

# SPECS BY LOCATION/TRADE with Costs

5/11/2023

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

Case Number: \_\_\_\_\_  
 Project Manager: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Address: 1094 E 99 Street

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
3	<b>HAZARD</b> 1. UNEVEN YARD AND WALKS. 2. TRIP HAZARDS. 3. HANGING PIPES AND WIRES IN BASEMENT. (THE PIPE AT THE BOTTOM OF THE BASEMENT STAIRS WILL GET YOU EVERY TIME.) 4. HOLES IN FLOORS. 5. PROTRUDING NAILS FROM EXPOSED STUDS. (TORE THIS SPEC WRITER'S SHIRT.) 6. LANDING ON STAIRS TO 2ND FLOOR UNPROTECTED BY RAIL.	1.00	AL	\$0.00	\$0.00
4	<b>STRUCTURAL CHANGES</b> No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
8	<b>PAINTING REQUIREMENTS--INTERIOR</b> THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGHELL 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	1.00	GR	\$0.00	\$0.00

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Trade: 1	<b>General Requirements</b>				
	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.				
10	<b>APPLICANT ACCEPTS SCOPE OF WORK</b> The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date	1.00	DU	\$0.00	\$0.00
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.	1.00	EA	\$0.00	\$0.00
37	<b>ELECTRICAL PERMIT REQUIRED</b>	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	<b>General Requirements</b>				
	Prior to the start of work, the contractor shall create all electrical schematic drawings that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
38	<b>PLUMBING PERMIT REQUIRED</b>	1.00	EA	\$0.00	\$0.00
	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 the Land Bank.				
39	<b>HVAC PERMIT REQUIRED</b>	1.00	EA	\$0.00	\$0.00
	Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
42	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b>	1.00	EA	\$0.00	\$0.00
	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.				
55	<b>WORK TIMES</b>	1.00	GR	\$0.00	\$0.00
	Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.				
77	<b>NEW MATERIALS REQUIRED</b>	1.00	GR	\$0.00	\$0.00
	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..				
90	<b>1 YEAR GENERAL WARRANTY</b>	1.00	DU	\$0.00	\$0.00
	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.				
2070	<b>ASBESTOS ABATEMENT</b>	1.00	AL	\$0.00	\$0.00
	All asbestos found in heating systems, floor tile, or other locations shall be abated as follows:				

**Location: 1 - General Requirements**

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

1. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations. Removal must be performed by licensed asbestos abatement contractors.
2. Provide worker protection including whole body coveralls, respirators, & decontamination area.
3. Secure & isolate room, provide protective floor coverings. (Floor coverings not possible when removing floor tile.)
4. Pre-treat surface with wetting agent.
5. Carefully remove asbestos.
6. Dispose of asbestos in clearly identified disposal drums.
7. HEPA vacuum entire area.

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

**Trade: 9 Environmental Rehab**

9003	<b>LEAD-SPECIFIC LAWS, RULES, REGULATIONS &amp; GUIDELINES</b>	1.00	DU	\$0.00	\$0.00
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The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

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

Approx. Wall SF: 3,400

Ceiling/Floor SF: 1,464

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

460	<b>TRIM ALL OVERGROWTH</b>	1.00	AL	\$4,000.00	\$4,000.00
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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 small trees and shrubs growing against or very near foundation, lattice and fences. Remove all ivy from structures. Remove all debris and rake clean.

INCLUDES REMOVAL OF ALL TREES, SHRUBBERY, WEEDS AND IVY. STUMPS SHALL BE PULLED OUT OR GROUND TO BELOW GRADE.

