

SPECS BY LOCATION/TRADE with Costs

10/13/2022

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

Case Number: 109-17-069
Project Manager: M R
Phone: _____

Address: **10925 Tacoma Avenue**

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				
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
38	PLUMBING PERMIT REQUIRED 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.	1.00	EA	\$0.00	\$0.00
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
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
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. These abatement requirements also apply to siding and/or roofing that contains asbestos if removal of the siding and/or roofing is specified.	1.00	AL	\$0.00	\$0.00

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

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
330	FENCE--STOCKADE 6' HIGH (DEMO) Demo and diispose of any existing fence. DEMO AND DISPOSE OF STOCKADE FENCE AROUND BACKYARD.	1.00	AL	\$500.00	\$500.00
460	TRIM ALL OVERGROWTH 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.	1.00	AL	\$1,500.00	\$1,500.00

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

INCLUDES TREES CLOSE TO FOUNDATION.

Trade: 6 Concrete & Paving

947	SIDEWALK--INSTALL	40.00	SF	\$9.00	\$360.00
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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.

PEDESTRIAN WALK. POSSIBLE COLLAPSE OF DRAIN UNDERNEATH

955	DRIVEWAY--REPAVE ASPHALT	720.00	SF	\$2.25	\$1,620.00
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Clean, spray tack coat and repave a 2" top coat of bituminous concrete over driveway surface. No asphalt is to be placed on main sidewalks.

INSTALL TOP COAT OVER EXISTING DRIVEWAY

Trade: 7 Masonry

1330	CHIMNEY--REPOINT	1.00	EA	\$250.00	\$250.00
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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. Targeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.

Trade: 9 Environmental Rehab

9707	EXTERIOR: REPLACE DECK BOARDS	12.00	SF	\$6.00	\$72.00
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Replace deck board using preservative treated 5/4" x 6" radius edge decking. Repaint as close to original as possible.

REPLACE(3) 6":x8' BOARDS AT FRONT DOOR ENTRANCE.REWORK FRAMING TO PROVIDE SUPPORT FOR DECK AND POST / RIGHT FRONT.

Trade: 10 Carpentry

2675	SIDING--ALUMINUM OR VINYL REPAIR	25.00	SF	\$5.00	\$125.00
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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.

REPLACE MISSING VINYL SIDING IN VARIOUS PLACES.

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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. 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.	20.00	EA	\$400.00	\$8,000.00
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. STORM WINDOW, DRIVEWAY SIDE.	1.00	EA	\$150.00	\$150.00
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.	3.00	EA	\$541.00	\$1,623.00
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.	3.00	EA	\$290.00	\$870.00
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 top, handle and latch. FRONT PORCH	65.00	SF	\$2.25	\$146.25
3595	STEPS--REPLACE EXTERIOR 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.	13.00	RI	\$100.00	\$1,300.00

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
FRONT AND 2 SETS ON REAR PORCH DECK.					
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers.	1.00	EA	\$20.00	\$20.00
Trade: 15 Roofing					
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut a 1" wide vent at ridge board. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present. EXISTING ROOF IS SLATE WITH ASPHALT SHINGLE NAILED OVER.	16.00	SQ	\$425.00	\$6,800.00
4635	GUTTER--5" SEAMLESS ALUMINUM 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.	105.00	LF	\$6.00	\$630.00
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.	100.00	LF	\$5.00	\$500.00
Trade: 19 Paint & Wallpaper					
5680	STAIN DECK, RAILINGS & POSTS Power wash deck and all related stairs, railings and posts. Allow to dry thoroughly and then apply Thompson's Water Seal, or equivalent. FRONT PORCH INCLUDING CEILING. REPLACE BROKEN BALUSTER. INCLUDE REAR PORCH DECK AND RAILS.	796.00	SF	\$1.20	\$955.20
5785	PREP & PAINT EXTERIOR MASONRY Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color	266.00	SF	\$0.72	\$191.52

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

choice by owner.

PAINT FOUNDATION.

