

SPECS BY LOCATION/TRADE with Costs

6/27/2022

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

Case Number: 138-18-073
 Project Manager: _____
 Phone: RS

Address: 13701 Beachwood 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	HAZARD HAZARD: Front porch floor is in very poor condition.	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. http://www.green seal.org/certification/standards/paints.cfm . All paint colors shall be selected by the owner or project manager.	1.00	GR	\$0.00	\$0.00
10	APPLICANT ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has	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;"> X _____ Applicant _____ X Date X _____ Applicant _____ X Date </div>				
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
37	ELECTRICAL PERMIT REQUIRED 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	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
42	CERTIFICATE OF OCCUPANCY/COMPLIANCE Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
6015	HVAC ADJUST & CERTIFY Clean, inspect, oil and adjust heating equipment and controls. Replace filter. Report any recommended part replacement to owner. Includes written certification of the heating system and water heater for safe operation. Certification shall be provided	1.00	EA	\$225.00	\$225.00

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

by a heating and plumbing contractor licensed by the city in which the dwelling unit is located.

Location Total: \$225.00**Location: 2 - Exterior**

Approx. Wall SF: 2,400

Ceiling/Floor SF: 572

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

460	TRIM ALL OVERGROWTH	1.00	AL	\$300.00	\$300.00
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Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all ivy from structures. Remove all debris and rake clean.

470	REMOVE VEGETATION FROM PAVEMENT CRACKS	1.00	AL	\$75.00	\$75.00
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Apply an approved weed killer to grass and weeds growing through all paved surfaces. Comply with manufacturer's application instructions.

Custom	BACKFILL YARD DEPRESSION	1.00	AL	\$75.00	\$75.00
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Backfill approx. 8' x 8' x 1' depression in left side yard left by tree removal. Fill with clean soil to level with surrounding yard. Seed and mulch.

Trade: 5 Demolition & Disposal

755	DEMO--PORCH	176.00	SF	\$5.00	\$880.00
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Support porch roof and gable during demolition. Demolish porch deck and wood piers.

Trade: 6 Concrete & Paving

947	SIDEWALK--INSTALL	176.00	SF	\$9.00	\$1,584.00
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Excavate sidewalk area. Install a slag or crushed stone base compacted to 90%. Install forms and pour concrete 4" thick. Use 6.5 Sac Mix with 7% air entrainment. All concrete shall slump test at or near 4.5 mm and must exhibit 2200 psi at 28 days. Plain expansion joints shall be cut every 4' and flexcell joints shall be installed at 20' intervals and where new concrete abuts existing concrete. Broom finish surface. Finished area shall drain water and be free of vandalism. Apply a liquid membrane seal with ASTM-309 after initial set. Replacement sidewalks shall be of equal dimensions to sidewalk being replaced.

Walk to front porch approx. 34' x 4' = 136 SF

Walk to side door approx. 20' x 2' = 40 SF

Trade: 9 Environmental Rehab

9709	EXTERIOR--REPLACE WOODEN STAIR SYSTEM	10.00	LF	\$69.00	\$690.00
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Location: 2 - Exterior

Approx. Wall SF: 2,400

Ceiling/Floor SF: 572

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
	After establishing any required ground containment with polyethylene sheeting, wet mist, remove, package in polyethylene sheeting and dispose of lead-painted risers, treads, stringers, and railing system. Install 1" x 6" 40 lb. pressure-treated stringers, risers and treads. Install a 32" high pressure-treated wood railing system with 2" x 2" balusters 5" on center supported by pressure treated 4" x 4". Prep, prime and topcoat with premium acrylic latex to match existing as close as possible.				
Trade: 10	Carpentry				
2640	SIDING---VINYL 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. Front Gable - match existing color as close as possible	2.00	SQ	\$600.00	\$1,200.00
2795	WINDOW REPAIR Repair window without replacing sash. Replace broken and cracked glass with double strength glass. Remove loose glazing compound and reglaze. Repair and adjust window to open and close smoothly. Double hung windows shall be equipped with lifts and locks, and sash chains or nylon reinforced cords. All spring systems for holding sashes in an open position shall be restored to original working order. Hopper windows shall be equipped with chains and latches. Wooden hopper at attic stairs, including casing	1.00	EA	\$75.00	\$75.00
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	16.00	EA	\$400.00	\$6,400.00
2986	WINDOW--VINYL HOPPER 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	1.00	EA	\$200.00	\$200.00
3120	DOOR--REPL ENTRANCE HARDWARE Replace an exterior door mortise lockset and a single cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner or project manager PRODUCT STANDARD: Defiant Hartford, or better.	1.00	EA	\$125.00	\$125.00