**Trade: 5 Demolition & Disposal**

Custom	<b>FENCING--REMOVE</b>	1.00	AL	\$1,500.00	\$1,500.00
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Location: 2 - Exterior

Approx. Wall SF: 3,400

Ceiling/Floor SF: 1,464

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
	Determine ownership of all fencing at the perimeter of property. Remove all fencing owned by property. Backfill and seed post holes.				
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
<b>947</b>	<b>SIDEWALK--INSTALL</b> Excavate sidewalk area. Install a slag or crushed stone base compacted to 90%. Install forms and pour concrete 4" thick. Use 6.5 Sac Mix with 7% air entrainment. All concrete shall slump test at or near 4.5 mm and must exhibit 2200 psi at 28 days. Plain expansion joints shall be cut every 4' and flexcell joints shall be installed at 20' intervals and where new concrete abuts existing concrete. Broom finish surface. Finished area shall drain water and be free of vandalism. Apply a liquid membrane seal with ASTM-309 after initial set. Replacement sidewalks shall be of equal dimensions to sidewalk being replaced. FROM FRONT SIDEWALK TO FRONT STEPS.	90.00	SF	\$10.00	\$900.00
<b>960</b>	<b>DRIVEWAY--ASPHALT</b> Remove existing driveway. Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat and 1" top coat to create a driveway duplicating the width of existing driveway. Pitch water from building with a 1/8" per foot slope. Existing driveway drains shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain. EXISTING DRIVEWAY SHALL BE REMOVED PRIOR TO FOUNDATION REPLACEMENT AND SHALL NOT BE REPLACED UNTIL AFTER COMPLETION OF FOUNDATION REPLACEMENT.	1,300.00	SF	\$7.00	\$9,100.00
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2640</b>	<b>SIDING--VINYL</b> Hang Alside Conquest or equivalent vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek (or equivalent) vapor/ infiltration barrier. Include backer board. Buyer or project manager's choice of siding color, exposure and texture. Siding must have 50 year minimum warranty.	34.00	SQ	\$600.00	\$20,400.00
<b>2972</b>	<b>PICTURE WINDOW UNIT--INSTALL</b> Replace window with a vinyl, double glazed window unit consisting of a fixed center window with casement or double hung windows on each side. Includes all inside and outside trim, a drip cap and screens on each openable portion. REAR WINDOW IN REAR ADDITION.	1.00	EA	\$750.00	\$750.00

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	<p><b>WINDOW--VINYL DBL HNG DBL GLZ</b></p> <p>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.</p> <p>TO REPLACE ALL DOUBLE HUNG WINDOWS IN HOUSE. INCLUDES REPLACEMENT OF KITCHEN WINDOW WITH TWO DOUBLE HUNG WINDOWS. WINDOWS ARE PRESENTLY BOARDED UP. IF STAINED GLASS OR OTHER SPECIAL WINDOWS ARE FOUND UPON REMOVAL OF COVERING, BUYER OR PROJECT MANAGER MUST BE CONSULTED.</p>	31.00	EA	\$400.00	\$12,400.00
2981	<p><b>WINDOW--VINYL SLIDER DBL GLZ</b></p> <p>Remove existing window. Field measure, fabricate and install white, vinyl, double glazed, sliding window with all necessary hardware, caulk, interior and exterior trim and screen.</p> <p>LEFT SIDE OF REAR ADDITION.</p>	1.00	EA	\$260.00	\$260.00
2986	<p><b>WINDOW--VINYL HOPPER</b></p> <p>Field measure, order and install a vinyl, double glazed, single lite hopper window with interior and exterior trim, latch and chain. Prime and top coat wood trim.</p> <p>TWO WINDOWS IN THE SECTION OF THE LIVING ROOM THAT IS BEING CONVERTED TO A FRONT FOYER, AS WELL AS ONE WINDOW IN THE REAR ADDITION. (OTHER WINDOWS IN ADDITION ARE BEING SEPARATELY SPECIFIED.)</p> <p>WINDOWS ARE PRESENTLY BOARDED UP. IF STAINED GLASS OR OTHER SPECIAL WINDOWS ARE FOUND UPON REMOVAL OF COVERING, BUYER OR PROJECT MANAGER MUST BE CONSULTED.</p>	3.00	EA	\$200.00	\$600.00
3185	<p><b>DOOR--PREHUNG METAL ENTRANCE</b></p> <p>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.</p> <p>FRONT, SIDE, REAR &amp; DOOR TO REAR ADDITION.</p>	4.00	EA	\$541.00	\$2,164.00
3560	<p><b>PORCH--REBUILD</b></p> <p>Remove deteriorated porch. Pour 12"x18"x12" concrete footers below frost line. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 6"x 6" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutters and downspouts, 1/4" plywood ceiling and lattice. Structural lumber and deck shall be preservative treated.</p>	192.00	SF	\$26.00	\$4,992.00

