

SPECS BY LOCATION/TRADE with Costs

6/18/2024

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

Case Number: 142-01-015
 Project Manager: J R
 Phone: _____

Address: 4122 E 142 St. (Revised 6/17/24)

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
4	<p>STRUCTURAL CHANGES</p> <p>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.</p>	1.00	AL	\$0.00	\$0.00
8	<p>PAINTING REQUIREMENTS--INTERIOR</p> <p>THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes heat registers and radiators. PAINTS: Use Sherwin-Williams or equivalent best grade paints and primers meeting the Green Seal G-11 Environmental Standard. http://www.greenseal.org/certification/standards/paints.cfm. All paint colors shall be selected by the owner or project manager.</p>	1.00	GR	\$0.00	\$0.00
10	<p>APPLICANT ACCEPTS SCOPE OF WORK</p> <p>The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands &</p>	1.00	DU	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	accepts the work described & has initialed & dated each page of this WWU. x_____ x_____ Applicant Date Applicant Date				
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
36	BUILDING PERMIT REQUIRED Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$370.00	\$370.00
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	\$350.00	\$350.00
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	1.00	EA	\$350.00	\$350.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	the Land Bank.				
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$350.00	\$350.00
42	CERTIFICATE OF OCCUPANCY/COMPLIANCE Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.	1.00	GR	\$0.00	\$0.00
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	DEBRIS REMOVAL & FINAL CLEAN Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows. INCLUDES REMOVAL OF TRASH FROM REAR OF YARD.	1.00	DU	\$1,000.00	\$1,000.00
2070	ASBESTOS ABATEMENT Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.	1.00	AL	\$0.00	\$0.00
Trade: 22	Plumbing				
6709	SEWER LINES--SNAKE--NOTE If needed - Power snake sanitary sewer line from the main stack to the street. Blockage that cannot be cleared by the snake and other damage shall be promptly reported to the project manager. Clearing of such blockage and repair of	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
Trade: 22	Plumbing				

damage is not included in this specification.

Location Total: \$2,420.00**Location: 2 - Exterior**

Approx. Wall SF: 2,360

Ceiling/Floor SF: 780

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

460	TRIM ALL OVERGROWTH Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all ivy from structures. Remove all debris and rake clean. INCLUDES REMOVAL OF BRANCHES OVER-HANGING ROOF.	1.00	AL	\$400.00	\$400.00
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Custom	ANIMAL CONTROL There is a large hole in the ground at the left end of the front porch that appears to have been dug by an animal. Remove the animal, if present, and backfill the hole.	1.00	AL	\$200.00	\$200.00
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Trade: 5 Demolition & Disposal

Custom	FENCE--REMOVE Remove deteriorated stockade fence. Backfill post holes.	60.00	LF	\$1.65	\$99.00
Custom	REAR PORCH--DEMO Demolish rear porch.	1.00	AL	\$1,600.00	\$1,600.00

Trade: 6 Concrete & Paving

947	SIDEWALK--INSTALL 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 STEPS.	60.00	SF	\$12.50	\$750.00
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960	DRIVEWAY--ASPHALT 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	1,000.00	SF	\$9.00	\$9,000.00
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Location: 2 - Exterior

Approx. Wall SF: 2,360

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	shall be retained and fitted with new grate, unless the existing grate is present and undamaged. Driveway shall be sloped to channel water to the drain. REAR OF DRIVEWAY SHALL BE WIDENED TO ACCOMMODATE THE PARKING OF TWO CARS.				
Trade: 7	Masonry				
1330	CHIMNEY--REPOINT	1.00	EA	\$500.00	\$500.00
	Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Pargeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.				
Trade: 10	Carpentry				
2675	SIDING--REPAIR	1.00	AL	\$1,200.00	\$1,200.00
	Secure siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed. ALL DAMAGED SIDING THROUGHOUT AND SIDING AT REAR AFFECTED BY REMOVAL OF PORCH.				
3065	DOOR--REWORK EXTERIOR	1.00	EA	\$120.00	\$120.00
	Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. FRONT.				
3120	DOOR--REPL ENTRANCE HARDWARE	1.00	EA	\$150.00	\$150.00
	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. FRONT. INCLUDES INSTALLATION OF A PEEPHOLE APPROX. 5 LF ABOVE FLOOR LEVEL.				
3185	DOOR--PREHUNG METAL ENTRANCE	1.00	EA	\$750.00	\$750.00
	Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better. REAR.				
3210	STORM DOOR--ALUMINUM	2.00	EA	\$350.00	\$700.00
	Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top				

