

# SPECS BY LOCATION/TRADE with Costs

8/11/2022

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

Case Number: 130-10-106  
 Project Manager: J R  
 Phone: \_\_\_\_\_

Address: 3346 E 135 Street

Unit: Common Areas

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	HAZARD WEAK PORCH DECKS. REAR PORCH IN DANGER OF COLLAPSE. GARAGE ROOF IN DANGER OF COLLAPSE.	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 EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes heat registers and radiators. PAINTS: Use Sherwin-Williams or equivalent best grade paints and primers meeting the Green Seal G-11 Environmental Standard. <a href="http://www.greenseal.org/certification/standards/paints.cfm">http://www.greenseal.org/certification/standards/paints.cfm</a> . All paint colors shall be selected by the owner or project manager.	1.00	GR	\$0.00	\$0.00
10	APPLICANT ACCEPTS SCOPE OF WORK	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				
	<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 _____ &amp; referred to as Exhibit 1. After careful review the applicant understands &amp; accepts the work described &amp; has initialed &amp; dated each page of this WWU.</p> <p>x _____ x _____ Applicant Date Applicant Date</p>				
31	<b>CONSTRUCTION DEFINITIONS</b> "Install" means to purchase, set up, test and warrant a new component. " Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	<b>VERIFY QUANTITIES/MEASUREMENTS</b> All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
36	<b>BUILDING PERMIT REQUIRED</b> Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
37	<b>ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all electrical schematic drawings that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
38	<b>PLUMBING PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and	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				
	receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
39	<b>HVAC PERMIT REQUIRED</b> 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
42	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b> Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	<b>NEW MATERIALS REQUIRED</b> All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.	1.00	GR	\$0.00	\$0.00
90	<b>1 YEAR GENERAL WARRANTY</b> Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	<b>DEBRIS REMOVAL &amp; FINAL CLEAN</b> Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows. Sanitize kitchen and all bathrooms.	1.00	DU	\$0.00	\$0.00
2070	<b>ASBESTOS ABATEMENT</b> 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,	1.00	AL	\$0.00	\$0.00

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1</b>	<b>General Requirements</b>				
	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.				

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

Approx. Wall SF: 3,120

Ceiling/Floor SF: 1,325

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
<b>Custom</b>	<b>REAR PORCH--DEMO</b>	1.00	AL	\$500.00	\$500.00
	Remove rear porch. Install soil where porch is removed. Grade to provide positive drainage away from foundation and apply perennial grass seed. (REPLACEMENT OF DOORS WITH WINDOWS AND SIDING INSTALLATION ARE SEPARATELY SPECIFIED.)				
<b>Trade: 7</b>	<b>Masonry</b>				
<b>1230</b>	<b>MASONRY--REPOINT</b>	1.00	AL	\$400.00	\$400.00
	Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar dyed to match existing as closely as possible. Reinstall flashing, tool concave joints and clean brick face. (Flashing or mortar color matching not required in basements.) FOUNDATION.				
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2640</b>	<b>SIDING---VINYL</b>	30.00	SQ	\$600.00	\$18,000.00
	Hang Alside Conquest or equivalent vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek (or equivalent) vapor/ infiltration barrier. Include backer board. Owner's choice of siding color, exposure and texture. Siding must have 50 year minimum warranty. INCLUDES AREAS WHERE WINDOWS AND DOORS ARE BEING CLOSED-IN. (SEE SEPARATE SPECIFICATIONS FOR REAR DOOR CLOSE-IN AND CLOSE-IN OF BATHROOM WINDOWS.)				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	19.00	EA	\$400.00	\$7,600.00
	Field measure, order and install a vinyl, double hung, double				

