

SPECS BY LOCATION/TRADE with Costs

5/24/2022

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

Case Number: 644-23-027
 Project Manager: J R
 Phone: _____

Address: 325 E 232 Street **Unit: Unit 01**

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

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
6	POINT OF SALE INSPECTION The Cuyahoga County Land Reutilization Corp. (the Land Bank) will perform progress and final inspections to assure proper completion of all work included in the Land Bank specifications. In addition, the buyer must correct all defects noted in the point of sale inspection in municipalities where such inspections are performed.	1.00	GR	\$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	1.00	GR	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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.				
10	APPLICANT ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x _____ x _____ Applicant Date Applicant Date	1.00	DU	\$0.00	\$0.00
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
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
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	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
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Trade: 1 General Requirements

be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows. Sanitize kitchen and all bathrooms.

2070	ASBESTOS ABATEMENT	1.00	AL	\$0.00	\$0.00
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All asbestos found in heating systems, floor tile, or other locations shall be abated as follows:

1. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations. Removal must be performed by licensed asbestos abatement contractors.
2. Provide worker protection including whole body coveralls, respirators, & decontamination area.
3. Secure & isolate room, provide protective floor coverings. (Floor coverings not possible when removing floor tile.)
4. Pre-treat surface with wetting agent.
5. Carefully remove asbestos.
6. Dispose of asbestos in clearly identified disposal drums.
7. HEPA vacuum entire area.

These abatement requirements also apply to siding and/or roofing that contains asbestos if removal of the siding and/or roofing is specified.

Location Total: \$0.00

Location: 2 - Exterior

Approx. Wall SF: 1,708

Ceiling/Floor SF: 930

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

460	TRIM ALL OVERGROWTH	1.00	AL	\$350.00	\$350.00
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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.

550	REGRADE FOUNDATION	100.00	LF	\$5.00	\$500.00
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Provide and grade topsoil to create at least a 1 to 4 positive drainage away from house extending 4' from foundation or up to property line, whichever is less. Apply grass seed.
ALL AREAS WHERE SOIL ABUTS FOUNDATION.

Trade: 6 Concrete & Paving

946	SIDEWALK LEVELING	20.00	SF	\$4.00	\$80.00
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Level concrete or stone walk to eliminate unevenness of 3/4" or more. Lift existing slabs. Remove the top 4" of substrate, including all tree roots. Backfill with gravel and reset slabs.

Location: 2 - Exterior

Approx. Wall SF: 1,708

Ceiling/Floor SF: 930

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	Slabs damaged during this procedure must be replaced. Ramping is not permitted. SIDEWALK TO RIGHT OF DRIVEWAY				
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 shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain.	958.00	SF	\$8.00	\$7,664.00
1035	STEPS & LANDING--REPAIR Rebuild steps and landing. Tuckpoint all brickwork. Replace second tread and landing with sandstone to match existing as closely as possible. FRONT.	1.00	AL	\$1,000.00	\$1,000.00
Custom	STEPS--REPLACE Replace steps at side door with new concrete steps with equal riser height, not to exceed 8".	1.00	AL	\$160.00	\$160.00
Trade: 10	Carpentry				
2810	SINGLE PANE WINDOW GLASS--REPLACE Remove and dispose of broken glass. Install single pane of double strength glass. If sash is wood, install glazing points and compound ready for paint. BROKEN STORM WINDOW GLASS IN BASEMENT WINDOW.	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.	12.00	EA	\$400.00	\$4,800.00
3136	INSTALL PNEUMATIC DOOR CLOSER Install pneumatic door closer on storm/screen or security door. Adjust to close and latch the door without slamming. EXISTING MAY BE RETAINED IF RESECURED AND FUNCTIONAL.	1.00	EA	\$20.00	\$20.00
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior	1.00	EA	\$541.00	\$541.00

Location: 2 - Exterior

Approx. Wall SF: 1,708

Ceiling/Floor SF: 930

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	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. SIDE DOOR.				
Custom	SIDING TRIM--RESECURE Resecure siding corner pieces. LEFT REAR CORNER.	1.00	AL	\$20.00	\$20.00
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. * 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.	16.00	SQ	\$425.00	\$6,800.00
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.	1,630.00	SF	\$0.21	\$342.30
5654	PREP & PAINT ALUMINUM AWNINGS Power wash aluminum awnings. Spot prime and top coat with Rustoleum, or equivalent. Buyer or project manager's choice of color. ALL AWNINGS.	140.00	SF	\$1.20	\$168.00
5655	PREP & PAINT THRESHOLD Scrape all loose, cracked, peeling and blistered paint from threshold. Prime and paint with two coats of deck enamel. Buyer or project manager's choice of color. SIDE ENTRANCE.	1.00	SF	\$1.20	\$1.20