Location: 2 - Exterior

Approx. Wall SF: 2,360

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. FRONT AND REAR.				
3465	DECK--TONGUE AND GROOVE Install 3/4" yellow pine tongue and groove decking to existing joists with concealed galvanized nails to match existing material. TO REPLACE DAMAGED AREAS OF FRONT PORCH DECK. MATCH EXISTING AS CLOSELY AS POSSIBLE.	14.00	SF	\$5.00	\$70.00
3525	GUARD RAIL--WOOD Dispose of any existing railing. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 5 1/2" on center. Create a 3'6" high railing between 4"x 4" end posts. (Spaces between balusters and between balusters and end posts shall not exceed 5".) ALL FRONT PORCH GUARD RAILS.	26.00	LF	\$21.78	\$566.28
3550	PORCH LATTICE--REPLACE Frame opening with 1"x 4" pine lumber with crossed members. Spacing of crossed members shall equal the width of strips not to exceed 1-1/2". All lumber shall be exterior grade and all fasteners shall be galvanized. Heavy duty 1/4" galvanized screening shall be installed on the back side of each lattice panel. Panels shall be evenly spaced, flush with outside face of masonry piers and securely fastened to the porch. Panel at driveway side shall be openable, with exterior grade hinges at top, handle and latch. FRONT.	90.00	SF	\$8.00	\$720.00
3590	STEPS/LANDING--REPL EXTERIOR Remove existing steps and landing. Construct a replacement unit with three 2"x 12" preservative treated pine stringers and 5/4" PTP stepping stock treads, on a solid concrete footer. Construct a 48" landing with 2" x 6" framing and preservative treated 5/4" x 6" radius edge decking. Landings more than 30" above grade shall include a wood guardrail. Risers shall be of equal height, maximum 7 3/4". Steps of 3 or more risers shall include a wood handrail on open sides 32" above tread nosing. All fasteners shall be exterior grade. AT REAR DOOR.	1.00	EA	\$1,500.00	\$1,500.00
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. FRONT.	4.00	RI	\$220.00	\$880.00
3885	MAILBOX	1.00	EA	\$40.00	\$40.00

Location: 2 - Exterior

Approx. Wall SF: 2,360

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Replace mailbox with a locking black enamel finish, magazine-size mailbox.				
9515	REMOVE DOOR--CLOSE-IN OPENING--INSTALL WINDOW Remove, package and dispose of door, jamb and casing. Install double glazed, double hung vinyl window in upper portion of opening. Window shall match size and style of other windows in unit as closely as possible. Stud bottom portion of opening with 2 x 4's. Install R-19 batt insulation in voids. Hang, tape and 3 coat, finish, 1/2" gypsum drywall ready for paint. Install base mold and trim to match remainder of room. Finish exterior with CDX plywood sheathing and siding to match existing. Ends of siding panels shall be staggered to avoid the appearance of a patch. SECOND FLOOR REAR.	1.00	AL	\$700.00	\$700.00
Custom	MAIL CHUTE--CLOSE & COVER FILL MAIL CHUTE WITH LOCK TITE "TITE FOAM", OR EQUIVALENT. COVER EXTERIOR OPENING WITH SIDING TO MATCH EXISTING AS CLOSELY AS POSSIBLE, OR WITH WOOD PAINTED TO MATCH.	1.00	AL	\$70.00	\$70.00
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present.	15.00	SQ	\$550.00	\$8,250.00
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	55.00	LF	\$10.00	\$550.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall	40.00	LF	\$10.00	\$400.00

Location: 2 - Exterior

Approx. Wall SF: 2,360

Ceiling/Floor SF: 780

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

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.