Location: 2 - Exterior

Approx. Wall SF: 3,120

Ceiling/Floor SF: 1,325

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	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. INCLUDING ATTIC, EXCEPT BATHROOM WINDOWS THAT ARE BEING CLOSE-IN.				
2986	<b>WINDOW--VINYL HOPPER</b> 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 ALL EXISTING HOPPER WINDOWS, INCLUDING ATTIC.	8.00	EA	\$200.00	\$1,600.00
3065	<b>DOOR--REWORK EXTERIOR</b> Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. SECOND FLOOR FRONT PORCH DOOR.	1.00	EA	\$90.00	\$90.00
3185	<b>DOOR--PREHUNG METAL ENTRANCE</b> Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. 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. TWO FIRST FLOOR FRONT DOORS AND SIDE DOOR.	3.00	EA	\$541.00	\$1,623.00
3210	<b>STORM DOOR--ALUMINUM</b> 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.	4.00	EA	\$290.00	\$1,160.00
3595	<b>STEPS--REPLACE EXTERIOR</b> Dispose of existing steps. Using clear preservative treated lumber, construct a stair unit with two 2"x 12" stringers, 5/4"X 6" stepping stock treads and 1"x risers. Risers shall be of equal height, maximum 8". Frame steps to equal width of steps being replaced. Step units of three or more risers, including the final step up to the porch or house, shall be equipped with a wood handrail. Unit shall be placed on a 4" concrete pad supported by a footer to code. FRONT.	5.00	RI	\$150.00	\$750.00

Location: 2 - Exterior

Approx. Wall SF: 3,120

Ceiling/Floor SF: 1,325

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
9515	<b>REMOVE DOOR--CLOSE-IN OPENING--INSTALL WINDOW</b> Remove, package and dispose of door, jamb and casing. Install double glazed, double hung vinyl window in upper portion of opening. Window shall match size and style of other windows in unit as closely as possible. Stud bottom portion of opening with 2 x 4's. Install R-19 batt insulation in voids. Hang, tape and 3 coat, finish, 1/2" gypsum drywall ready for paint. Install base mold and trim to match remainder of room. Finish exterior with CDX plywood sheathing and siding to match existing. Ends of siding panels shall be staggered to avoid the appearance of a patch. REAR DOOR LOCATIONS. (SIDING INSTALLATION IS INCLUDED IN THE SPECIFICATION FOR SIDING THE WHOLE HOUSE.)	2.00	AL	\$500.00	\$1,000.00
Custom	<b>PORCH REPAIR</b> REPAIR FRONT PORCH AS FOLLOWS: 1. Remove first and second floor ceilings and decks. 2. Remove bowed out portion of masonry front porch foundation. Clean and save bricks for reuse, if possible. Save rail-tops for reuse. 3. Rebuild portion of masonry that was removed. Use salvaged bricks where possible. Otherwise, match existing with new as closely as possible. Reinstall salvaged rail tops. 4. Replace and/or sister deteriorated floor/ceiling framing. Report any insect damage to project manager. 5. Replace both decks and both ceilings with T&G lumber. 6. Paint new decks and ceilings.	1.00	AL	\$8,000.00	\$8,000.00
Trade: 15	Roofing				
4580	<b>TEAR OFF AND REROOF SHINGLES</b> * 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.	26.00	SQ	\$425.00	\$11,050.00
4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b> Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	131.00	LF	\$6.00	\$786.00

## Location: 2 - Exterior

Approx. Wall SF: 3,120

Ceiling/Floor SF: 1,325

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	65.00	LF	\$5.00	\$325.00
4755	<b>FASCIA--REPLACE</b> Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced.	50.00	LF	\$3.75	\$187.50

Location Total: \$53,071.50

## Location: 3 - Garage

Approx. Wall SF: 640

Ceiling/Floor SF: 400

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
Custom	<b>GARAGE</b> Demolition of garage is also acceptable. If garage is demolished, section of electrical spec dealing with the garage will no longer apply.	1.00	GR	\$0.00	\$0.00
Trade: 10	Carpentry				
3198	<b>OVERHEAD DOOR--TWO CAR--INSTALL</b> Remove existing garage door and dispose of in code legal dump. Install a raised panel style, hot-dipped galvanized steel front overhead door w/ U-shaped bottom seal, baked on 2 coat polyester finish paint and hot-dipped galvanized stiles. Door shall be sized to fit existing opening. All necessary hardware/framing to be included. PRODUCT STANDARD: Clopay Classic or equivalent.	1.00	EA	\$1,450.00	\$1,450.00
Trade: 15	Roofing				
4455	<b>FRAME ROOF--FLAT 2"X 10"</b> Remove existing roof. Frame roof structure for flat roof using 2"x10" pine, 16" on center and 1/2" CDX sheathing.	400.00	SF	\$7.00	\$2,800.00
4525	<b>ROOF--90 LB. ROLL</b> Install 90 lb. mineralized fiberglass roll roofing using a 4" minimum overlap, nailed 6" on center with asphalt roofing cement per manufacturer's specs. Replace all flashing with .019 aluminum. Includes removal of antenna and satellite dish, if present.	4.00	SQ	\$104.00	\$416.00
4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b> Dispose of existing gutter. Install 5", K-type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	20.00	LF	\$6.00	\$120.00