Location: 2 - Exterior

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3595	<b>STEPS--REPLACE EXTERIOR</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. TO REPLACE EXISTING DAMAGED PRECAST STEPS.	5.00	RI	\$100.00	\$500.00
Custom	<b>REAR PORCH--REVERT TO OPEN PORCH DESIGN</b> Remove outside wall framing and covering. Restore or replace lattice, posts, rails and steps to code compliant condition.	1.00	AL	\$1,500.00	\$1,500.00
<b>Trade: 15 Roofing</b>					
4564	<b>ROOF--REPAIR</b> 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. INSPECT AND REPAIR ALL DEFECTS THAT MAY BE FOUND. THE ONLY DEFECT FOUND DURING THE SPEC WRITER'S INSPECTION WAS A SMALL BEAM OF LING VISIBLE WHEN LOOKING INTO THE ATTIC ABOVE THE REAR ADDITION. IDENTIFY AND CORRECT STRUCTURAL DEFECTS IN THE REAR ADDITION ROOF FRAMING. (SLIGHT DEFLECTIONS MAY REMAIN AS LONG AS ROOF IS STRUCTURALLY STABLE.)	1.00	SQ	\$40.00	\$40.00
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.	146.00	LF	\$6.00	\$876.00
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. 95	95.00	LF	\$5.00	\$475.00
<b>Location Total:</b>					<b>\$60,457.00</b>

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21 HVAC</b>					
6037	<b>FURNACE--GAS REPLACE</b>	1.00	EA	\$6,000.00	\$6,000.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21</b>	<b>HVAC</b>				
	<p>Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 80% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. All new installations shall include aluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills. (Used registers in good condition may be installed where necessary to match size of registers being replaced.)</p> <p>See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any portion of the system being removed.</p> <p>HVAC PERMIT IS REQUIRED. INCLUDES REPLACEMENT OF CHIMNEY CLEAN-OUT DOOR.</p>				
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6637</b>	<b>WATER METER--INSTALL NEW</b>	1.00	EA	\$350.00	\$350.00
	Contact water department to schedule installation of a replacement water meter. If required by the water department, install a 3-strand 18-gauge wire from the meter location to the exterior of the house where the remote meter reader is expected to be installed.				
<b>6644</b>	<b>MAIN WATER SHUT-OFF VALVE</b>	1.00	EA	\$81.00	\$81.00
	Install a 3/4" lever handle brass ball valve with compression fittings on the water line between the k-line entry to the house and the water meter. The use of solder is prohibited.				
<b>6711</b>	<b>SEWER LINES--SNAKE/REPLACE</b>	1.00	AL	\$2,500.00	\$2,500.00
	<p>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. Inspect snaked lines with a camera and report findings to project manager.</p> <p>INCLUDES REPLACEMENT OF DRAIN TILES FOUND TO BE CRACKED OR OTHERWISE UNUSABLE. REPLACEMENTS SHALL BE PVC TO CODE.</p> <p>THIS WORK SHALL BE PERFORMED AFTER BASEMENT SLAB REMOVAL AND PRIOR TO SLAB REPLACEMENT, BOTH OF WHICH ARE SEPARATELY SPECIFIED..</p>				
<b>6765</b>	<b>GAS LINE</b>	50.00	LF	\$16.00	\$800.00
	<p>Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings. Install brass ball type stop valves at all equipment.</p> <p>FROM GAS METER TO FURNACE, WATER HEATER, DRYER LOCATION AND KITCHEN RANGE LOCATION.</p>				