Trade: 22 Plumbing**6708 SEWER HUB--REPLACE**

4.00 EA \$108.00 \$432.00

Remove downspout from broken sewer hub. Excavate down far enough to expose entire broken section and replace with PVC hub of same diameter as existing. Cement downspout into new hub. Backfill and compact earth or repave with concrete or asphalt to match existing.

Location Total: \$26,044.97**Location: 3 - Mechanicals**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 21 HVAC****6037 FURNACE--GAS REPLACE**

1.00 EA \$4,500.00 \$4,500.00

Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 85% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All new installations shall include 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.

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

HVAC PERMIT IS REQUIRED.

Trade: 22 Plumbing**6637 WATER METER--INSTALL NEW**

1.00 EA \$300.00 \$300.00

Contact water department to schedule installation of a replacement water meter.

6644 MAIN WATER SHUT-OFF VALVE

1.00 EA \$81.00 \$81.00

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. REPLACE THE SHUT OFF VALVE BEFORE THE WATER METER.

6709 SEWER LINES--SNAKE

1.00 AL \$350.00 \$350.00

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

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	drain tile (footer tile) if access exists.				
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
7190	WATER SUPPLY--1 BATH HOUSE Remove all water supply from meter on, to code legal dump. Install PVC or PEX supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room controlling each water supply zone and at each fixture, chromed fixture supply lines & air gaps. Supply lines shall be located in interior walls, not exterior.	1.00	DU	\$2,700.00	\$2,700.00
7210	DRAIN/WASTE/VENT--1 BATH HSE 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.	1.00	DU	\$2,265.00	\$2,265.00
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE 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	1.00	AL	\$8,000.00	\$8,000.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

stove.

i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.

j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.

k. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.

l. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.

m. All plaster repair due to installation shall be general contractors responsibility.

OUTLET (RECEPTACLE) REQUIREMENTS:

a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)

b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.

c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.

d. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.

LIGHTING REQUIREMENTS:

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

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

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

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

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

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

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

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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: \$18,996.00**Location: 4 - Basement**

Approx. Wall SF: 700

Ceiling/Floor SF: 624

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				

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 exposed concrete. Pour a 4", 2200 psi concrete slab to match elevation of surrounding slab. Float and steel trowel finish.
REPAIR HOLE IN CONCRETE FLOOR.

Trade: 7 Masonry**1186 GLASS BLOCK WINDOW VENT--REPLACE**

1.00 EA \$75.00 \$75.00

Replace vent in glass block window with openable vent with screen equal in size to vent being replaced.

Trade: 10 Carpentry**2510 TREAD REPLACEMENT--INTERIOR**

1.00 EA \$34.00 \$34.00

Chisel out damaged tread. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails.
BOTTOM TREAD

2533 OPEN BASEMENT HANDRAIL

6.00 LF \$8.00 \$48.00

Location: 4 - Basement

Approx. Wall SF: 700

Ceiling/Floor SF: 624

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Place 2"x4" newels flat against stringers @ 4'-0" o.c. with top cut @ stair slope. Run a continuous 2" x 4" on end and flush with newels @ top. Place an additional 2" x 4" flat on top of newels. Rail height to be +35" off of nosing.				
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. DOOR FROM KITCHEN TO BASEMENT.	1.00	EA	\$200.00	\$200.00
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.	8.00	RI	\$6.60	\$52.80
5755	PREP & PAINT CONCRETE FLOOR 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.	624.00	SF	\$0.63	\$393.12
5760	PREP & PAINT CONCRETE OR MASONRY WALL 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.	700.00	SF	\$0.63	\$441.00
Trade: 21 HVAC					
6415	DRYER VENT--GCI Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preverter 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
Trade: 22 Plumbing					
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 Total: \$1,528.92

Location: 5 - Side entrance / steps to kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	4.00	LF	\$5.50	\$22.00
3075	DOOR CASING--REPLACE Dispose of all cracked, split or damaged door casing. Install casing to match existing as closely as possible. Include drip cap.	1.00	EA	\$71.00	\$71.00
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.) HEAD OF BASEMENT STAIRS.	1.00	EA	\$200.00	\$200.00
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2" 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.	190.00	SF	\$3.50	\$665.00
Trade: 19 Paint & Wallpaper					
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
Trade: 20 Floor Coverings					
5920	UNDERLAY AND VINYL TILE (VCT) 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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications. TILE STEPS AND LANDING.	8.00	SF	\$5.40	\$43.20
5931	UNDERLAY & VINYL TILE--STAIRS Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl tile on treads and	6.00	RI	\$14.00	\$84.00

Address: 10925 Tacoma Avenue**Unit: Unit 01****Location: 5 - Side entrance / steps to kitchen**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic 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.