## Location: 3 - Garage

Approx. Wall SF: 640

Ceiling/Floor SF: 400

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	8.00	LF	\$5.00	\$40.00

## Trade: 19 Paint &amp; Wallpaper

5785	<b>PREP &amp; PAINT EXTERIOR MASONRY</b> Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.	600.00	SF	\$0.72	\$432.00
------	---	--------	----	--------	----------

Location Total: \$5,258.00

## Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6037	<b>FURNACE--GAS REPLACE</b> 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.	2.00	EA	\$4,500.00	\$9,000.00

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

6625	<b>SUPPLY--PVC OR PEX</b> Install PVC cold and CPVC hot water supply lines to fixtures. Clean joints with dyed solvent and solvent weld all joints. Size pipe to 3/4" mains and 1/2" fixture supply. Install PVC or brass ball-type shut off valves at all fixtures. Install brass frost free hose bibs at front and rear of house. Includes water line with shut-off to dishwasher location in kitchens where a dishwasher is scheduled for installation or a dishwasher space exists in a base cabinet. Supply lines shall be located in interior walls, not exterior.	500.00	LF	\$7.50	\$3,750.00
6636	<b>WATER METER--REINSTALL EXISTING</b> Reinstall existing water meter and install grounding to code.	1.00	EA	\$35.00	\$35.00



Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6704	<b>STACK/WASTE LINES--INSPECT &amp; REPAIR</b> Inspect soil stack and waste lines for leaks and proper venting. Repair defects and replace deteriorated portions of stack and waste lines in compliance with current plumbing code. System must pass pressure test.	1.00	AL	\$800.00	\$800.00
6709	<b>SEWER LINES--SNAKE</b> Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.	1.00	AL	\$350.00	\$350.00
7070	<b>WATER HEATER--40 GALLON GAS</b> Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.	2.00	EA	\$800.00	\$1,600.00
7116	<b>LAUNDRY TUB--DOUBLE BOWL</b> Remove existing laundry tub, if any. Install double bowl 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	\$220.00	\$220.00

Trade: 1600 Electrical (CSI)

7404	<b>WHOLE HOUSE REWIRE</b> Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list.  SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect. 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	1.00	AL	\$14,000.00	\$14,000.00
------	--	------	----	-------------	-------------

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
	grounded circuits.				
	h. 220 volt circuits shall be present to serve dryer and kitchen stove.				
	i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.				
	j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.				
	k. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.				
	l. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.				
	m. All plaster repair due to installation shall be general contractors responsibility.				
	<b>OUTLET (RECEPTACLE) REQUIREMENTS:</b>				
	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.				
	<b>LIGHTING REQUIREMENTS:</b>				
	a. Exterior light fixtures shall be located next to or above all entrances.				
	b. Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provided adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)				
	c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)				
	d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.				
	e. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.				
	f. Bathroom(s) shall have 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				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

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

- a. Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.
- b. One smoke/CO detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.
- c. At least one smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.
- d. The top of wall mounted detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted detectors shall be located at least 4" away from the nearest wall.
- e. Detectors shall not be located in kitchens or bathrooms.

**GARAGES:** All garage wiring, fixtures and equipment shall be brought into compliance with current N.E.C.

**TWO FAMILY STRUCTURES:** Two family structures shall be wired with separate circuitry for each suite. Basements, common hallways, common stairways, common attics, common entrances and shared garages shall be wired with duplicate lighting and switches connected to the circuitry for each suite subject to code. Breaker panels for each suite shall be located in common areas accessible to both suites or in each individual suite, subject to code.

**Location Total: \$29,755.00**

Location: 5 - Basement

Approx. Wall SF: 1,049

Ceiling/Floor SF: 1,234

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

**1185 GLASS BLOCK WINDOW**

13.00 EA \$150.00 \$1,950.00

Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with openable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists.