Trade: 19 Paint & Wallpaper

5654	PREP & PAINT SIDING & TRIM	1.00	SF	\$2.40	\$2.40
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Power wash siding, awnings, porch ceilings, and trim. Caulk and fill holes. Remove all deteriorated glazing compound. 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. Includes prep and painting of all exterior wood, except for weather resistant wood that has not yet reached the recommended aging time.

5785	PREP & PAINT EXTERIOR MASONRY	180.00	SF	\$2.40	\$432.00
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Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.
FOUNDATION.

Location Total: \$29,649.68**Location: 3 - Garage**

Approx. Wall SF: 672

Ceiling/Floor SF: 440

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

750	GARAGE--DEMO	440.00	SF	\$4.00	\$1,760.00
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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. REPAIR OF GARAGE TO CODE IS ALSO ACCEPTABLE. (SUCH REPAIR WOULD REQUIRE SLAB, CURB AND FOOTER REPLACEMENT AND EXTENSIVE CORRECTION OF NON-COMPLIANT FRAMING.)

Location Total: \$1,760.00**Location: 4 - Mechanicals**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6041	FURNACE 92+ GAS - REPLACE	1.00	EA	\$7,500.00	\$7,500.00
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Remove existing furnace. Seal abandoned flue opening in chimney with bricks and mortar. Install an intermittent pilot, gas

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	<p>fired, forced air furnace with minimum AFUE rating of at least 92% to existing plenum, if useable, and gas line. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Include programmable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. New furnace shall be installed on a pad to code. New ductwork installed on exterior walls to have foil back insulation installed. Includes disposal of old furnace and replacement of all damaged, incorrectly sized, or missing: ductwork, registers and cold air return grills that are visible before demo. Size furnace per heat loss analysis of the living area considering any areas which may be added or subtracted from the plan.</p> <p>Furnace installation shall include:</p> <ol style="list-style-type: none"> All plumbing and electrical connections to code. Properly sized and balanced ducts to assure even heat throughout dwelling unit. Programmable thermostat. PVC drain line to discharge water from evaporator. (NOTE: If drain line obstructs walkway, an electric pump must be installed, unless the project manager provides a written release allowing the drain line to be obstructive). Furnace shall be vented with PVC piping per manufacturer's specifications. Furnace shall have limited warranties of at least 20 years on heat exchanger, and five years on all other parts. <p>k. PRODUCT STANDARD: Ducane, Goodman, Carrier, Rheem, or equivalent.</p> <p>ASBESTOS REMOVAL: See asbestos abatement requirements under general specifications.</p>				
Trade: 22	Plumbing				
6637	WATER METER--INSTALL NEW	1.00	EA	\$0.00	\$0.00
	Contact water department to schedule installation of a replacement water meter.				
6704	STACK/WASTE LINES--INSPECT & REPAIR	1.00	AL	\$500.00	\$500.00
	Inspect soil stack and waste lines for leaks and proper venting. Repair defects and replace deteriorated portions of stack and waste lines in compliance with current plumbing code. System must pass pressure test.				
7071	HWH - 90+ 40 GAL GAS POWER VENTED	1.00	EA	\$1,900.00	\$1,900.00
	Remove existing water heater, if any. Seal abandoned chimney openings with bricks and mortar. Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty on a 2" cinder block pad. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, drain pan, expansion tank to code,				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	owners manual and all duct work to power vent to exterior. The use of lead solder is prohibited. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing water heater. A 40 GALLON ELECTRIC WATER HEATER IS ALSO ACCEPTABLE.				
7190	WATER SUPPLY--1 BATH HOUSE	1.00	DU	\$2,700.00	\$2,700.00
	Remove all water supply lines from meter on. Install PVC or PEX supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room controlling each water supply zone and at each fixture, chromed fixture supply lines & air gaps. When possible, supply lines shall be located in interior walls, not exterior. Lines that must be in exterior walls must be fully insulated.				
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				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

hood are specified.

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

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

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

OUTLET (RECEPTACLE) REQUIREMENTS:

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

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

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

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

LIGHTING REQUIREMENTS:

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

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

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

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

e. 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.

f. 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

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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.

