

SPECS BY LOCATION/TRADE with Costs

3/7/2024

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

Case Number: 111-15-078
 Project Manager: J R
 Phone: _____

Address: 376 E 123 St. (Revised 1/31/24)

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
3	HAZARDS * POSSIBLE POISON IVY IN BACK YARD. * BROKEN GLASS THROUGHOUT HOUSE. * FALLING PLASTER CEILINGS.	1.00	AL	\$0.00	\$0.00
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 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 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

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
10	<p>APPLICANT ACCEPTS SCOPE OF WORK</p> <p>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.</p> <p>x_____ x_____</p> <p>Applicant Date Applicant Date</p>	1.00	DU	\$0.00	\$0.00
17	<p>HOW TO IDENTIFY LOCATION OF WORK</p> <p>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.</p>	1.00	AL	\$0.00	\$0.00
31	<p>CONSTRUCTION DEFINITIONS</p> <p>"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.</p>	1.00	GR	\$0.00	\$0.00
35	<p>VERIFY QUANTITIES/MEASUREMENTS</p> <p>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.</p>	1.00	GR	\$0.00	\$0.00
36	<p>BUILDING PERMIT REQUIRED</p> <p>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.</p>	1.00	EA	\$535.00	\$535.00
37	<p>ELECTRICAL PERMIT REQUIRED</p> <p>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</p>	1.00	EA	\$350.00	\$350.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
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	\$350.00	\$350.00
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	\$350.00	\$350.00
42	CERTIFICATE OF OCCUPANCY/COMPLIANCE Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Land Bank project manager..	1.00	GR	\$0.00	\$0.00
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	DEBRIS REMOVAL & FINAL CLEAN Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags.	1.00	AL	\$650.00	\$650.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	CONTRACTORS SHALL ASSURE THAT EMPLOYEES OR SUBS DO NOT DISPOSE OF MUD OR OTHER WASTE IN THE DRAIN SYSTEM. SHOULD SUCH DEBRIS BE FOUND TO HAVE COMPROMISED THE DRAIN SYSTEM, ALL COSTS OF REPAIR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.				
2070	ASBESTOS ABATEMENT Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.	1.00	AL	\$0.00	\$0.00
Location Total:					\$2,235.00

Location: 2 - Exterior

Approx. Wall SF: 2,720

Ceiling/Floor SF: 1,075

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
460	REMOVE ALL OVERGROWTH Remove 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. ALL VEGETATION ON PROPERTY EXCEPT FOR HEALTHY TREES THAT ARE NOT BLOCKING DRIVEWAY OR PRESENTING A HAZARD TO THE HOUSE.	1.00	AL	\$4,000.00	\$4,000.00
Trade: 5	Demolition & Disposal				
Custom	DRIVEWAY GATE--REMOVE Remove driveway gate.	1.00	AL	\$50.00	\$50.00
Trade: 6	Concrete & Paving				
980	DRIVEWAY--CONCRETE Remove existing driveway. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick driveway with #10 welded wire mesh. New driveway shall equal width as existing driveway or as specified. Install expansion joints from side to side at 10' intervals, and down the middle for the entire length of the driveway. Apply a broom finish surface. Pitch driveway to direct water away from the building, off the edges of the driveway and toward the drain. Existing driveway drains shall be retained and fitted with new 36" long channel 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. Driveways that allow standing water will not be	770.00	SF	\$12.50	\$9,625.00