Location Total: \$1,165.20**Location: 6 - Hall / top of basemnt/side door stairs**

Approx. Wall SF: 275

Ceiling/Floor SF: 57

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

3260	REWORK INTERIOR DOOR (D.I.E.)	1.00	EA	\$37.00	\$37.00
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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.

REMOVABLE OF DOOR IS ALSO ACCEPTABLE.

Trade: 20 Floor Coverings

5920	UNDERLAY AND VINYL TILE (VCT)	57.00	SF	\$5.40	\$307.80
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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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable

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

Location Total: \$344.80**Location: 7 - Kitchen**

Approx. Wall SF: 392

Ceiling/Floor SF: 118

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

Location: 7 - Kitchen

Approx. Wall SF: 392

Ceiling/Floor SF: 118

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
716	DEMO--KITCHEN Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition. See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the kitchen.	1.00	AL	\$400.00	\$400.00
Trade: 10 Carpentry					
2800	WINDOW SILL Dispose of window sill and install preservative treated pine sill of matching dimensions. Caulk all joints and prime. REPLACE SILL BELOW 2 REAR BWINDOWS	1.00	EA	\$50.00	\$50.00
3715	CABINET--WOOD BASE 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.	5.50	LF	\$150.00	\$825.00
3725	CABINET--WOOD WALL 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.	11.00	LF	\$140.00	\$1,540.00
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.	5.50	LF	\$38.00	\$209.00
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2" 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. WALLS AND CEILING	511.00	SF	\$3.50	\$1,788.50

Address: 10925 Tacoma Avenue

Unit: Unit 01

Location: 7 - Kitchen

Approx. Wall SF: 392

Ceiling/Floor SF: 118

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

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	511.00	SF	\$0.40	\$204.40
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Trade: 20 Floor Coverings

5920	UNDERLAY AND VINYL TILE (VCT)	119.00	SF	\$5.40	\$642.60
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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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable

If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.
INCLUDE THE 3 STEPS TO REAR STAIRWAY.

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE (D.I.E.)	1.00	EA	\$319.00	\$319.00
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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: \$5,978.50

Location: 8 - Foyer / Rear

Approx. Wall SF: 120

Ceiling/Floor SF: 16

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

3260	REWORK INTERIOR DOOR (D.I.E.)	1.00	EA	\$37.00	\$37.00
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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 (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	136.00	SF	\$0.40	\$54.40
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Address: 10925 Tacoma Avenue

Unit: Unit 01

Location: 8 - Foyer / Rear

Approx. Wall SF: 120

Ceiling/Floor SF: 16

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 19 Paint & Wallpaper

Trade: 20 Floor Coverings

5920 UNDERLAY AND VINYL TILE (VCT)

16.00 SF \$5.40 \$86.40

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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable

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

Location Total: \$177.80

Location: 9 - Dining Room

Approx. Wall SF: 477

Ceiling/Floor SF: 176

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

2883 WINDOW--VINYL SGL HNG/DBL GLZ

1.00 EA \$200.00 \$200.00

Window - Vinyl sgl hung/ dbl glz

REPLACE FIXED PANE WINDOW BETWEEN DINING ROOM AND REAR FOYER.

