOINT	1.00	EA	\$500.00	\$500.00
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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

Location: 2 - Exterior

Approx. Wall SF: 2,432

Ceiling/Floor SF: 855

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				
	chimney is not permitted. Includes removal of antenna or satellite dish, if present.				
Trade: 10	Carpentry				
2675	SIDING--ALUMINUM OR VINYL REPAIR Secure aluminum or vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed. INCLUDES MISSING, DAMAGED OR UNSECURE CORNER PIECES.	1.00	AL	\$100.00	\$100.00
2835	WINDOW WELL Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place corrugated galvanized 37" wide x 24" deep window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. Install window well cover. REAR.	1.00	EA	\$80.00	\$80.00
3185	DOOR--PREHUNG METAL ENTRANCE 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.	2.00	EA	\$541.00	\$1,082.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. Storm door locksets shall be on the same side as locksets on the entry door.	2.00	EA	\$290.00	\$580.00
3522	WOOD STAIR HANDRAIL--REPLACE EXT Install preservative treated code approved grabable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags. REAR.	4.00	LF	\$12.00	\$48.00
3550	PORCH LATTICE--REPLACE 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 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	10.00	SF	\$2.25	\$22.50

Address: 2010 Fern Court

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 2,432

Ceiling/Floor SF: 855

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

top, handle and latch.
FRONT.

3585	TREAD REPLACEMENT--EXTERIOR Replace broken tread with new tread matching other treads as closely as possible. REAR STEPS.	1.00	EA	\$200.00	\$200.00
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Trade: 15 Roofing

4564	ROOF--REPAIR Inspect roof to identify defects. All loose shingles shall be blind nailed to sheathing. All deteriorated flashing and stack boots shall be replaced with new aluminum flashing and neoprene boots.	1.00	AL	\$100.00	\$100.00
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ADDRESS SLOPPY INSTALLATION OF SHINGLES AND FLASHING AT THE CHIMNEY. SHINGLES AND FLASHING SHALL BE SECURE, NEAT, AND MUST NOT LEAK.

4640	DOWNSPOUT--5" SEAMLESS ALUMINUM 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	\$5.00	\$100.00
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Trade: 19 Paint & Wallpaper

2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to siding.	2,000.00	SF	\$0.21	\$420.00
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Location Total: \$4,522.50

Location: 3 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 280

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 5 Demolition & Disposal

750	DEMO--OUTBUILDING Disconnect and cap off all electrical and plumbing services. Demolish outbuilding to 12" below grade. Rake yard clean including nails and glass. Backfill with clean soil and compact to same grade as surrounding yard area. Apply grass seed. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas.	280.00	SF	\$3.00	\$840.00
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Location Total: \$840.00

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
Trade: 1 General Requirements					
6015	HVAC ADJUST & CERTIFY 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 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.	1.00	EA	\$225.00	\$225.00
Trade: 22 Plumbing					
6624	WATER LINES--RESUPPORT & REPAIR Resupport PVC or PEX 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
6637	WATER METER--INSTALL NEW Contact water department to schedule installation of a replacement water meter.	1.00	EA	\$300.00	\$300.00
6644	MAIN WATER SHUT-OFF VALVE 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. INCLUDES INSTALLATION OF A SECOND VALVE AFTER THE WATER METER.	2.00	EA	\$81.00	\$162.00
6706	SEWER GRATE--FLOOR--INSTALL Install metal grate on waste opening in floor.	1.00	EA	\$12.00	\$12.00
6709	SEWER LINES--SNAKE 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
6763	GAS LINE--PRESSURE TEST Cap all gas lines prior to filling the distribution system with 120 lbs. of compressed air. Maintain pressure for 24 hours. Locate and seal any leaks in the system.	1.00	EA	\$100.00	\$100.00
7070	WATER HEATER--40 GALLON GAS 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
7115	LAUNDRY TUB--SINGLE BOWL 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: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

7404	WHOLE HOUSE REWIRE	1.00	AL	\$7,500.00	\$7,500.00
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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.

OUTLET (RECEPTACLE) REQUIREMENTS:

- a. Sufficient tamper resistant 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, within 6 ft of laundry tubs and next to breaker panel. 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 entrances.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

- 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: \$10,189.00

Location: 5 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 674

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 6 Concrete & Paving

Spec #	Spec	Quantity	Units	Unit Price	Total Price
905	CONCRETE SLAB--PATCH	10.00	SF	\$8.00	\$80.00
	Break up deteriorated slab section. Grade and compact soil to 95%. Apply a bonding agent per manufacturers specs on				

Address: 2010 Fern Court

Unit: Unit 01

Location: 5 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 674

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	exposed concrete. Pour a 4", 2200 psi concrete slab to match elevation of surrounding slab. Float and steel trowel finish.				
Trade: 10	Carpentry				
Custom	CHIMNEY CLEAN-OUT DOOR--REPLACE	1.00	EA	\$60.00	\$60.00
	Replace chimney clean-out door.				
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR	673.00	SF	\$0.63	\$423.99
	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.				
5760	PREP & PAINT CONCRETE OR MASONRY WALL	784.00	SF	\$0.63	\$493.92
	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.				
Trade: 21	HVAC				
6415	DRYER VENT--GCI	1.00	EA	\$65.00	\$65.00
	Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.				
Trade: 700	Moisture Protection (CSI)				
7001	INTERIOR WATERPROOFING	112.00	LF	\$55.00	\$6,160.00
	Install an interior waterproofing system to include interior drain tile and sump pump. Sump pump to discharge into storm sewer line.				