Location: 2 - Exterior

Approx. Wall SF: 2,720

Ceiling/Floor SF: 1,075

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	approved. Remove forms. Regrade and seed disturbed areas. REPLACE DRIVEWAY FROM PUBLIC WALK TO REAR OF HOUSE, INCLUDING 40 SF WALKWAY TO REAR STEPS.				
Trade: 7	Masonry				
1330	CHIMNEY--REPOINT	1.00	EA	\$600.00	\$600.00
	Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Pargeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.				
Custom	TREAD--REPLACE	1.00	AL	\$500.00	\$500.00
	Replace bottom stone tread of front steps. Tuck point remainder of step assembly as needed. Match color of existing mortar.				
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ	20.00	EA	\$400.00	\$8,000.00
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. 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. TO REPLACE ALL EXISTING DOUBLE HUNG WINDOWS AND THE CASEMENT WINDOW IN THE BATHROOM.				
2986	WINDOW--VINYL HOPPER	6.00	EA	\$250.00	\$1,500.00
	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 TO REPLACE EXISTING CASEMENT WINDOWS. UNDAMAGED LEADED GLASS WINDOWS SHALL REMAIN.				
3185	DOOR--PREHUNG METAL ENTRANCE	2.00	EA	\$750.00	\$1,500.00
	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. FRONT.				

Location: 2 - Exterior

Approx. Wall SF: 2,720

Ceiling/Floor SF: 1,075

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. Storm door locksets shall be on the same side as locksets on the entry door.	2.00	EA	\$350.00	\$700.00
3522	WOOD STAIR HANDRAIL--REPLACE EXT Install preservative treated code approved grabable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags. BOTH SIDES OF FRONT STEPS.	8.00	LF	\$150.00	\$1,200.00
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.	55.00	SF	\$8.00	\$440.00
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. REAR. THE BUYER OR CONTRACTOR WHO WILL BE OBTAINING THE PERMIT FOR EXTERIOR WORK IS RESPONSIBLE FOR PROVIDING DRAWINGS AND SPECIFICATIONS THAT MAY BE REQUIRED BY THE CITY.	3.00	RI	\$200.00	\$600.00
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers.	1.00	EA	\$50.00	\$50.00
3885	MAILBOX Install locking black enamel finish, magazine-size mailbox.	1.00	EA	\$75.00	\$75.00
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board.	21.00	SQ	\$550.00	\$11,550.00

Location: 2 - Exterior

Approx. Wall SF: 2,720

Ceiling/Floor SF: 1,075

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	<ul style="list-style-type: none"> * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. * 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. <p>THERE IS A SIGNIFICANT AMOUNT OF DETERIORATED SHEATHING, ESPECIALLY NEAR THE REAR, ALL OF WHICH MUST BE REPLACED. IT IS ESSENTIAL THAT THE PROJECT MANAGER BE CALLED TO INSPECT THE SHEATHING, AFTER DETERIORATED PARTS ARE REPLACED, BUT BEFORE INSTALLATION OF ROOF FELT.</p>				
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.	111.00	LF	\$10.00	\$1,110.00
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.	90.00	LF	\$10.00	\$900.00
4755	SOFFITS & FASCIA--REPLACE Replace all deteriorated soffits and fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New soffits and fascia shall duplicate dimensions of existing.	1.00	AL	\$1,000.00	\$1,000.00
Trade: 19	Paint & Wallpaper				
2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to siding.	2,720.00	SF	\$0.21	\$571.20
5675	PREP & PAINT EXTERIOR TRIM Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss by sanding. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with acrylic latex semi-gloss.	1.00	AL	\$1,500.00	\$1,500.00

Location: 2 - Exterior

Approx. Wall SF: 2,720

Ceiling/Floor SF: 1,075

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	ALL WOOD TRIM, SOFFITS, THRESHOLDS, PORCH DECK AND RAILS.				
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 choice by owner. FOUNDATION.	150.00	SF	\$3.50	\$525.00
Location Total:					\$45,996.20