Location: 3 - Mechanicals

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Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>7115</b>	<b>LAUNDRY TUB--SINGLE BOWL</b> Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Secure tub to wall or floor. Connect waste line to tub and provide air gap and floor sink to code.	1.00	EA	\$150.00	\$150.00
<b>7190</b>	<b>WATER SUPPLY--1-1/2 BATH HOUSE</b> Remove all water supply from meter on. Install PEX supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service the kitchen, one 3-piece bath and the laundry area. Installation shall be complete, code compliant, fully usable, and include PEX compliant shut-off valves in the basement after the water meter, controlling each water supply zone and at each fixture. Valves to kitchen and bathroom fixtures shall be chromed. Air gaps shall be installed as required by code. Supply lines shall be located in interior walls, not exterior. Installation shall include brass freeze proof hose bibbs at former hose bibb locations or the front and rear of the house.	1.00	DU	\$3,200.00	\$3,200.00
<b>7210</b>	<b>DRAIN/WASTE/VENT--1-1/2 BATH HSE</b> Replace all drain, waste and wet vent lines with schedule 40 PVC drain, waste and wet vent lines to service one 3-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus.  STACK AND ALL WASTE LINES ABOVE THE BASEMENT FLOOR. WASTE LINES BELOW THE BASEMENT FLOOR ARE ADDRESSED ELSEWHERE IN THESE SPECIFICATIONS.	1.00	DU	\$1,775.00	\$1,775.00
<b>Trade: 1600</b>	<b>Electrical (CSI)</b>				
<b>7404</b>	<b>WHOLE HOUSE REWIRE</b> 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 is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms. b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description. c. Arc-fault breakers are required in all panels. d. 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. e. 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. f. All wiring in basement under 7 ft shall be in conduit. g. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.	1.00	AL	\$9,000.00	\$9,000.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

- h. All electrical components that are permanently disconnected shall be removed and disposed of.
- i. All furnaces and major appliances shall be on separate grounded circuits.
- j. 220 volt circuits shall be present to serve dryer and kitchen stove.
- k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.
- l. 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.
- ml. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.
- n. 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.
- o. All plaster repair due to electrical installation shall be general contractors responsibility.

#### 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.
- b. Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provided 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

**Location: 3 - Mechanicals**

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Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1600</b>	<b>Electrical (CSI)</b>				

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.)

h. All light fixtures and electrical equipment shall be supplied and installed by the electrical contractor.

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

- Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.
- One smoke/CO detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.
- 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.
- 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.
- Detectors shall not be located in kitchens or bathrooms.

**Location Total: \$23,856.00**

**Location: 4 - Basement**

Approx. Wall SF: 784

Ceiling/Floor SF: 748

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				

<b>709</b>	<b>DEMO--BASEMENT</b>	1.00	RM	\$800.00	\$800.00
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Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling and floor coverings. Remove bathroom fixtures, supply lines and waste lines, if present, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.

See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the basement.

**Trade: 6 Concrete & Paving**

<b>855</b>	<b>DEMO CONCRETE</b>	748.00	SF	\$3.00	\$2,244.00
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Break up concrete and remove off site to code legal dump.