Location: 2 - Exterior

Approx. Wall SF: 2,400

Ceiling/Floor SF: 572

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3160	DOOR--INSULATED METAL Install a 6-panel, insulated metal door on the existing jamb, with entrance lockset and mortised dead bolt keyed alike. Include three 4"x 4" hinges, interlocking threshold, neoprene weatherstripping, and wide angle peepsight. Prime and topcoat. Install a baseboard mounted solid metal doorstop in locations where doorknob may damage wall. Front and side	2.00	EA	\$593.00	\$1,186.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. Storm door locksets shall be on the same side as locksets on the entry door.	3.00	EA	\$290.00	\$870.00
3560	PORCH--REBUILD BASE AND DECK Support porch roof structure while replacing base and deck. Remove deteriorated porch deck and wood piers. Pour 12"x18"x12" concrete footers below frost line. Construct 12"x 12" masonry piers; replace 2"x 10" joists as needed; finish deck with 1/2" tongue and groove flooring install child-proof wood railing and 4"x 4" posts for roof. Structural lumber and deck shall be preservative treated.	176.00	SF	\$26.00	\$4,576.00
3595	STEPS--REPLACE EXTERIOR Dispose of existing steps. Using clear preservative treated lumber, construct a stair unit with two 2"x 12" stringers, 5/4"X 6" stepping stock treads and 1"x risers. Risers shall be of equal height, maximum 8". Frame steps to equal width of steps being replaced. Step units of three or more risers, including the final step up to the porch or house, shall be equipped with a wood handrail. Unit shall be placed on a 4" concrete pad supported by a footer to code.	7.00	RI	\$100.00	\$700.00
Custom	REATTACH PORCH LATTICE Rehang existing porch lattice with new hardware. Rear Porch	1.00	AL	\$25.00	\$25.00

Trade: 15 Roofing

4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut a 1" wide vent at ridge board. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams.	15.00	SQ	\$425.00	\$6,375.00
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Location: 2 - Exterior

Approx. Wall SF: 2,400

Ceiling/Floor SF: 572

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15 Roofing					
	* 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	GUTTER--5" SEAMLESS ALUMINUM Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	68.00	LF	\$6.00	\$408.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	75.00	LF	\$5.00	\$375.00
Trade: 19 Paint & Wallpaper					
2565	POWER WASH SIDING Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to siding.	2,400.00	SF	\$0.21	\$504.00
5655	PREP & PAINT EXTERIOR WOOD 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. To include rear wood staircase.	1.00	AL	\$250.00	\$250.00
5785	PREP & PAINT EXTERIOR MASONRY Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner. Paint exterior foundation walls - 3 sides - approx. 3' x 74'	222.00	SF	\$0.72	\$159.84
Trade: 22 Plumbing					
6708	SEWER HUB--REPLACE Remove downspout from broken sewer hub. Excavate down far enough to expose entire broken section and replace with PVC hub of same diameter as existing. Cement downspout into new hub. Backfill and compact earth or repave with concrete or asphalt to match existing.	3.00	EA	\$108.00	\$324.00