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Custom	TOILET--REMOVE Remove toilet. Remove water line as far back to source as possible and cap. Seal waste opening with concrete level with adjacent floor.	1.00	AL	\$90.00	\$90.00
Trade: 21	HVAC				
6041	FURNACE 92+ GAS - REPLACE Remove existing furnace. Seal abandoned flue opening in chimney with bricks and mortar. Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 92% to existing plenum, if useable, and gas line. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Include programable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. New furnace shall be installed on a pad to code. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills. Size furnace per heat loss analysis of the living area considering any areas which may be added or subtracted from the plan. Furnace installation shall include: a. All plumbing and electrical connections to code. b. Properly sized and balanced ducts to assure even heat throughout dwelling unit. c. Programmable thermostat. d. PVC drain line to discharge water from evaporator. (NOTE: If drain line obstructs walkway, an electric pump must be installed, unless the project manager provides a written release allowing the drain line to be obstructive). e. Furnace shall be vented with PVC piping per manufacturer's specifications. f. Furnace shall have limited warranties of at least 20 years on heat exchanger, and five years on all other parts.	1.00	EA	\$4,500.00	\$4,500.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
Trade: 22	Plumbing				
6709	SEWER LINES--SNAKE Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.	1.00	AL	\$350.00	\$350.00
7071	HWH - 90+ 40 GAL GAS POWER VENTED Remove existing water heater, if any. Seal abandoned chimney openings with bricks and mortar. Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty on a 2" cinder block pad. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, drain pan, expansion tank to code, owners manual and all duct work to power vent to exterior. The use of lead solder is prohibited. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing water heater.	1.00	EA	\$1,900.00	\$1,900.00
7115	LAUNDRY TUB--SINGLE BOWL Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Secure tub to wall or floor. Connect waste line to tub and provide air gap and floor sink to code.	1.00	EA	\$350.00	\$350.00
7190	WATER SUPPLY--REPLACE Remove all water supply from meter on. Install PVC or 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 brass ball-type shut-off valves in the basement or utility room before and 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	\$3,500.00	\$3,500.00
Trade: 23	Electric				
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 is required in dwelling units of less than 2,000 sq. ft.	1.00	AL	\$10,500.00	\$10,500.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

- 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.
 - 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 (RECEPTICLE) 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.)

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

- c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)
- d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.
- e. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.
- f. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.
- g. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)
- h. All light fixtures and electrical equipment shall be supplied and installed by the electrical contractor.

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: \$21,190.00

Location: 4 - Basement

Approx. Wall SF: 679

Ceiling/Floor SF: 585

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				

1170	BLOCK WALL REPAIR	1.00	AL	\$50.00	\$50.00
	Replace missing block and patch wall by toothing replacement block of same dimensions into wall.				
	TO REPLACE ONE MISSING BLOCK IN FRONT STORAGE ROOM.				

Location: 4 - Basement

Approx. Wall SF: 679

Ceiling/Floor SF: 585

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
1185	GLASS BLOCK WINDOW Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with operable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists.	5.00	EA	\$350.00	\$1,750.00

Trade: 19 Paint & Wallpaper

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.	580.00	SF	\$0.80	\$464.00
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	\$2.00	\$1,400.00

Location Total: \$3,664.00**Location: 5 - Interior**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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. (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 ALL INTERIOR DOORS EXCEPT DOOR BETWEEN KITCHEN AND STAIRS TO 2ND FLOOR, WHICH IS BEING REMOVED.	10.00	EA	\$200.00	\$2,000.00

Trade: 17 Drywall & Plaster

5211	PLASTER/DRYWALL REPAIR (AFTER RE-WIRING) After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells. Includes walls and ceilings disturbed during electrical and/or plumbing work, as well as repair of existing damage. Water resistant drywall (green board) shall be used in bathrooms and behind kitchen sinks. Texture surfaces to match existing.	1.00	AL	\$5,000.00	\$5,000.00
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Location: 5 - Interior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

THERE IS A SIGNIFICANT AMOUNT OF WALL AND CEILING DAMAGE THROUGHOUT, ALL OF WHICH MUST BE REPAIRED OR REPLACED. THIS INCLUDES ALL OF THE WALLS AND CEILING IN THE BATHROOM.

Location Total: \$7,000.00

Location: 6 - Bsmt./Side Door Stairs

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

4.00 LF \$10.00 \$40.00

Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. BETWEEN LANDING AND FIRST FLOOR.

Trade: 19 Paint & Wallpaper

5580 PAINT STAIRWELL

1.00 RM \$100.00 \$100.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5930 UNDERLAY & VINYL SHEET GOODS

20.00 SF \$5.40 \$108.00

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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's 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. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.

LANDINGS.

5931 UNDERLAY & VINYL SHEET GOODS--STAIRS

13.00 RI \$25.00 \$325.00

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, laminate flooring, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects.

