

# SPECS BY LOCATION/TRADE with Costs

8/1/2022

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

Case Number: 136-04-039  
 Project Manager: J R  
 Phone: \_\_\_\_\_

Address: **10409 Nelson Avenue**

Unit: **Unit 01**

Location: **1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
3	<b>HAZARD</b> Dangerous front steps.	1.00	AL	\$0.00	\$0.00
4	<b>STRUCTURAL CHANGES</b> No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
8	<b>PAINTING REQUIREMENTS--INTERIOR</b> THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in 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	<b>APPLICANT ACCEPTS SCOPE OF WORK</b> The undersigned applicant(s) certifies that he/she has	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				
	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. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <span>x _____ Applicant</span> <span>x _____ Date</span> <span>x _____ Applicant</span> <span>x _____ Date</span> </div>				
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 receive a plumbing permit on behalf of the owner. A copy of the	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				
	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, respirators, & decontamination area.	1.00	AL	\$0.00	\$0.00

**Location: 1 - General Requirements**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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: 2,090

Ceiling/Floor SF: 744

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

317	<b>GATE--CHAIN LINK 4' HIGH</b> Hang a 4' high, 144' wide, 11 guage galvanized gate with a 1 3/8" frame, two off- set type hinges and latch. DOUBLE DRIVEWAY GATE.	1.00	EA	\$500.00	\$500.00
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**Trade: 6 Concrete & Paving**

947	<b>SIDEWALK--INSTALL</b> Excavate sidewalk area. Install a slag or crushed stone base compacted to 90%. Install forms and pour concrete 4" thick. Use 6.5 Sac Mix with 7% air entrainment. All concrete shall slump test at or near 4.5 mm and must exhibit 2200 psi at 28 days. Plain expansion joints shall be cut every 4' and flexcell joints shall be installed at 20' intervals and where new concrete abuts existing concrete. Broom finish surface. Finished area shall drain water and be free of vandalism. Apply a liquid membrane seal with ASTM-309 after initial set. Replacement sidewalks shall be of equal dimensions to sidewalk being replaced. FROM PUBLIC WALK TO FRONT STEPS.	60.00	SF	\$9.00	\$540.00
960	<b>DRIVEWAY--ASPHALT</b> Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat and 1" top coat to create a driveway duplicating the width of existing driveway. Pitch water from building with a 1/8" per foot slope. Existing driveway drains shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain.	1,200.00	SF	\$5.64	\$6,768.00

Location: 2 - Exterior

Approx. Wall SF: 2,090

Ceiling/Floor SF: 744

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
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. INCLUDES REPLACEMENT OF MORTISE AND DEADBOLT LOCKS. KEY THE SAME AS NEW REAR 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. REAR.	1.00	EA	\$541.00	\$541.00
3522	<b>WOOD STAIR HANDRAIL--INSTALL</b> Install preservative treated code approved grabable handrail supported by 4"x 4" treated posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. Set first post in a 12"x 8"x 12" concrete sleeve, bolt remaining posts to stringer with 7" lags. REAR.	6.00	LF	\$12.00	\$72.00
3560	<b>PORCH--REBUILD</b> Support front porch roof. Remove deteriorated porch. Pour 12"x18"x12" concrete footers below frost line. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Structural lumber and deck shall be preservative treated.	111.00	SF	\$26.00	\$2,886.00
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	\$100.00	\$500.00
<b>Trade: 15 Roofing</b>					
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	12.00	SQ	\$425.00	\$5,100.00

Location: 2 - Exterior

Approx. Wall SF: 2,090

Ceiling/Floor SF: 744

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	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.				
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.	74.00	LF	\$6.00	\$444.00
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	60.00	LF	\$5.00	\$300.00

Trade: 19 Paint &amp; Wallpaper

5655	<b>PREP &amp; PAINT EXTERIOR WOOD</b> Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows. FOUNDATION.	2,160.00	SF	\$1.20	\$2,592.00
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Location Total: \$20,333.00

Location: 3 - Garage

Approx. Wall SF: 688

Ceiling/Floor SF: 460

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
750	<b>DEMO--OUTBUILDING</b> Disconnect and cap off all electrical and plumbing services. Demolish outbuilding to 12" below grade. Rake yard clean including nails and glass. Backfill with clean soil and compact to same grade as surrounding yard area. Apply grass seed. The contractor shall protect and secure from damage all other structures, sidewalks, paved areas, shrubbery, and lawn areas. GARAGE.	460.00	SF	\$3.00	\$1,380.00

Location Total: \$1,380.00

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.  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.	1.00	EA	\$5,500.00	\$5,500.00
Trade: 22	Plumbing				
6625	<b>SUPPLY--PVC</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 whenever possible, not exterior. PEX WATER LINES ARE ALSO ACCEPTABLE. RED PEX MUST BE USED FOR HOT WATER LINES, BLUE FOR COLD.	300.00	LF	\$7.50	\$2,250.00
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.	1.00	EA	\$800.00	\$800.00
7115	<b>LAUNDRY TUB--SINGLE BOWL</b> Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Connect waste line and secure tub to wall or floor.	1.00	EA	\$140.00	\$140.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 22 Plumbing

Trade: 1600 Electrical (CSI)

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

Rewire structure to the current National Electric Code (NEC).  
The contractor is responsible for correcting all code violations  
whether or not stated in the itemized list.