INCLUDES REMOVAL OF FRONT YARD LIGHT POST.

REMOVE WIRES BACK TO SOURCE.

Location Total: \$20,100.00

Location: 5 - Basement

Approx. Wall SF: 602

Ceiling/Floor SF: 453

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

709	DEMO--BASEMENT	1.00	RM	\$500.00	\$500.00
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Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to 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 basement.

Trade: 7 Masonry

1185	GLASS BLOCK WINDOW	4.00	EA	\$350.00	\$1,400.00
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Replace existing window with 6"x 6"x 4" thick glass block with tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with openable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists.

Trade: 10 Carpentry

2235	POST--STEEL JACK	3.00	EA	\$175.00	\$525.00
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Dig and pour a 12"x 12"x 12" concrete footer. Install a screw type, 4" round metal post with screws to correct sagging framing member.

Location: 5 - Basement

Approx. Wall SF: 602

Ceiling/Floor SF: 453

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

ONE POST SHALL REPLACE A 2"x4" POST SUPPORTING THE CENTER BEAM. TWO OTHER POSTS SHALL REPLACE A 4"x4" POST LOCATED BELOW A NOTCHED OUT SECTION OF THE CENTER BEAM..

Custom	STAIRS--REPAIR Replace bottom portion of stringer that is against the wall. Patch small area of wall.	1.00	AL	\$80.00	\$80.00
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Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.	450.00	SF	\$0.80	\$360.00
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5760	PREP & PAINT CONCRETE OR MASONRY WALL Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. Top coat with with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	600.00	SF	\$1.50	\$900.00
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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 preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.	1.00	EA	\$65.00	\$65.00
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Location Total: \$3,830.00**Location: 6 - Basement Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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Location Total: \$80.00**Location: 7 - Interior (All living spaces.)**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Location: 7 - Interior (All living spaces.)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5211	PLASTER/DRYWALL REPAIR (AFTER RE-WIRING) After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells. Includes walls and ceilings disturbed during electrical and/or plumbing work, as well as repair of existing damage. Water resistant drywall (green board) shall be used in bathrooms and behind kitchen sinks. Push in drywall nails/screws and spackle smooth. Cover all registers and grills prior to any sanding. Texture surfaces to match existing.	1.00	AL	\$1,000.00	\$1,000.00
Location Total:					\$1,000.00

Location: 8 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 119

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	2.00	EA	\$200.00	\$400.00
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. TO BASEMENT STAIRS.	1.00	EA	\$75.00	\$75.00
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	7.00	LF	\$150.00	\$1,050.00
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet	7.00	LF	\$140.00	\$980.00

Location: 8 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 119

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	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.				
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top, if any. Field measure and screw to base cabinet a laminate counter top with back splash and end trim. Provide cutout for sink.	7.00	LF	\$50.00	\$350.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	450.00	SF	\$0.80	\$360.00
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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.	118.00	SF	\$5.40	\$637.20
Trade: 22 Plumbing					
6775	GAS SHUT-OFF VALVE Install brass quarter turn ball gas shut off valve. If nothing is connected to the open end of the valve, a brass plug must be installed.	1.00	EA	\$32.00	\$32.00
6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
Location Total:					\$4,203.20

Location: 9 - Dining Room

Approx. Wall SF: 400

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ	2.00	EA	\$400.00	\$800.00

Location: 9 - Dining Room

Approx. Wall SF: 400

Ceiling/Floor SF: 138

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

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	497.00	SF	\$0.80	\$397.60
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	137.00	SF	\$6.50	\$890.50
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Location Total: \$2,088.10**Location: 10 - Living Room**

Approx. Wall SF: 476

Ceiling/Floor SF: 194

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	2.00	EA	\$400.00	\$800.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	629.00	SF	\$0.80	\$503.20
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Trade: 20 Floor Coverings

Location: 10 - Living Room

Approx. Wall SF: 476

Ceiling/Floor SF: 194

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	1.00	SF	\$6.50	\$6.50
Location Total:					\$1,309.70

Location: 11 - Stairs to 2nd Fl.