Trade: 19 Paint & Wallpaper

5460 STRIP PAPER, SPACKLE, PRIME

1.00 RM \$100.00 \$100.00

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

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

653.00 SF \$0.40 \$261.20

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970 CARPET AND PAD

176.00 SF \$4.89 \$860.64

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

Address: 10925 Tacoma Avenue**Unit: Unit 01****Location: 9 - Dining Room**

Approx. Wall SF: 477

Ceiling/Floor SF: 176

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

in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,421.84**Location: 10 - Living Room**

Approx. Wall SF: 509

Ceiling/Floor SF: 195

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

5270	DRYWALL--1/2"	195.00	SF	\$3.50	\$682.50
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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.

DRYWALL CEILING

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	704.00	SF	\$0.40	\$281.60
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	195.00	SF	\$4.89	\$953.55
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,917.65**Location: 11 - Foyer / Front**

Approx. Wall SF: 297

Ceiling/Floor SF: 67

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

2986	WINDOW--VINYL HOPPER	1.00	EA	\$200.00	\$200.00
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Field measure, order and install a vinyl, double glazed, single lite hopper window with latch and chain. Prime and top coat wood trim. 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

Address: 10925 Tacoma Avenue

Unit: Unit 01

Location: 11 - Foyer / Front

Approx. Wall SF: 297

Ceiling/Floor SF: 67

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

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

REPLACE CLOSET DOOR.

4020	WIRE SHELVING WITH ROD	3.00	LF	\$10.00	\$30.00
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Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	364.00	SF	\$0.40	\$145.60
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

REMOVE WALL PAPER IN CLOSET.

Trade: 20 Floor Coverings

5920	UNDERLAY AND VINYL TILE (VCT)	67.00	SF	\$5.40	\$361.80
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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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable

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

Location Total: \$937.40

Location: 12 - Stairs / to 2nd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520	HANDRAIL-- INTERIOR--INSTALL	13.00	LF	\$5.50	\$71.50
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Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.

1/ 7 foot and 1/ 4 foot and 1/ 2 foot

Trade: 19 Paint & Wallpaper

Address: 10925 Tacoma Avenue**Unit: Unit 01****Location: 12 - Stairs / to 2nd Floor**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	18.00	SF	\$4.89	\$88.02
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

LANDING

5980	CARPET AND PAD STAIRS	16.00	RI	\$19.89	\$318.24
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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.
CARPET STAIPS

Location Total: \$557.76**Location: 13 - Hall**

Approx. Wall SF: 183

Ceiling/Floor SF: 27

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

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	210.00	SF	\$0.40	\$84.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	27.00	SF	\$4.89	\$132.03
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$216.03

Location: 14 - Bedroom / Right Front

Approx. Wall SF: 408

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR (D.I.E.) 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 DOOR	1.00	EA	\$37.00	\$37.00
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. ENTRY DOOR	1.00	EA	\$200.00	\$200.00
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.	6.00	LF	\$10.00	\$60.00
Trade: 17 Drywall & Plaster					
5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. CEILING (DOES NOT INCLUDE CLOSET.	124.00	SF	\$1.25	\$155.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	552.00	SF	\$0.40	\$220.80
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	124.00	SF	\$4.89	\$606.36

Location Total: \$1,279.16

Location: 15 - Bathroom

Approx. Wall SF: 264

Ceiling/Floor SF: 60

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
717	DEMO--BATHROOM 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. SAVE LINEN CLOSET WITH DRAWERS.	1.00	AL	\$500.00	\$500.00
Trade: 10 Carpentry					
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. ENTRY DOOR	1.00	EA	\$200.00	\$200.00
3706	CABINETS--BUILT-IN--REPAIR Repair built-in linen cabinet to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass.	1.00	AL	\$75.00	\$75.00
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
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
Trade: 17 Drywall & Plaster					
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.	324.00	SF	\$3.85	\$1,247.40
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	324.00	SF	\$0.40	\$129.60

Address: 10925 Tacoma Avenue

Unit: Unit 01

Location: 15 - Bathroom

Approx. Wall SF: 264

Ceiling/Floor SF: 60

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 19 Paint & Wallpaper

Trade: 20 Floor Coverings

5920 UNDERLAY AND VINYL TILE (VCT)

60.00 SF \$5.40 \$324.00

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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable

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

Trade: 22 Plumbing

6900 VANITY--24" COMPLETE

1.00 EA \$475.00 \$475.00

Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.