Location: 4 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 748

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
	PLEASE NOTE: DRIVEWAY MUST BE REMOVED PRIOR TO FOUNDATION REPLACEMENT AND SHALL NOT BE REPLACED UNTIL FOUNDATION REPLACEMENT HAS BEEN COMPLETED. (DRIVEWAY WORK IS SEPARATELY SPECIFIED.)				
<b>912</b>	<b>BASEMENT SLAB INSTALLATION</b>	748.00	SF	\$5.50	\$4,114.00
	Install a continuous 4" thick basement slab using a 3,000 psi mix. Make sure that the soil is uniformly and properly compacted, Install a 4" bed of 3/4" clean (no fines) gravel on top of the soil, provide expansion joints (also known as isolation joints) around the inside perimeter of the foundation using standard isolation joint material, and install 6-mil polyethylene sheet directly under the concrete to create a continuous vapor barrier ideally in one sheet but lapped 12" and taped at seams if seams are absolutely necessary. Install a 2 inch layer of gravel on top of the vapor barrier and place the concrete. Include plastic reinforcing fibers in the mix, like Fibermesh (Fibermesh Co., 4019 Industry Dr., Chattanooga, TN 37416; 615/892-7243. Screed, float, and finish with a steel trowel to a smooth surface that drains water to any existing drains, and strike control joints in the wet concrete at 8" intervals.  ALL WASTE LINE REPLACEMENT (SEPARATELY SPECIFIED) BELOW FLOOR MUST BE COMPLETED BEFORE SLAB IS POURED.				
<b>Trade: 7</b>	<b>Masonry</b>				
<b>1110</b>	<b>BLOCK FOUNDATION WALL</b>	238.00	SF	\$90.00	\$21,420.00
	Install temporary support for left side of house with jack posts and a beam. Remove existing foundation and enough driveway and soil from the exterior to provide space for perforated drain. Install concrete footer to code and construct an 8"x 16"x 8" thick, cement block wall, steel rod reinforced, with trowel cut joints, 1/2" exterior waterproof pargeting, and a solid cap block. Lay a 4" perforated drain pipe, over 6 mil plastic to drain to one end of trench. Install sewer hubs at each corner where a downspout will be located. Tie foundation drain into storm sewer. Fill trench w/ 2" or larger stone to 12" below grade. Backfill remainder with clean topsoil to grade. Compact soil and provide positive pitch away from foundation. Areas where pavement abuts foundation shall be backfilled to 4" below grade and concrete or asphalt paving shall be installed to match existing and shall be graded to provided positive drainage away from foundation.  PLEASE NOTE: DRIVEWAY MUST BE REMOVED PRIOR TO FOUNDATION REPLACEMENT AND SHALL NOT BE REPLACED UNTIL FOUNDATION REPLACEMENT HAS BEEN COMPLETED. (DRIVEWAY WORK IS SEPARATELY SPECIFIED.)				
<b>1185</b>	<b>GLASS BLOCK WINDOW</b>	8.00	EA	\$150.00	\$1,200.00
	Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with openable vent and screen. Window nearest laundry location shall be				

Location: 4 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 748

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7 Masonry</b>					
	configured to accept a dryer vent, unless a vent already exists.				
1230	<b>MASONRY--REPOINT</b> Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar dyed to match existing as closely as possible. Reinstall flashing, tool concave joints and clean brick face. (Flashing or mortar color matching not required in basements.) BOTH INTERIOR AND EXTERIOR OF FRONT, RIGHT SIDE AND REAR OF FOUNDATION.	1.00	AL	\$500.00	\$500.00
<b>Trade: 10 Carpentry</b>					
3191	<b>ACCESS PANEL--INSTALL</b> Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing. ACCESS FROM BASEMENT TO BELOW FRONT PORCH.	1.00	EA	\$25.00	\$25.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
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. FOUNDATION.	784.00	SF	\$0.63	\$493.92
<b>Trade: 21 HVAC</b>					
6415	<b>DRYER VENT</b> 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.	1.00	EA	\$65.00	\$65.00
<b>Trade: 300 Concrete (CSI)</b>					
2540	<b>STAIRCASE &amp; LANDING--REPLACE</b> Dispose of entire basement staircase and handrail and landing. Dispose of existing basement staircase and side-door landing. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Stringers to rest on a 2"x12" preservative treated pine sill. Install wood handrail on open side of stairs or on either side of a closed stairway, 32" above tread nosing. Risers shall be of equal height, maximum 8".  Construct new landing with 2"x8" framing to code. Support with	1.00	EA	\$900.00	\$900.00

Address: 1094 E 99 Street

Unit: Unit 01

Location: 4 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 748

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 300 Concrete (CSI)

4"x4" posts secured to concrete fosters. Install 1" COX (or better) plywood, finished side up.