Trade: 10 Carpentry

**2540 STAIRCASE--REPLACE BASEMENT**

1.00 EA \$415.00 \$415.00

Dispose of entire basement staircase and handrail. Construct an open staircase using 2"x12" pine stringers and 5/4" pine stepping stock treads. Stringers to rest on a 2"x12"

Address: 3346 E 135 Street

Unit: Common Areas

Location: 5 - Basement

Approx. Wall SF: 1,049

Ceiling/Floor SF: 1,234

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
	preservative treated pine sill. Install wood handrail on open side of stairs or on either side of a closed stairway, 32" above tread nosing. Risers shall be of equal height, maximum 8". INCLUDES REPLACING DETERIORATED SUPPORTS FOR LANDING.				
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
5755	<b>PREP &amp; PAINT CONCRETE FLOOR</b> Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	1,225.00	SF	\$0.63	\$771.75
5760	<b>PREP &amp; PAINT CONCRETE OR MASONRY WALL</b> Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	1,370.00	SF	\$0.63	\$863.10

Location Total: \$4,079.85

Location: 6 - Stairs (Side door landing to 2nd Fl.)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
2520	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	20.00	LF	\$5.50	\$110.00
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$150.00	\$150.00
Trade: 20	<b>Floor Coverings</b>				
5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting	90.00	SF	\$4.29	\$386.10

Location: 6 - Stairs (Side door landing to 2nd Fl.)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 20 Floor Coverings

the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.

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

5931 UNDERLAY & VINYL SHEET GOODS--STAIRS 19.00 RI \$14.00 \$266.00

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

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

Location Total: \$912.10

Location: 7 - Attic Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 19 Paint &amp; Wallpaper

5551 STAIRS--PREP & PAINT 13.00 RI \$6.60 \$85.80

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.

5580 PAINT STAIRWELL 1.00 RM \$80.00 \$80.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$165.80

Location: 8 - Interior (throughout)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 17 Drywall &amp; Plaster

Custom DRYWALL & PLASTER 1.00 AL \$6,000.00 \$6,000.00

After electrical and plumbing rough-in approval, replace all missing and/or damaged drywall and plaster throughout entire interior of both suites and stairwells. Finish and sand ready for painting.

Address: 3346 E 135 Street

Unit: Common Areas

Location: 8 - Interior (throughout)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 17 Drywall &amp; Plaster

ALL MISSING OR DAMAGED DRYWALL AND PLASTER MUST BE REPLACED INCLUDING THAT DISTURBED BY ELECTRICIANS AND PLUMBERS, AS WELL AS ALL OTHER MISSING OR DAMAGED DRYWALL AND PLASTER. EXTENSIVE DRYWALLING IS NEEDED IN BOTH BATHROOMS. WATER RESISTANT DRYWALL (GREEN BOARD) MUST BE USED IN BATHROOMS. DRYWALL RELATED TO CLOSE-IN OF BOTH BATHROOM WINDOWS AND REPLACEMENT OF BOTH REAR DOORS WITH WINDOWS IS SEPARATELY SPECIFIED.

Location Total: \$6,000.00

Unit Total for 3346 E 135 Street, Unit Common Areas: \$99,242.25

Address: 3346 E 135 Street

Unit: First Floor Unit

Location: 1 - Kitchen

Approx. Wall SF: 425

Ceiling/Floor SF: 156

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

3260	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and latch to operate properly. SPICE CABINET.	1.00	EA	\$20.00	\$20.00
3346	<b>INTERIOR DOOR TO COMMON AREA</b> Install pre-hung 1 1/2" flush solid core door complete with all hardware and trim. Door shall be equipped with one entrance lockset and one mortised deadbolt, keyed alike, and a wide angle peepsight. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit the wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better.	1.00	EA	\$450.00	\$450.00
3715	<b>CABINET--WOOD BASE</b> Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers 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.	6.50	LF	\$150.00	\$975.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	6.50	LF	\$38.00	\$247.00

Trade: 19 Paint &amp; Wallpaper

## Location: 1 - Kitchen

Approx. Wall SF: 425

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	575.00	SF	\$0.40	\$230.00
Custom	WALL CABINETS--CLEAN CLEAN METAL WALL CABINETS.	1.00	AL	\$10.00	\$10.00

## Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	150.00	SF	\$4.29	\$643.50
------	--	--------	----	--------	----------

## 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: \$2,904.50

## Location: 2 - Dining Room

Approx. Wall SF: 442

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	DRAWER PULLS--REPLACE Replace drawer pulls.	6.00	EA	\$5.00	\$30.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	570.00	SF	\$0.40	\$228.00

**Address: 3346 E 135 Street****Unit: First Floor Unit****Location: 2 - Dining Room**

Approx. Wall SF: 442

Ceiling/Floor SF: 169

**Spec # Spec****Quantity Units Unit Price Total Price****Trade: 19 Paint & Wallpaper****Trade: 20 Floor Coverings****5970 CARPET AND PAD 156.00 SF \$4.89 \$762.84**

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: \$1,020.84****Location: 3 - Living Room (Inc. Closet)**

Approx. Wall SF: 646

Ceiling/Floor SF: 336

**Spec # Spec****Quantity Units Unit Price Total Price****Trade: 10 Carpentry****3260 REWORK INTERIOR DOOR 1.00 EA \$37.00 \$37.00**

Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.  
CLOSET.

**3355 DOOR--6 PANEL INT, HOLLOW 1.00 EA \$200.00 \$200.00**

Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.  
TO FOYER.  
STYLE OF DOOR IS OPTIONAL.

**Trade: 19 Paint & Wallpaper****5567 PREP & PAINT VACANT ROOM & TRIM 980.00 SF \$0.40 \$392.00**  
SEE PAGE 1 FOR PAINTING REQUIREMENTS.**Trade: 20 Floor Coverings****5970 CARPET AND PAD 270.00 SF \$4.89 \$1,320.30**

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.



**Address: 3346 E 135 Street****Unit: First Floor Unit****Location: 3 - Living Room (Inc. Closet)**

Approx. Wall SF: 646

Ceiling/Floor SF: 336

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

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: \$1,949.30****Location: 4 - Foyer**

Approx. Wall SF: 119

Ceiling/Floor SF: 12

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

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	130.00	SF	\$0.40	\$52.00
-------------	--	--------	----	--------	---------

**Trade: 20 Floor Coverings**

<b>5930</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS</b>	12.00	SF	\$4.29	\$51.48
-------------	---	-------	----	--------	---------

Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.

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

**Location Total: \$103.48****Location: 5 - Hall**

Approx. Wall SF: 196

Ceiling/Floor SF: 28

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

<b>3706</b>	<b>CABINETS--BUILT-IN--REPAIR</b>	1.00	AL	\$75.00	\$75.00
-------------	-----------------------------------	------	----	---------	---------

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.

**Address: 3346 E 135 Street****Unit: First Floor Unit****Location: 5 - Hall**

Approx. Wall SF: 196

Ceiling/Floor SF: 28

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	220.00	SF	\$0.40	\$88.00

**Trade: 20 Floor Coverings**

5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	1.00	SF	\$4.29	\$4.29
------	--	------	----	--------	--------

**Location Total: \$167.29****Location: 6 - Bathroom**

Approx. Wall SF: 221

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	<b>Demolition &amp; Disposal</b>				
717	<b>DEMO--BATHROOM</b> Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, suspended ceiling and ceiling tile. 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.  INCLUDES REMOVAL OF FLOOR AND REPLACEMENT OF ALL DETERIORATED FLOOR FRAMING. (FRAMING CONDITION IS VISIBLE FROM BASEMENT.)	1.00	AL	\$500.00	\$500.00

**Trade: 10 Carpentry**

3260	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A	1.00	EA	\$37.00	\$37.00
------	---	------	----	---------	---------