Location Total: \$573.00

Location: 7 - Kitchen

Approx. Wall SF: 428

Ceiling/Floor SF: 193

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 and wall covering. See asbestos abatement requirements under general requirements at the beginning of these specifications.	1.00	AL	\$750.00	\$750.00
Trade: 10 Carpentry					
3255	DOOR--REMOVE Dispose of interior door. Remove hinges & strikeplate. Fill cutouts and sand smooth ready for painting. DOOR FROM KITCHEN TO STAIRS TO 2ND FLOOR.	1.00	EA	\$30.00	\$30.00
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.	15.00	LF	\$150.00	\$2,250.00
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.	12.50	LF	\$140.00	\$1,750.00
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top, if any. Field measure and screw to base cabinet a laminate counter top with back splash and end trim. Provide cutout for sink.	15.00	LF	\$50.00	\$750.00
Trade: 19 Paint & Wallpaper					
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	620.00	SF	\$0.80	\$496.00
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement	190.00	SF	\$5.40	\$1,026.00

Location: 7 - Kitchen

Approx. Wall SF: 428

Ceiling/Floor SF: 193

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's 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. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.				

Trade: 22 Plumbing

6766	GAS LINE--CAP OR PLUG Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.	1.00	AL	\$10.00	\$10.00
6835	SINK--DOUBLE BOWL COMPLETE 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

Location Total: \$7,481.00**Location: 8 - Dining Room (Inc. Closet)**

Approx. Wall SF: 481

Ceiling/Floor SF: 184

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2310	FLOOR REPAIR--3/4" PLYWOOD There are approx. 3 damaged areas of floor. Repair as follows: 1. Remove damaged areas far enough to expose joist surfaces on which to nail plywood patches. . 2. Install 3/4" plywood nailed 8" on center using screw shank nails. 3. Shim, if needed, to install floor to same level as adjacent floors.	1.00	AL	\$75.00	\$75.00
3706	CABINETS--BUILT-IN--REPAIR Repair built-in china cabinets and linen cabinets to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass.	2.00	AL	\$75.00	\$150.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	620.00	SF	\$0.80	\$496.00
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Location: 8 - Dining Room (Inc. Closet)

Approx. Wall SF: 481

Ceiling/Floor SF: 184

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

Trade: 20 Floor Coverings

5970	CARPET AND PAD	141.00	SF	\$6.50	\$916.50
	Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

Location Total: \$1,637.50**Location: 9 - Living Room**

Approx. Wall SF: 643

Ceiling/Floor SF: 314

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				

6414	FIREPLACE--REMOVE INSERT AND CLOSE-IN FLUE	1.00	AL	\$75.00	\$75.00
	Remove fireplace insert. Remove gas line as far back to source as possible, and cap. Close-in small flue opening with cement. Close-in larger flue openings with brick and mortar.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	910.00	SF	\$0.80	\$728.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	313.00	SF	\$6.50	\$2,034.50
	Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

Location Total: \$2,837.50**Location: 10 - Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location: 10 - Stairs

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.	15.00	LF	\$10.00	\$150.00
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. LANDING.	20.00	SF	\$6.50	\$130.00
5980	CARPET AND PAD STAIRS 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.	14.00	RI	\$19.89	\$278.46
Location Total:					\$658.46

Location: 11 - Hall

Approx. Wall SF: 229

Ceiling/Floor SF: 53

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3706	CABINETS--BUILT-IN--REPAIR Repair built-in china cabinets and linen cabinets to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass. INCLUDES REPLACEMENT OF MISSING DRAWER OR REPLACEMENT OF THE DRAWER WITH A BLANK.	1.00	AL	\$75.00	\$75.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	250.00	SF	\$0.80	\$200.00

Location: 11 - Hall

Approx. Wall SF: 229

Ceiling/Floor SF: 53

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

Trade: 20 Floor Coverings

5970	CARPET AND PAD	50.00	SF	\$6.50	\$325.00
	Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

Location Total: \$600.00

Location: 12 - Bathroom

Approx. Wall SF: 395

Ceiling/Floor SF: 152

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

Custom	NOTE:	1.00	GR	\$0.00	\$0.00
	AS A RESULT OF AN EARLY ADDITION, THIS BATHROOM IS VERY LARGE. THE BUYER SHOULD FEEL FREE TO LOCATE BATHROOM FIXTURES AS DESIRED (KEEP PLUMBING CONNECTIONS IN MIND), AND MAY WISH TO ADD A CLOSET OR OTHER STORAGE SPACE.)				