Location Total: \$27,356.84

Location: 3 - Basement

Approx. Wall SF: 592

Ceiling/Floor SF: 513

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
Custom	REMOVE TOILET Remove toilet and cap hole.	1.00	AL	\$35.00	\$35.00
Trade: 7 Masonry					
1170	BLOCK WALL REPAIR Remove damaged block and patch wall by toothing replacement block of same dimensions into wall. At water meter	3.00	SF	\$9.50	\$28.50
Trade: 9 Environmental Rehab					
9488	GLASS BLOCK WINDOW--INSTALL After establishing any required floor containment with polyethylene sheeting, wet mist, remove, wrap in polyethylene sheeting and dispose of all interior and exterior window components. Install glass block per manufacturer's specs, tool joints, install expansion spacers around perimeter and mortar to existing foundation or framing. Trim exterior and interior to match existing.	4.00	SF	\$45.00	\$180.00
Trade: 10 Carpentry					
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. Top 3 risers of basement stairs	4.00	LF	\$5.50	\$22.00
2540	STAIRCASE--REPLACE BASEMENT 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" 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". Replace lower staircase.	1.00	EA	\$415.00	\$415.00
Trade: 19 Paint & Wallpaper					
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	512.00	SF	\$0.63	\$322.56
5760	PREP & PAINT CONCRETE OR MASONRY WALL Scrape loose, peeling, cracked, blistered paint from concrete or	590.00	SF	\$0.63	\$371.70

Location: 3 - Basement

Approx. Wall SF: 592

Ceiling/Floor SF: 513

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	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.				
Custom	REMOVE LOOSE DRY LOCK OR PARGET & TUCK POINT WALLS Thoroughly scrape walls to remove all loose or bubbled dry lock/parget. Tuck point block walls as needed.	1.00	AL	\$300.00	\$300.00
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. Bsmt Stairs Landing	15.00	SF	\$4.29	\$64.35
5931	UNDERLAY & VINYL SHEET GOODS--STAIRS 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. Top 3 risers basement stairs	3.00	RI	\$14.00	\$42.00
Trade: 21	HVAC				
6415	DRYER VENT--GCI Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preverter and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or	1.00	EA	\$65.00	\$65.00

Location: 3 - Basement

Approx. Wall SF: 592

Ceiling/Floor SF: 513

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC

aluminum foil tape, not duct tape. Secure duct and hood to framing.

Trade: 22 Plumbing

7115 LAUNDRY TUB--SINGLE BOWL

1.00 EA \$140.00 \$140.00

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.

Location Total: \$2,066.11

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6625 WATER SUPPLY--PVC INSPECT AND REPAIR

1.00 AL \$800.00 \$800.00

Inspect all PVC water supply lines, correct any leaks, replace wrong sized lines with new correct sized. Allowance

Inspect all PVC lines, correct any leaks, replace wrong sized lines with new correct sized. Allowance

6636 WATER METER--REINSTALL EXISTING

1.00 EA \$35.00 \$35.00

Reinstall existing water meter and install grounding to code.

6644 MAIN WATER SHUT-OFF VALVE

2.00 EA \$81.00 \$162.00

Install a 3/4" lever handle brass ball valve on the water line between the k-line entry to the house and the water meter.

6709 SEWER LINES--SNAKE

1.00 AL \$350.00 \$350.00

Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.

6763 GAS LINE--PRESSURE TEST

1.00 EA \$100.00 \$100.00

Cap all gas lines prior to filling the distribution system with 120 lbs. of compressed air. Maintain pressure for 24 hours. Locate and seal any leaks in the system.

7070 WATER HEATER--40 GALLON GAS

1.00 EA \$800.00 \$800.00

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.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list. SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels. b. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper. c. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced. d. All wiring in basement under 7 ft shall be in conduit. e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent. f. All electrical components that are permanently disconnected shall be removed and disposed of. g. All furnaces and major appliances shall be on separate grounded circuits. h. 220 volt circuits shall be present to serve dryer and kitchen 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 (RECEPTICLE) REQUIREMENTS: a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.) b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house. c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location. d. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.	1.00	AL	\$8,000.00	\$8,000.00

LIGHTING REQUIREMENTS:

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

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

Location Total: \$10,247.00

Location: 5 - Mud Room

Approx. Wall SF: 164

Ceiling/Floor SF: 26

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 5 - Mud Room

Approx. Wall SF: 164

Ceiling/Floor SF: 26

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Door to Kitchen	1.00	EA	\$37.00	\$37.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	185.00	SF	\$0.40	\$74.00
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.	26.00	SF	\$4.29	\$111.54

Location Total: \$222.54

Location: 6 - Kitchen

Approx. Wall SF: 423

Ceiling/Floor SF: 135

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
716	DEMO--KITCHEN CEILING Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition. See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the	1.00	AL	\$40.00	\$40.00