Location: 6 - Bathroom

Approx. Wall SF: 221

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.				
<b>3830</b>	<b>MEDICINE CABINET--RECESSED</b> Install a recessed metal cabinet with hinged plate glass mirror and two shelves. Cabinet shall be sized to fit existing opening. If installed in a new opening, cabinet shall be 16"x22" .	1.00	EA	\$72.00	\$72.00
<b>3835</b>	<b>ACCESSORY SET--3 PIECE CHROME</b> Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00
<b>4110</b>	<b>FLOOR ASSEMBLY--BATH/KIT</b> Remove all fixtures not built-in. Remove floor covering and underlayment. Repair/ replace subfloor and joists to restore floor to a sound and level condition. Install 5/16" underlayment, vinyl sheet goods and vinyl cove base.	41.25	SF	\$9.00	\$371.25
<b>9487</b>	<b>WINDOW--REMOVE &amp; FILL IN OPENING</b> Remove all interior and exterior window components. Stud opening with 2"x4", insulate to R-13 and install interior and exterior finishes matching adjacent surfaces as closely as possible. Prime and top coat new material with premium acrylic latex paint.	1.00	AL	\$345.00	\$345.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	217.00	SF	\$0.40	\$86.80
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6900</b>	<b>VANITY--24" COMPLETE</b> Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. 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
<b>6960</b>	<b>BATHTUB/SHOWER--5' FIBERGLASS</b> 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.	1.00	EA	\$1,000.00	\$1,000.00
<b>7012</b>	<b>COMMODE--REPLACE--1.3 GPF--2008 GCI</b> 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.	1.00	EA	\$200.00	\$200.00

Location Total: \$3,132.05

## Location: 7 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 425

Ceiling/Floor SF: 154

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
4020	WIRE SHELIVING WITH ROD Install 12" vinyl clad wire shelving with integral clothes rod, cut to width of closet and capped. Use manufacturer's hardware and installation method.	3.50	LF	\$10.00	\$35.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	579.00	SF	\$0.40	\$231.60
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.	132.00	SF	\$4.89	\$645.48

Location Total: \$912.08

## Location: 8 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 417

Ceiling/Floor SF: 149

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	2.00	EA	\$37.00	\$74.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	565.00	SF	\$0.40	\$226.00
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. Stretch carpet to eliminate puckers, scallops & ripples. Include	126.00	SF	\$4.89	\$616.14

Address: 3346 E 135 Street

Unit: First Floor Unit

Location: 8 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 417

Ceiling/Floor SF: 149

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 20 Floor Coverings

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: \$916.14

Unit Total for 3346 E 135 Street, Unit First Floor Unit: \$11,105.68

Address: 3346 E 135 Street

Unit: Second Floor Unit

Location: 1 - Kitchen

Approx. Wall SF: 425

Ceiling/Floor SF: 156

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 10 Carpentry

3346 INTERIOR DOOR TO COMMON AREA

1.00 EA \$450.00 \$450.00

Install pre-hung 1 1/2" flush solid core door complete with all hardware and trim. Door shall be equipped with one entrance lockset and one mortised deadbolt, keyed alike, and a wide angle peepsight. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit the wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better.

3750 COUNTER TOP--PLASTIC LAMINATE

6.50 LF \$38.00 \$247.00

Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.

Trade: 19 Paint &amp; Wallpaper

5567 PREP &amp; PAINT VACANT ROOM &amp; TRIM

1.00 SF \$575.00 \$575.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Custom CABINETS--CLEAN

1.00 AL \$50.00 \$50.00

Clean existing base and wall cabinets. Paint interior of small base cabinet.

Trade: 20 Floor Coverings

5930 UNDERLAY &amp; VINYL SHEET GOODS

150.00 SF \$4.29 \$643.50

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

**Location: 1 - Kitchen**

Approx. Wall SF: 425

Ceiling/Floor SF: 156

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
	the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.				
	If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.				

**Trade: 22 Plumbing**

<b>6766</b>	<b>GAS LINE--CAP OR PLUG</b>	1.00	AL	\$10.00	\$10.00
	Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.				
<b>6835</b>	<b>SINK--DOUBLE BOWL COMPLETE</b>	1.00	EA	\$319.00	\$319.00
	Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.				

**Location Total: \$2,294.50****Location: 2 - Dining Room**

Approx. Wall SF: 442

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>DRAWER PULLS--REPLACE</b>	6.00	EA	\$5.00	\$30.00
	Replace six drawer pulls.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b>	1.00	SF	\$570.00	\$570.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	156.00	SF	\$4.89	\$762.84
	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: \$1,362.84**

**Location: 3 - Living Room (Inc. Closet)**

Approx. Wall SF: 646

Ceiling/Floor SF: 336

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3260</b>	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. CLOSET.	1.00	EA	\$37.00	\$37.00
<b>3355</b>	<b>DOOR--6 PANEL INT, HOLLOW</b> Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. DOOR TO STAIRS.	1.00	EA	\$200.00	\$200.00