## SHALL INCLUDE:

- a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels.
- b. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper.
- c. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced.
- d. All wiring in basement under 7 ft shall be in conduit.
- e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.
- f. All electrical components that are permanently disconnected shall be removed and disposed of.
- g. All furnaces and major appliances shall be on separate grounded circuits.
- h. 220 volt circuits shall be present to serve dryer and kitchen stove.
- i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.
- j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.
- k. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.
- l. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.
- m. All plaster repair due to installation shall be general contractors responsibility.

## OUTLET (RECEPTACLE) REQUIREMENTS:

- a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)
- b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.
- c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.



Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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

#### LIGHTING REQUIREMENTS:

- Exterior light fixtures shall be located next to or above all entrances.
- Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provide adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)
- 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.)
- 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.
- A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.
- 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.
- Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

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

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

Location Total: \$16,540.00

Location: 5 - Basement

Approx. Wall SF: 585

Ceiling/Floor SF: 506

**Address: 10409 Nelson Avenue****Unit: Unit 01****Location: 5 - Basement**

Approx. Wall SF: 585

Ceiling/Floor SF: 506

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	<b>VENT FOR GLASS BLOCK WINDOW--REPLACE</b> Install vinyl vent including storm and screen inserts per manufacturers instructions in glass block window.	1.00	EA	\$100.00	\$100.00
Trade: 19	Paint & Wallpaper				
5755	<b>PREP &amp; PAINT CONCRETE FLOOR</b> Sweep clean entire floor. Clean with TSP or TSP substitute 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.	500.00	SF	\$0.63	\$315.00
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.	585.00	SF	\$0.63	\$368.55

**Location Total: \$783.55****Location: 6 - Basement Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5551	<b>STAIRS--PREP &amp; PAINT</b> Rough sand, clean and paint stair treads, stringers and rails with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements. ALSO INCLUDES ONE RISER AT TOP OF STAIRS.	10.00	RI	\$6.60	\$66.00
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

**Location Total: \$146.00****Location: 7 - Rear Foyer**

Approx. Wall SF: 189

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. CEILING.	32.00	SF	\$3.50	\$112.00

**Location: 7 - Rear Foyer**

Approx. Wall SF: 189

Ceiling/Floor SF: 41

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.	229.00	SF	\$0.40	\$91.60

**Trade: 20 Floor Coverings**

<b>5930</b>	<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.	41.00	SF	\$4.29	\$175.89
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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: \$379.49****Location: 8 - Kitchen**

Approx. Wall SF: 356

Ceiling/Floor SF: 124

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3715</b>	<b>CABINET--WOOD BASE</b> Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	11.00	LF	\$150.00	\$1,650.00
<b>3725</b>	<b>CABINET--WOOD WALL</b> Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.	14.00	LF	\$140.00	\$1,960.00
<b>3750</b>	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	11.00	LF	\$38.00	\$418.00

**Address: 10409 Nelson Avenue****Unit: Unit 01****Location: 8 - Kitchen**

Approx. Wall SF: 356

Ceiling/Floor SF: 124

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

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	470.00	SF	\$0.40	\$188.00
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**Trade: 20 Floor Coverings**

5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b>	120.00	SF	\$4.29	\$514.80
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Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. 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.

**Trade: 22 Plumbing**

6766	<b>GAS LINE--CAP OR PLUG</b>	1.00	AL	\$10.00	\$10.00
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Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.

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

**Location Total: \$5,059.80****Location: 9 - Dining Room**

Approx. Wall SF: 368

Ceiling/Floor SF: 132

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

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	470.00	SF	\$0.40	\$188.00
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**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b>	132.00	SF	\$4.89	\$645.48
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**Location: 9 - Dining Room**

Approx. Wall SF: 368

Ceiling/Floor SF: 132

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

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: \$833.48****Location: 10 - Living Room**

Approx. Wall SF: 376

Ceiling/Floor SF: 138

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

<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	1.00	EA	\$400.00	\$400.00
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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.

NEAR STAIRS.

<b>2986</b>	<b>WINDOW--VINYL HOPPER</b>	1.00	EA	\$200.00	\$200.00
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Field measure, order and install a vinyl, double glazed, single lite hopper window with latch and chain. Prime and top coat wood trim. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type

**Trade: 19 Paint & Wallpaper**

<b>5460</b>	<b>STRIP PAPER, SPACKLE, PRIME</b>	1.00	RM	\$100.00	\$100.00
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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.