Location: 6 - Kitchen

Approx. Wall SF: 423

Ceiling/Floor SF: 135

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
	kitchen.				
Trade: 10	Carpentry				
3345	DOOR--FLUSH INT, HOLLOW CORE 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. To Basement stairs	1.00	EA	\$130.00	\$130.00
3705	CABINETS--REPAIR Repair base and hanging cabinets by rehanging plumb and level and replacing missing hardware, doors and drawers. Replace deteriorated shelf below sink with new water resistant plywood shelf, varnished or painted. Securely refasten loose hardware. Adjust all doors and drawers for smooth operation and proper latching. Clean all surfaces with heavy duty detergent. Base - 5 Ft Wall - 7 Ft New replacement base and wall cabinets are also acceptable.	12.00	LF	\$26.00	\$312.00
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.	135.00	SF	\$3.50	\$472.50
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.	135.00	SF	\$4.29	\$579.15
Trade: 22	Plumbing				

Location: 6 - Kitchen

Approx. Wall SF: 423

Ceiling/Floor SF: 135

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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

Location Total: \$1,543.65**Location: 7 - Dining Room**

Approx. Wall SF: 432

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
Custom	REPAIR WINDOW SEAT Repair window seat. Reattach seat with new hinges to lay flat.	1.00	AL	\$50.00	\$50.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	575.00	SF	\$0.40	\$230.00

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 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.	144.00	SF	\$4.89	\$704.16

Location Total: \$984.16**Location: 8 - Living Room**

Approx. Wall SF: 419

Ceiling/Floor SF: 134

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	565.00	SF	\$0.40	\$226.00
Custom	STRIP STIPPLE FINISH FROM CEILING Remove surface coat of stippled finish from ceiling. Spackle as needed.	1.00	AL	\$30.00	\$30.00
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.	134.00	SF	\$4.89	\$655.26

Location: 8 - Living Room

Approx. Wall SF: 419

Ceiling/Floor SF: 134

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

Location Total: \$911.26**Location: 9 - Parlour**

Approx. Wall SF: 378

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	490.00	SF	\$0.40	\$196.00
Custom	STRIP STIPPLE FINISH FROM CEILING Remove surface coat of stippled finish from ceiling. Spackle as needed.	1.00	AL	\$30.00	\$30.00

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 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.	110.00	SF	\$4.89	\$537.90
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Location Total: \$763.90**Location: 10 - Stairs to 2nd**

Approx. Wall SF: 360

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. Upper flight of stairs	5.00	LF	\$5.50	\$27.50

Trade: 19 Paint & Wallpaper

5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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Location: 10 - Stairs to 2nd

Approx. Wall SF: 360

Ceiling/Floor SF: 100

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 19 Paint & Wallpaper****Trade: 20 Floor Coverings**

5970	CARPET AND PAD	100.00	SF	\$4.89	\$489.00
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$596.50**Location: 11 - Hall**

Approx. Wall SF: 230

Ceiling/Floor SF: 32

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

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	260.00	SF	\$0.40	\$104.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	32.00	SF	\$4.89	\$156.48
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$260.48**Location: 12 - Bathroom**

Approx. Wall SF: 255

Ceiling/Floor SF: 50

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

717	DEMO--BATHROOM	1.00	AL	\$500.00	\$500.00
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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.

Location: 12 - Bathroom

Approx. Wall SF: 255

Ceiling/Floor SF: 50

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
	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				
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves.	1.00	EA	\$70.00	\$70.00
3835	ACCESSORY SET--3 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00
Trade: 17	Drywall & Plaster				
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint.	305.00	SF	\$3.85	\$1,174.25
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	285.00	SF	\$0.40	\$114.00
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.	45.00	SF	\$4.29	\$193.05
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type	1.00	EA	\$475.00	\$475.00

Location: 12 - Bathroom

Approx. Wall SF: 255

Ceiling/Floor SF: 50

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	BATHTUB/SOWER--5' FIBERGLASS Remove existing tub and surround, if any. Install a 5' fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. 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	COMMODE--REPLACE--1.3 GPF--2008 GCI 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: \$3,771.30**Location: 13 - Walk-In Closet**