Location Total: \$7,282.91

Location: 6 - Basement Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	HANDRAIL-- INTERIOR--INSTALL	8.00	LF	\$5.50	\$44.00
	Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.				

Address: 2010 Fern Court

Unit: Unit 01

Location: 6 - Basement Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Custom	TRAP DOOR--INSTALL Install 3/4" plywood trap door to cover basement stair opening. Must have two hinges, a handle and a hook to hold it in the open position. Paint. INSTALLATION OF A WOOD GUARDRAIL TO SAME CODE AS APPLIES TO PORCH RAILS IS ALSO ACCEPTABLE.	1.00	AL	\$300.00	\$300.00

Trade: 19 Paint & Wallpaper

5551	STAIRS--PREP & PAINT 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.	10.00	RI	\$6.60	\$66.00
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total: \$490.00

Location: 7 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5209	DRYWALL/PLASTER--PATCH & REPLACE Repair/replace all damaged and missing drywall and plaster throughout house, including closets. Finish and sand to a paintable condition. Drywall must be 1/2", unless otherwise noted. Drywall in bathrooms and behind kitchen sink must be water resistant (green board). INCLUDES ALL EXISTING WALL AND CEILING DAMAGE AS WELL AS WALLS AND CEILINGS THAT WERE COMPROMISED DURING WIRING, PIPE AND DUCT INSTALLATION.	1.00	AL	\$1,500.00	\$1,500.00

Location Total: \$1,500.00

Location: 8 - Rear Foyer

Approx. Wall SF: 231

Ceiling/Floor SF: 54

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5550	PREP & PAINT WOOD FLOOR Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements.	1.00	RM	\$46.00	\$46.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	275.00	SF	\$0.40	\$110.00

Location Total: \$156.00

Location: 9 - Kitchen

Approx. Wall SF: 371

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ 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. REAR.	1.00	EA	\$400.00	\$400.00
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	5.00	LF	\$38.00	\$190.00
Custom	CEILING TILES--RESECURE Resecure ceiling tiles.	1.00	AL	\$20.00	\$20.00
Trade: 19 Paint & Wallpaper					
5520	PREP & PAINT CABINETS Remove/cover hardware not to be painted. Scrape loose, cracked, peeling & blistered paint from outside of base and wall cabinets. Remove contact paper from shelves. Feather edges and dull gloss with wet sand paper. Clean cabinets with TSP. Fill holes. Spot prime and apply 1 coat acrylic latex, full gloss, enamel. Color choice by owner.	11.00	LF	\$12.00	\$132.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS. DO NOT PAINT WALL PANELING OR TILES.	285.00	SF	\$0.40	\$114.00
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS 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. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	170.00	SF	\$4.29	\$729.30
Trade: 22 Plumbing					
6766	GAS LINE--CAP OR PLUG Clean end threads on gas line. Apply pipe joint compound.	1.00	AL	\$10.00	\$10.00

Location: 9 - Kitchen

Approx. Wall SF: 371

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22 Plumbing					
	Screw cast iron cap or plug on tightly.				
6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$319.00	\$319.00
	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.				

Location Total: \$1,914.30**Location: 10 - Half Bathroom**

Approx. Wall SF: 204

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA	\$400.00	\$400.00
	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.				
3834	TOILET PAPER HOLDER--INSTALL	1.00	EA	\$18.00	\$18.00
	Install chrome plated metal toilet paper holder screwed securely to stud.				
Custom	TOILET--CLEAN	1.00	EA	\$20.00	\$20.00
	Clean toilet.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	239.00	SF	\$0.40	\$95.60
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS	35.00	SF	\$4.29	\$150.15
	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. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.				

If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.

Address: 2010 Fern Court

Unit: Unit 01

Location: 10 - Half Bathroom

Approx. Wall SF: 204

Ceiling/Floor SF: 35

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 20 Floor Coverings

Trade: 22 Plumbing

6875 FAUCET--LAVATORY SINGLE LEVER--GCI

1.00 EA \$105.00 \$105.00

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.

DUAL CONTROL FAUCET ALSO ACCEPTABLE.