6960 BATHTUB/SHOWER--5' FIBERGLASS

1.00 EA \$1,000.00 \$1,000.00

Remove existing tub and surround, if any. Install a 5' fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with mildew retardant, 100% silicone caulk. A separate tub and surround are also acceptable.

7012 COMMODE--REPLACE--1.3 GPF--2008 GCI

1.00 EA \$200.00 \$200.00

Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.

Location Total: \$4,266.00

Location: 16 - Bedroom / Left Rear

Approx. Wall SF: 421

Ceiling/Floor SF: 151

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

3075 DOOR CASING--REPLACE

1.00 EA \$71.00 \$71.00

Dispose of all cracked, split or damaged door casing. Install casing to match existing as closely as possible. Include drip

Address: 10925 Tacoma Avenue

Unit: Unit 01

Location: 16 - Bedroom / Left Rear

Approx. Wall SF: 421

Ceiling/Floor SF: 151

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

cap.

ENTRY DOOR CASING.

3260	REWORK INTERIOR DOOR (D.I.E.)	1.00	EA	\$37.00	\$37.00
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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.

REWORK CLOSET DOOR.

3355	DOOR--6 PANEL INT, HOLLOW	1.00	EA	\$200.00	\$200.00
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Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)

REPLACE ENTRY DOOR.

4020	WIRE SHELVING WITH ROD	5.00	LF	\$10.00	\$50.00
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Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	572.00	SF	\$0.40	\$228.80
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	127.00	SF	\$4.89	\$621.03
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,207.83

Location: 17 - Bedroom / Left Front

Approx. Wall SF: 493

Ceiling/Floor SF: 206

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

Location: 17 - Bedroom / Left Front

Approx. Wall SF: 493

Ceiling/Floor SF: 206

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR (D.I.E.) 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. REWORK CLOSET DOOR.	1.00	EA	\$37.00	\$37.00
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.) REPLACE ENTRY DOOR.	1.00	EA	\$200.00	\$200.00
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.	5.00	LF	\$10.00	\$50.00
Trade: 17 Drywall & Plaster					
5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable. DAMAGED AREA ON WALL AND CEILING.	24.00	SF	\$6.82	\$163.68
Trade: 19 Paint & Wallpaper					
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer. REMOVE COVERING ON CEILING.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	700.00	SF	\$0.40	\$280.00
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor.	169.00	SF	\$4.89	\$826.41

Address: 10925 Tacoma Avenue

Unit: Unit 01

Location: 17 - Bedroom / Left Front

Approx. Wall SF: 493

Ceiling/Floor SF: 206

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

Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,657.09

Location: 18 - Stairs to 3rd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. (2) 7 ft. HANDRAILS	14.00	LF	\$5.50	\$77.00
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3260	REWORK INTERIOR DOOR (D.I.E.) 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.	1.00	EA	\$37.00	\$37.00
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Trade: 19 Paint & Wallpaper

5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
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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. PAINT STEPS AND LANDING	14.00	RI	\$6.60	\$92.40
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5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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Location Total: \$386.40

Location: 19 - Attic

Approx. Wall SF: 651

Ceiling/Floor SF: 538

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: 10925 Tacoma Avenue**Unit: Unit 01****Location: 19 - Attic**

Approx. Wall SF: 651

Ceiling/Floor SF: 538

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 5 Demolition & Disposal****716 DEMO--ATTIC 1.00 AL \$400.00 \$400.00**

Remove all cabinets, soffits, soffit framing, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition.

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

Trade: 10 Carpentry**2345 FLOOR--SCRAPE AND PAINT 238.00 SF \$0.45 \$107.10**

Scrape and sand wood floor. Vacuum and tack rag entire floor. Prime and top coat following manufacturer's recommendations, with owner's choice of polyurethane.

See page 1 for additional painting requirements.

Location Total: \$507.10**Unit Total for 10925 Tacoma Avenue, Unit Unit 01: \$68,590.45****Address Grand Total for 10925 Tacoma Avenue: \$68,590.45****Bidder: _____**