Approx. Wall SF: 200

Ceiling/Floor SF: 34

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3191	ACCESS PANEL--INSTALL 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
Trade: 17	Drywall & Plaster				
5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable.	2.00	SF	\$6.82	\$13.64
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS. To include painting floor.	268.00	SF	\$0.40	\$107.20

Location Total: \$145.84**Location: 14 - Bedroom Rear**

Approx. Wall SF: 391

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 14 - Bedroom Rear

Approx. Wall SF: 391

Ceiling/Floor SF: 131

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Door to closet	1.00	EA	\$37.00	\$37.00
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Bedroom entry door	1.00	EA	\$200.00	\$200.00
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or better, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket.	4.50	LF	\$6.00	\$27.00
Trade: 17 Drywall & Plaster					
5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. Entire ceiling	131.00	SF	\$1.25	\$163.75
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	535.00	SF	\$0.40	\$214.00
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 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.	131.00	SF	\$4.89	\$640.59

Location Total: \$1,282.34

Location: 15 - Bedroom Right Front

Approx. Wall SF: 383

Ceiling/Floor SF: 126

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3071	DOOR JAMB--INTERIOR--REPLACE Replace damaged side of door jamb complete. Includes replacement of stop, strike plate and all damaged related casing. New jamb and casing shall match existing as closely as possible. Entry door	1.00	EA	\$157.00	\$157.00
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$37.00	\$37.00

Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. Entire ceiling	126.00	SF	\$1.25	\$157.50
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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.	126.00	SF	\$4.89	\$616.14
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Location Total: \$967.64

Location: 16 - Bedroom

Approx. Wall SF: 306

Ceiling/Floor SF: 80

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR (D.I.E.) Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or	1.00	EA	\$37.00	\$37.00

Location: 16 - Bedroom

Approx. Wall SF: 306

Ceiling/Floor SF: 80

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	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. Entry door				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	390.00	SF	\$0.40	\$156.00
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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.	80.00	SF	\$4.89	\$391.20
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Location Total: \$584.20

Location: 17 - Stairs to 3rd

Approx. Wall SF: 340

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. Wall at top of stairs	16.00	SF	\$3.50	\$56.00

Trade: 19 Paint & Wallpaper

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

5980	CARPET AND PAD STAIRS Remove existing floor covering and replace broken treads that may be found after removal. Install FHA approved nylon carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Owner's choice of color and pile. Includes	14.00	RI	\$19.89	\$278.46
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Location: 17 - Stairs to 3rd

Approx. Wall SF: 340

Ceiling/Floor SF: 100

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

treads and risers. Refinished hardwood treads in good condition are an acceptable alternative.

Location Total: \$414.46**Location: 18 - Attic Front**

Approx. Wall SF: 322

Ceiling/Floor SF: 132

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 17 Drywall & Plaster****5210 DRYWALL--PATCH**

60.00 SF \$5.00 \$300.00

Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.

"Demolish Attic Walls" is an acceptable alternative to repairing attic.

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

132.00 SF \$4.89 \$645.48

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: \$945.48**Location: 19 - Attic Rear**

Approx. Wall SF: 312

Ceiling/Floor SF: 122

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 5 Demolition & Disposal****735 DEMOLITION INTERIOR--CUSTOM**

1.00 EA \$500.00 \$500.00

Remove all drywall from walls and ceiling and closet.

Trade: 10 Carpentry**4010 CLOSET ROD**

1.00 EA \$24.00 \$24.00

Field measure and install 1-1/2" diameter wood closet rod and sockets. Commercially produced metal rods are also acceptable.

Trade: 17 Drywall & Plaster**5270 DRYWALL--1/2"**

452.00 SF \$3.50 \$1,582.00

Address: 13701 Beachwood Avenue**Unit: Unit 01****Location: 19 - Attic Rear**

Approx. Wall SF: 312

Ceiling/Floor SF: 122

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

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.

Re - Drywall entire room and closet

Trade: 19 Paint & Wallpaper**5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.)**

445.00 SF \$0.40 \$178.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

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

125.00 SF \$4.89 \$611.25

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: \$2,895.25**Unit Total for 13701 Beachwood Avenue, Unit Unit 01: \$56,183.95****Address Grand Total for 13701 Beachwood Avenue: \$56,183.95****Bidder:** _____