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	980.00	SF	\$0.40	\$392.00
-------------	---	--------	----	--------	----------

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> 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.	270.00	SF	\$4.89	\$1,320.30
-------------	--	--------	----	--------	------------

**Location Total: \$1,949.30****Location: 4 - Front Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5550</b>	<b>PREP &amp; PAINT WOOD FLOOR</b> Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements. TOP AND BOTTOM LANDINGS.	1.00	RM	\$46.00	\$46.00
<b>5551</b>	<b>STAIRS--PREP &amp; PAINT</b> Remove tread coverings. Rough sand, clean and paint stair treads, risers, stringers and rails with Glidden Porch and Floor	14.00	RI	\$10.00	\$140.00

**Location: 4 - Front Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	enamel (or equivalent). See page 1 for additional painting requirements. INCLUDES INSTALLATION OF NEW TREAD COVERS.				
<b>5580</b>	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00

**Location Total: \$286.00****Location: 5 - Hall**

Approx. Wall SF: 196

Ceiling/Floor SF: 28

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	220.00	SF	\$0.40	\$88.00

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> 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.	28.00	SF	\$4.89	\$136.92
-------------	--	-------	----	--------	----------

**Location Total: \$224.92****Location: 6 - Bathroom**

Approx. Wall SF: 221

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
<b>717</b>	<b>DEMO--BATHROOM</b> Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition.  See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the bathroom.	1.00	AL	\$500.00	\$500.00



## Location: 6 - Bathroom

Approx. Wall SF: 221

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
3260	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$37.00	\$37.00
3825	<b>MEDICINE CABINET--SURF MOUNT</b> 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	<b>ACCESSORY SET--3 PIECE CHROME</b> Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00
9487	<b>WINDOW--REMOVE &amp; FILL IN OPENING</b> Remove all interior and exterior window components. Stud opening with 2"x4", insulate to R-13 and install interior and exterior finishes matching adjacent surfaces as closely as possible. Prime and top coat new material with premium acrylic latex paint.	1.00	AL	\$345.00	\$345.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	217.00	SF	\$0.40	\$86.80
<b>Trade: 20 Floor Coverings</b>					
5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	31.00	SF	\$4.29	\$132.99
<b>Trade: 22 Plumbing</b>					
6900	<b>VANITY--24" COMPLETE</b> Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type	1.00	EA	\$475.00	\$475.00

Address: 3346 E 135 Street

Unit: Second Floor Unit

Location: 6 - Bathroom

Approx. Wall SF: 221

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	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	<b>BATHTUB/SHOWER--5' FIBERGLASS</b> 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.	1.00	EA	\$1,000.00	\$1,000.00
7012	<b>COMMODE--REPLACE--1.3 GPF--2008 GCI</b> 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.	1.00	EA	\$200.00	\$200.00

Location Total: \$2,891.79

Location: 7 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 425

Ceiling/Floor SF: 154

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. CLOSET.	1.00	EA	\$37.00	\$37.00
3355	<b>DOOR--6 PANEL INT, HOLLOW</b> Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. BEDROOM DOOR.	1.00	EA	\$200.00	\$200.00

Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	579.00	SF	\$0.40	\$231.60
------	---	--------	----	--------	----------

Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium	132.00	SF	\$4.89	\$645.48
------	---	--------	----	--------	----------

**Location: 7 - Front Bedroom (Inc. Closet)**

Approx. Wall SF: 425

Ceiling/Floor SF: 154

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
	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: \$1,114.08****Location: 8 - Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 604

Ceiling/Floor SF: 297

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3191</b>	<b>ACCESS PANEL--REPLACE</b> Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing.	1.00	EA	\$25.00	\$25.00
<b>3260</b>	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. BEDROOM DOOR.	1.00	EA	\$37.00	\$37.00

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	565.00	SF	\$0.40	\$226.00
-------------	---	--------	----	--------	----------

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> 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.	126.00	SF	\$4.89	\$616.14
-------------	--	--------	----	--------	----------

**Location Total: \$904.14****Unit Total for 3346 E 135 Street, Unit Second Floor Unit: \$11,027.57**

**Address Grand Total for 3346 E 135 Street:      \$121,375.50**

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