Trade: 5 Demolition & Disposal

717	DEMO--BATHROOM	1.00	AL	\$750.00	\$750.00
	Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings and floor coverings, 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.				

Trade: 10 Carpentry

3830	MEDICINE CABINET--RECESSED	1.00	EA	\$120.00	\$120.00
	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" .				
3835	ACCESSORY SET--3 PIECE NICKEL	1.00	EA	\$150.00	\$150.00
	Install a nickel finish bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.				
4150	TUB END WALL	1.00	EA	\$218.00	\$218.00
	Frame a 2"x 4", 30" wide partition at tub end for full ceiling				

Location: 12 - Bathroom

Approx. Wall SF: 395

Ceiling/Floor SF: 152

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of drywall compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.80	\$400.00
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring 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.	140.00	SF	\$6.50	\$910.00
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE 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
6960	BATHTUB/SHOWER--5' FIBERGLASS 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. The use of lead solder is prohibited. 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.	1.00	EA	\$1,000.00	\$1,000.00
7012	COMMODO--REPLACE--1.28 GPF--2008 GCI 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	\$250.00	\$250.00

Location: 12 - Bathroom

Approx. Wall SF: 395

Ceiling/Floor SF: 152

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

Location Total: \$4,273.00**Location: 13 - Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 411

Ceiling/Floor SF: 172

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	580.00	SF	\$0.80	\$464.00

Trade: 20 Floor Coverings

5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	150.00	SF	\$6.50	\$975.00
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Location Total: \$1,439.00**Location: 14 - Right Front Bedroom (Inc. Closet)**

Approx. Wall SF: 419

Ceiling/Floor SF: 178

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
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: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	595.00	SF	\$0.80	\$476.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an	141.00	SF	\$6.50	\$916.50
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Location: 14 - Right Front Bedroom (Inc. Closet)

Approx. Wall SF: 419

Ceiling/Floor SF: 178

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

acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,452.50

Location: 15 - Left Front Bedroom (Inc. Closet)

Approx. Wall SF: 364

Ceiling/Floor SF: 138

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

4020 WIRE SHELVING WITH ROD

4.00 LF \$10.00 \$40.00

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**

500.00 SF \$0.80 \$400.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

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

132.00 SF \$6.50 \$858.00

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

Location Total: \$1,298.00

Location: 16 - Attic Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520 HANDRAIL-- INTERIOR--INSTALL

5.50 LF \$10.00 \$55.00

Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.
LOWER FLIGHT.

Trade: 19 Paint & Wallpaper**5550 PREP & PAINT WOOD FLOOR**

1.00 AL \$50.00 \$50.00

Remove existing floor covering. Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page

Location: 16 - Attic Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	1 for additional painting requirements. LANDING.				
5551	STAIRS--PREP & PAINT Remove existing floor covering. 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.	13.00	RI	\$10.00	\$130.00
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
Location Total:					\$315.00

Location: 17 - Attic

Approx. Wall SF: 532

Ceiling/Floor SF: 297

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Custom	ATTIC--DEMO Remove all paneling, suspended ceiling and floor covering. Remove all nails protruding from studs, rafters and collar beams. ATTIC SHALL REVERT TO AN UNFINISHED CONDITION.	1.00	AL	\$750.00	\$750.00
Trade: 19	Paint & Wallpaper				
5550	PREP & PAINT WOOD FLOOR Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements.	1.00	RM	\$200.00	\$200.00
Location Total:					\$950.00

Unit Total for 376 E 123 St. (Revised 1/31/24) , Unit Unit 01: \$103,600.16

Address Grand Total for 376 E 123 St. (Revised 1/31/24) : \$103,600.16

Bidder: _____