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b>	480.00	SF	\$0.40	\$192.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	138.00	SF	\$4.89	\$674.82
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include

**Location: 10 - Living Room**

Approx. Wall SF: 376

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
	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: \$1,566.82****Location: 11 - Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>HANDRAIL--RESECURE</b>	1.00	AL	\$10.00	\$10.00
	SCREW BOTTOM HANDRAIL BRACKET INTO STUD.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5580</b>	<b>PAINT STAIRWELL</b>	1.00	RM	\$80.00	\$80.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5980</b>	<b>CARPET AND PAD STAIRS</b>	14.00	RI	\$19.89	\$278.46
	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.				

**Location Total: \$368.46****Location: 12 - Hall**

Approx. Wall SF: 165

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>	190.00	SF	\$0.40	\$76.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5970</b>	<b>CARPET AND PAD</b>	28.00	SF	\$4.89	\$136.92
	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				

## Location: 12 - Hall

Approx. Wall SF: 165

Ceiling/Floor SF: 28

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

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

Location Total: \$212.92

## Location: 13 - Bathroom

Approx. Wall SF: 218

Ceiling/Floor SF: 53

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

717	<b>DEMO--BATHROOM</b>	1.00	AL	\$500.00	\$500.00
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Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings and floor covering 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.

## Trade: 10 Carpentry

3260	<b>REWORK INTERIOR DOOR</b>	1.00	EA	\$37.00	\$37.00
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Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.

3825	<b>MEDICINE CABINET--SURF MOUNT</b>	1.00	EA	\$70.00	\$70.00
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Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.

3835	<b>ACCESSORY SET--3 PIECE CHROME</b>	1.00	EA	\$45.00	\$45.00
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Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.

## Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b>	225.00	SF	\$0.40	\$90.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

## Trade: 20 Floor Coverings

5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b>	42.00	SF	\$4.29	\$180.18
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Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions.

## Location: 13 - Bathroom

Approx. Wall SF: 218

Ceiling/Floor SF: 53

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	<b>Floor Coverings</b>				
	<p>Owner/project managers choice of color &amp; pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings &amp; 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.</p> <p>If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.</p>				
Trade: 22	<b>Plumbing</b>				
6900	<b>VANITY--24" COMPLETE</b>	1.00	EA	\$475.00	\$475.00
	Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.				
6960	<b>BATHTUB/SHOWER--5' FIBERGLASS</b>	1.00	EA	\$1,000.00	\$1,000.00
	Remove existing tub and surround, if any. Install a 5' fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with mildew retardant, 100% silicone caulk. A separate tub and surround are also acceptable.				
7012	<b>COMMODE--REPLACE--1.3 GPF--2008 GCI</b>	1.00	EA	\$200.00	\$200.00
	Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.				

Location Total: \$2,597.18

## Location: 14 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 278

Ceiling/Floor SF: 83

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
3345	<b>DOOR--FLUSH INT, HOLLOW CORE</b>	1.00	EA	\$130.00	\$130.00
	Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. 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.				
4020	<b>WIRE SHELVING WITH ROD</b>	3.00	LF	\$10.00	\$30.00
	Install 12" vinyl clad wire shelving with integral clothes rod, cut				



Address: 10409 Nelson Avenue

Unit: Unit 01

Location: 14 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 278

Ceiling/Floor SF: 83

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
	to width of closet and capped. Use manufacturer's hardware and installation method.				
Trade: 17	<b>Drywall &amp; Plaster</b>				
5270	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. CEILING, INCLUDING CLOSET.	83.00	SF	\$3.50	\$290.50
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	360.00	SF	\$0.40	\$144.00
Trade: 20	<b>Floor Coverings</b>				
5970	<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.	82.00	SF	\$4.89	\$400.98

Location Total: \$1,095.48

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

Approx. Wall SF: 390

Ceiling/Floor SF: 164

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>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.	2.00	EA	\$37.00	\$74.00
3695	<b>PANELING--CLEAN &amp; POLISH</b>	390.00	SF	\$0.10	\$39.00

**Address: 10409 Nelson Avenue****Unit: Unit 01****Location: 15 - Right Front Bedroom (Inc. Closet)**

Approx. Wall SF: 390

Ceiling/Floor SF: 164

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

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS. CEILING.	164.00	SF	\$0.40	\$65.60
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**Trade: 20 Floor Coverings**

5970	<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
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**Location Total: \$794.74****Location: 16 - Left Front Bedroom (Inc. Closet)**

Approx. Wall SF: 338

Ceiling/Floor SF: 126

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

5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	460.00	SF	\$0.40	\$184.00

**Trade: 20 Floor Coverings**

5970	<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.	96.00	SF	\$4.89	\$469.44
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**Location Total: \$753.44**

**Unit Total for 10409 Nelson Avenue, Unit Unit 01:       \$52,844.36**

**Address Grand Total for 10409 Nelson Avenue:       \$52,844.36**

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