Location Total: \$788.75

Location: 11 - Dining Room

Approx. Wall SF: 408

Ceiling/Floor SF: 138

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 19 Paint & Wallpaper

5567 PREP & PAINT VACANT ROOM & TRIM

546.00 SF \$0.40 \$218.40

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970 CARPET AND PAD

138.00 SF \$4.89 \$674.82

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: \$893.22

Location: 12 - Small Room off Dining Room

Approx. Wall SF: 281

Ceiling/Floor SF: 67

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 9 Environmental Rehab

9134 STEAM CLEAN CARPET

1.00 RM \$65.00 \$65.00

Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck-mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.

Trade: 19 Paint & Wallpaper

5567 PREP & PAINT VACANT ROOM & TRIM

347.00 SF \$0.40 \$138.80

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Address: 2010 Fern Court**Unit: Unit 01****Location: 12 - Small Room off Dining Room**

Approx. Wall SF: 281

Ceiling/Floor SF: 67

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 19 Paint & Wallpaper****Location Total: \$203.80****Location: 13 - Closet**

Approx. Wall SF: 114

Ceiling/Floor SF: 17

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 10 Carpentry****3260 REWORK INTERIOR DOOR**

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.

Trade: 19 Paint & Wallpaper**5567 PREP & PAINT VACANT ROOM & TRIM**

130.00 SF \$0.40 \$52.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$89.00**Location: 14 - Living Room**

Approx. Wall SF: 438

Ceiling/Floor SF: 165

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 10 Carpentry****2795 WINDOW REPAIR**

2.00 EA \$50.00 \$100.00

Repair window without replacing sash. Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly. Double hung windows shall be equipped with lifts and locks, and sash chains or nylon reinforced cords. All spring systems for holding sashes in an open position shall be restored to original working order. Hopper windows shall be equipped with chains and latches. DOUBLE HUNG WINDOWS.

Trade: 19 Paint & Wallpaper**5567 PREP & PAINT VACANT ROOM & TRIM**

600.00 SF \$0.40 \$240.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$340.00**Location: 15 - Enclosed Front Porch**

Approx. Wall SF: 410

Ceiling/Floor SF: 86

Location: 15 - Enclosed Front Porch

Approx. Wall SF: 410

Ceiling/Floor SF: 86

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3010	STORM WINDOW--ALUMINUM Field measure, fabricate, caulk and install an enameled, white aluminum, double hung, triple track storm window with fiberglass screen. Storm window meeting rails must align with meeting rails on prime window and weep holes must drain.	7.00	EA	\$150.00	\$1,050.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	490.00	SF	\$0.40	\$196.00
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS 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. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	85.50	SF	\$4.29	\$366.80

Location Total: \$1,612.80

Location: 16 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9134	STEAM CLEAN CARPET Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF. STAIRS.	1.00	RM	\$65.00	\$65.00
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total: \$145.00

Location: 17 - Hall

Approx. Wall SF: 260

Ceiling/Floor SF: 38

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9134	STEAM CLEAN CARPET Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	274.00	SF	\$0.40	\$109.60
Trade: 20 Floor Coverings					
Custom	CARPET--REPAIR Repair carpet at doorway to front bedroom, or install an edge strip to cover damaged area.	1.00	AL	\$35.00	\$35.00
Location Total:					\$209.60

Location: 18 - Bathroom (Inc. Closet)

Approx. Wall SF: 363

Ceiling/Floor SF: 112

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR 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	\$37.00	\$37.00
3835	ACCESSORY SET--3 PIECE CHROME 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
Custom	HEAT REGISTER--RESECURE Resecure heat register.	1.00	EA	\$5.00	\$5.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	430.00	SF	\$0.40	\$172.00
Trade: 22 Plumbing					
Custom	TUB AND TOILET--CLEAN Clean bathtub and toilet.	1.00	AL	\$40.00	\$40.00

Location Total: \$299.00

Location: 19 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 479

Ceiling/Floor SF: 204

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9134	STEAM CLEAN CARPET Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00

Trade: 10 Carpentry

2980	WINDOW--VINYL DBL HNG DBL GLZ 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.	2.00	EA	\$400.00	\$800.00
3260	REWORK INTERIOR DOOR 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.	2.00	EA	\$37.00	\$74.00
4020	WIRE SHELVING WITH ROD Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.	3.50	LF	\$10.00	\$35.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	680.00	SF	\$0.40	\$272.00
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Location Total: \$1,246.00

Location: 20 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 326

Ceiling/Floor SF: 96

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9134	STEAM CLEAN CARPET Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00

Address: 2010 Fern Court**Unit: Unit 01****Location: 20 - Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 326

Ceiling/Floor SF: 96

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

5567	PREP & PAINT VACANT ROOM & TRIM	422.00	SF	\$0.40	\$168.80
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Location Total: \$233.80**Unit Total for 2010 Fern Court, Unit Unit 01: \$32,955.68****Address Grand Total for 2010 Fern Court: \$32,955.68****Bidder: _____**