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
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.	1.00	EA	\$300.00	\$300.00
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
Trade: 20	Floor Coverings				
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. LANDING.	11.00	SF	\$6.50	\$71.50
5980	CARPET AND PAD STAIRS Remove existing floor covering and replace broken treads that may be found after removal. Install FHA approved nylon carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Owner's choice of color and pile. Includes treads and risers. Refinished hardwood treads in good condition are an acceptable alternative.	13.00	RI	\$20.00	\$260.00
Location Total:					\$711.50

Location: 12 - Hall

Approx. Wall SF: 224

Ceiling/Floor SF: 43

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	1.00	EA	\$400.00	\$400.00
Trade: 19 Paint & Wallpaper					
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$125.00	\$125.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	243.00	SF	\$0.80	\$194.40
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	42.00	SF	\$6.50	\$273.00
Location Total:					\$992.40

Location: 13 - Bathroom

Approx. Wall SF: 272

Ceiling/Floor SF: 71

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	1.00	EA	\$400.00	\$400.00
3260	REWORK INTERIOR DOOR	1.00	EA	\$75.00	\$75.00

Location: 13 - Bathroom

Approx. Wall SF: 272

Ceiling/Floor SF: 71

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	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.				
3835	ACCESSORY SET--3 PIECE NICKEL FINISH Install a brushed nickel finish bathroom accessory set consisting of one 18" towel bars, a towel ring and a toilet paper holder. PRODUCT STANDARD: Moen Banbury or equivalent.	1.00	EA	\$150.00	\$150.00
4150	TUB END WALL Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of drywall compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.	1.00	EA	\$250.00	\$250.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	300.00	SF	\$0.80	\$240.00
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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.	61.00	SF	\$5.40	\$329.40
Trade: 22 Plumbing					
6960	BATHTUB/SHOWER--5' FIBERGLASS Remove existing tub and surround, if any. Install a 5' fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. 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	\$950.00	\$950.00

Location: 13 - Bathroom

Approx. Wall SF: 272

Ceiling/Floor SF: 71

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
7012	TOILET--REPLACE--1.28 GPF--2008 GCI Install a 1.28 maximum GPF close coupled, white, vitreous china toilet with a molded wood white seat, supply pipe, and quarter turn brass ball-type shut-off valvel. Replace toilet flange, if deteriorated. Install new wax ring to seal toilet to flange Seal commode to floor with clear silicone caulk.	1.00	EA	\$250.00	\$250.00
Location Total:					\$2,644.40

Location: 14 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 504

Ceiling/Floor SF: 236

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	2.00	EA	\$400.00	\$800.00
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. CLOSET.	1.00	EA	\$75.00	\$75.00
3355	DOOR--2 PANEL Install 2-panel 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. MATCH OTHER DOORS IN HOUSE AS CLOSELY AS POSSIBLE. A USED DOOR WILL BE ACCEPTABLE.	1.00	EA	\$200.00	\$200.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	740.00	SF	\$0.80	\$592.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium	200.00	SF	\$6.50	\$1,300.00
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Location: 14 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 504

Ceiling/Floor SF: 236

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	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: \$2,967.00**Location: 15 - Left Rear Bedroom (No Closet)**

Approx. Wall SF: 352

Ceiling/Floor SF: 119

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	1.00	EA	\$400.00	\$400.00
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. BEDROOM DOOR.	1.00	EA	\$75.00	\$75.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	470.00	SF	\$0.80	\$376.00
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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.	119.00	SF	\$6.50	\$773.50
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Address: 4122 E 142 St. (Revised 6/17/24)

Unit: Unit 01

Location: 15 - Left Rear Bedroom (No Closet)

Approx. Wall SF: 352

Ceiling/Floor SF: 119

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

Location Total: \$1,624.50

Unit Total for 4122 E 142 St. (Revised 6/17/24) , Unit Unit 01: \$75,380.48

Address Grand Total for 4122 E 142 St. (Revised 6/17/24) : \$75,380.48

Bidder: _____