Location Total: \$31,761.92

Location: 5 - First &amp; Second Floors (All spaces)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Custom	DEMO	1.00	AL	\$2,000.00	\$2,000.00
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1. Remove all fire damaged wood that is structurally compromised. (Wood that is merely scorched may be retained. Painting of this wood is specified elsewhere.)
2. Remove curved framing members from top of walls in living room and dining room. (These had been in-place as framing for coved ceilings. Replacement ceilings will not be coved.)
3. Remove all nails protruding from wall and ceiling framing.
4. Remove all floor coverings.
5. Remove all door casings, window casings and base molding. (Undamaged window sills and window seat may remain.)
6. Remove mirrors and fireplace from living room. Close in flue with brick and mortar and remove gas line as far back to source as possible and cap.
7. Remove wood wainscot from half bath.
8. Remove all paneling and ceiling tiles from rear addition.

Trade: 10 Carpentry

2410	BASEBOARD--1"X4"	2,620.00	LF	\$2.31	\$6,052.20
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Install 1"x4", #2 grade pine base with finish nails or tee headed brads.

ALL FIRST & SECOND FLOOR LIVING SPACES INCLUDING STAIR LANDINGS, HALLWAYS, CLOSETS, BATHROOMS & KITCHEN.

3360	DOOR--PREHUNG PASSAGE	10.00	EA	\$250.00	\$2,500.00
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Install a 1-3/8" prehung, 6-panel splint jamb door including casing both sides, a latchset and 2 butt hinges. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

LOCATE DOORS AS FOLLOWS:

1. HEAD OF BASEMENT/SIDE DOOR STAIRS
2. BOTH BATHROOMS
3. DOOR TO REAR ADDITION
4. ALL BEDROOMS
5. ALL CLOSETS
6. DOOR TO ATTIC STAIRS.

Trade: 17 Drywall &amp; Plaster

Location: 5 - First &amp; Second Floors (All spaces)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<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 in bathrooms and behind kitchen sink shall be water resistant (green board). ALL WALLS AND CEILINGS ON THE FIRST AND SECOND FLOORS, INCLUDING STAIRWELLS AND NEW PARTITION IN THE LIVING ROOM WHICH CREATED A SEPARATE FOYER. (DOES NOT INCLUDE CLOSET OFF CENTER BEDROOM IN WHICH EXISTING WALLS AND CEILING ARE INTACT.)	5,800.00	SF	\$3.50	\$20,300.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS. ALL WALLS AND CEILINGS ON THE FIRST AND SECOND FLOORS, INCLUDING STAIRWELLS.	5,900.00	SF	\$0.40	\$2,360.00
Custom	<b>SCORCHED WOOD--PAINT</b> The removal of fire damaged wood is covered elsewhere in these specifications. This specification covers the painting of scorched, but not structurally compromised wood, that remains. This includes all scorched wall and ceiling/floor framing.  Clean all scorched wood and then paint with two coats of stain blocking primer. Apply a top coat of paint that is compatible with the primer.  AT ONE TIME, REGULATIONS SPECIFIED A SPECIFIC SILVER COLORED PAINT TO COVER SCORCHED WOOD. IT IS UP TO THE CONTRACTOR TO DETERMINE IF THIS IS STILL REQUIRE AND, IF SO, TO FOLLOW THE REQUIREMENT.	1.00	AL	\$500.00	\$500.00
<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.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general	372.00	SF	\$4.29	\$1,595.88

**Location: 5 - First & Second Floors (All spaces)**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
	requirements at the beginning of these specifications. SIDE DOOR LANDING, NEW FRONT FOYER, KITCHEN, HALF BATH AND FULL BATH.				
<b>5970</b>	<b>CARPET AND PAD</b> 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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. LIVING ROOM, DINING ROOM, REAR ADDITION, ALL BEDROOMS, ALL CLOSETS AND LANDING FROM FIRST TO SECOND FLOOR. INCLUDES ALL FLOOR REPAIRS NECESSARY TO PROVIDE A SECURE AND LEVEL SURFACE.  NOTE; A SEPARATE SPECIFICATION CALLS FOR CONSTRUCTING A PARTITION TO CREATE A FRONT FOYER SPACE SEPARATED FROM THE LIVING ROOM. DO NOT INCLUDE THIS SPACE IN CARPETING. VINYL FLOORING IS SEPARATELY SPECIFIED.	1,050.00	SF	\$4.89	\$5,134.50

**Location Total: \$40,442.58****Location: 6 - Side door landing & stairs to kitchen**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2520</b>	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	5.00	LF	\$5.50	\$27.50
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5931</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS--STAIRS</b> Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl sheet goods on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl composition tile, laminate, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications. FROM SIDE DOOR LANDING TO KITCHEN.	6.00	RI	\$14.00	\$84.00



Location Total: \$111.50

Location: 7 - Living Room

Approx. Wall SF: 684

Ceiling/Floor SF: 353

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

2470	<b>PARTITION--8" WOOD BEARING</b>	6.00	LF	\$25.00	\$150.00
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Frame a 9" high 2"x4" wood partition with studs 16" on center, single top and bottom plates.

THE PURPOSE OF THIS SUPPORTING PARTITION IS TO SECTION OFF A PORTION OF THE LIVING ROOM TO CREATE A SEPARATE FRONT FOYER. PARTITION SHALL RUN FROM FRONT WALL APPROXIMATELY 6 LF INTO THE ROOM AND SHALL BE POSITIONED DIRECTLY BELOW PARTITION ON THE SECOND FLOOR. (DRYWALL IS SEPARATELY SPECIFIED.)

SUFFICIENT ROOM SHALL BE LEFT AT THE END OF THIS PARTITION TO ALLOW ENTRANCE TO LIVING ROOM. POSITION OF NEW STAIRS SHALL BE TAKEN INTO ACCOUNT WHEN DETERMINING THE EXACT LENGTH OF THE NEW PARTITION.

Custom	<b>STAIRS &amp; LANDING--INSTALL</b>	1.00	AL	\$4,270.00	\$4,270.00
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Replace missing portion of landing with 2"x6" framing, supporting columns and drywall covering framing. Install hardwood main stairway from first floor living room to landing. Treads shall be 36" wide. Include hardwood railings, balusters and newel post on open side. Apply stain and 3 coats of polyurethane finish.

Location Total: \$4,420.00

Location: 9 - Rear Addition

Approx. Wall SF: 446

Ceiling/Floor SF: 157

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

Custom	<b>WINDOW SEAT--REPAIR</b>	1.00	AL	\$50.00	\$50.00
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Repair window seat and drawers. Wood blanks may be substituted for drawers.

Location Total: \$50.00

Location: 10 - Half Bath

Approx. Wall SF: 158

Ceiling/Floor SF: 27

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

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

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

Address: 1094 E 99 Street

Unit: Unit 01

Location: 10 - Half Bath

Approx. Wall SF: 158

Ceiling/Floor SF: 27

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

Trade: 22 Plumbing

6900	<b>VANITY--24" COMPLETE</b> Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. The use of lead solder is prohibited. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.	1.00	EA	\$475.00	\$475.00
7012	<b>COMMODE--REPLACE--1.28 GPF--2008 GCI</b> Install a 1.28 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal. Seal commode to floor with clear silicone caulk.	1.00	EA	\$200.00	\$200.00

Location Total: \$717.00

Location: 11 - Kitchen

Approx. Wall SF: 522

Ceiling/Floor SF: 201

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

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 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.	11.00	LF	\$150.00	\$1,650.00
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. 10 LF IS A SUGGESTED LENGTH. BUYER FREE TO SELECT EXACT SIZE AND LOCATION.	10.00	LF	\$140.00	\$1,400.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	11.00	LF	\$38.00	\$418.00

Trade: 22 Plumbing

Address: 1094 E 99 Street

Unit: Unit 01

Location: 11 - Kitchen

Approx. Wall SF: 522

Ceiling/Floor SF: 201

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 22 Plumbing</b>					
6835	<b>SINK--DOUBLE BOWL COMPLETE</b> Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
<b>Location Total:</b>					<b>\$3,787.00</b>

Location: 12 - Maid's Stairway

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2535	<b>STAIRCASE--INTERIOR CLOSED</b> Remove closed staircase. Replace with staircase of equal size as existing. Double all headers with 2" stock. Risers shall be of equal height, maximum 8". Apply stain and 3 coats of polyurethane finish. Install interior handrail. MAID'S STAIRWAY FROM KITCHEN TO LANDING OF STAIRS TO SECOND FLOOR.	1.00	FL	\$2,000.00	\$2,000.00
<b>Location Total:</b>					<b>\$2,000.00</b>

Location: 13 - Stairs from Landing to 2nd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2520	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	6.00	LF	\$5.50	\$33.00
<b>Trade: 20 Floor Coverings</b>					
5980	<b>CARPET AND PAD STAIRS</b> Remove existing floor covering and replace broken treads that may be found after removal. Install FHA approved nylon carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Owner's choice of color and pile. Includes treads and risers. Refinished hardwood treads in good condition are an acceptable alternative. LANDING TO SECOND FLOOR.	8.00	RI	\$19.89	\$159.12
<b>Location Total:</b>					<b>\$192.12</b>

Location: 14 - Walk-In Closet (Off front bedroom)

Approx. Wall SF: 281

Ceiling/Floor SF: 66

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: 1094 E 99 Street

Unit: Unit 01

Location: 14 - Walk-In Closet (Off front bedroom)

Approx. Wall SF: 281

Ceiling/Floor SF: 66

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
4020	<b>WIRE SHELVING WITH ROD</b> Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.	10.00	LF	\$10.00	\$100.00
<b>Location Total:</b>					<b>\$100.00</b>

Location: 15 - Closet (Off Center Bedroom)

Approx. Wall SF: 153

Ceiling/Floor SF: 19

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
<b>Location Total:</b>					<b>\$100.00</b>

Location: 16 - Bathroom

Approx. Wall SF: 293

Ceiling/Floor SF: 71

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
717	<b>DEMO--BATHROOM</b> Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, 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 bathroom.	1.00	AL	\$500.00	\$500.00
<b>Trade: 10 Carpentry</b>					
3830	<b>MEDICINE CABINET--RECESSED</b> Install a recessed metal cabinet with hinged plate glass mirror and two shelves. Cabinet shall be sized to fit existing opening. If installed in a new opening, cabinet shall be 16"x22" .	1.00	EA	\$72.00	\$72.00
3835	<b>ACCESSORY SET--3 PIECE CHROME</b> Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00
<b>Location Total:</b>					<b>\$617.00</b>

Address: 1094 E 99 Street

Unit: Unit 01

Location: 17 - Attic (Inc. Stairs & Closet)

Approx. Wall SF: 728

Ceiling/Floor SF: 612

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
2520	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. LOWER FLIGHT.	10.00	LF	\$5.50	\$55.00
<b>Trade: 17      Drywall &amp; Plaster</b>					
5270	<b>DRYWALL &amp; PATCH PLASTERING</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. CEILING AND DAMAGED AREAS OF WALLS. INSTALL DRYWALL AND PATCH PLASTER TO CREATE SMOOTH SECURE SURFACES.	600.00	SF	\$3.50	\$2,100.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5550	<b>PREP &amp; PAINT WOOD FLOOR</b> Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements. INCLUDES STAIRS & LANDING.	1.00	RM	\$200.00	\$200.00

Location Total: \$2,355.00

Unit Total for 1094 E 99 Street, Unit Unit 01: \$170,967.12

Address Grand Total for 1094 E 99 Street: \$170,967.12

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