Address: 325 E 232 Street

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 1,708

Ceiling/Floor SF: 930

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

Custom	A/C CONDENSER PAD--LEVEL Lift and support A/C condenser. Remove existing pad. Level and compact ground. Install a gravel base and replace existing pad. Reset condenser on pad.	1.00	AL	\$80.00	\$80.00
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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. REAR.	1.00	EA	\$108.00	\$108.00
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Location Total: \$22,709.50

Location: 3 - Garage

Approx. Wall SF: 544

Ceiling/Floor SF: 240

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

Custom	NOTE: DEMOLITION OF GARAGE, WITH OR WITHOUT REPLACEMENT, IS ALSO ACCEPTABLE. IF DEMOLISHED, ALL WORK MUST BE PERFORMED TO CODE UNDER A CITY OF EUCLID PERMIT. IF REPLACED, ALL WORK MUST BE PERFORMED TO CODE UNDER A CITY OF EUCLID PERMIT. SEE THE FOLLOWING SPECIFICATIONS FOR REPAIRS.	1.00	GR	\$0.00	\$0.00
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Trade: 4 Site Work

465	REMOVE TREE AND GRIND STUMP Cut and remove tree. Grind stump to 18" below grade. Remove wood chips. Install top soil and reseed all disturbed areas. BEHIND GARAGE.	1.00	EA	\$750.00	\$750.00
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Trade: 6 Concrete & Paving

906	GARAGE SLAB--REPLACE Support garage. Remove existing garage slab. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick, with #10 welded wire mesh. Shall include replacement of damaged curb in compliance with code. Expansion material shall be installed where the slab meets curb. A 1" deep expansion joint shall be located in the middle of the garage from side to side. Two car garages shall have a second 1" deep joint	240.00	SF	\$9.00	\$2,160.00
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Address: 325 E 232 Street **Unit: Unit 01**

Location: 3 - Garage Approx. Wall SF: 544 Ceiling/Floor SF: 240

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 6 Concrete & Paving

installed in the middle running from front to back.

Trade: 10 Carpentry

3197	OVERHEAD DOOR--ONE CAR--INSTALL Remove existing garage door and dispose of in code legal dump. Install a raised panel style, hot-dipped galvanized steel front overhead door w/ U-shaped bottom seal, baked on 2 coat polyester finish paint and hot-dipped galvanized stiles. Door shall be sized to fit existing opening. All necessary hardware/framing to be included. PRODUCT STANDARD: Clopay Classic or equivalent.	1.00	EA	\$1,222.00	\$1,222.00
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Trade: 15 Roofing

4490	ROOF SHEATHING 1/2" Install 1/2" CDX plywood sheathing at right angles to rafters. Nail every 10" at center and every 6" on edge with 8d common nails. ENTIRE ROOF.	240.00	SF	\$1.79	\$429.60
4525	ROOF--90 LB. ROLL Install 90 lb. mineralized fiberglass roll roofing using a 4" minimum overlap, nailed 6" on center with asphalt roofing cement per manufacturer's specs. Replace all flashing with .019 aluminum. Includes removal of antenna and satellite dish, if present.	3.00	SQ	\$104.00	\$312.00
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.	12.00	LF	\$6.00	\$72.00
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.	10.00	LF	\$5.00	\$50.00
4665	SPLASH BLOCK Place concrete or plastic splash block at end of downspout.	1.00	EA	\$14.00	\$14.00

Location Total: \$5,009.60

Location: 4 - Mechanicals Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

6015	HVAC ADJUST & CERTIFY Clean, inspect, oil and adjust heating equipment and controls.	1.00	EA	\$225.00	\$225.00
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Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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 by a heating and plumbing contractor licensed by the city in which the dwelling unit is located.				
Trade: 7	Masonry				
1329	CHIMNEY--CLOSE HOLE Fill opening with bricks and mortar. IN BASEMENT.	1.00	EA	\$100.00	\$100.00
Trade: 21	HVAC				
Custom	FLUE--REWORK Rework water heater flue to provide positive pitch up to chimney.	1.00	EA	\$25.00	\$25.00
Trade: 22	Plumbing				
6603	PLUMBING--CERTIFY A plumber licensed by the city in which the dwelling unit is located shall inspect all drains, waste vents, water supply lines, valves and fixtures and shall provide written certification of sizing and installation to code, and that every component of the system is free from leaks or corrosion and functions as designed. Galvanized water supply lines are not permitted.	1.00	AL	\$0.00	\$0.00
6643	STOP VALVE--INSTALL Install 3/4" water stop valves before and after water meter.	2.00	EA	\$75.00	\$150.00
6709	SEWER LINES--SNAKE Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.	1.00	AL	\$350.00	\$350.00
6766	GAS LINE--REMOVE Remove gas line from right wall. Install cap or plug where it was connected.	1.00	AL	\$40.00	\$40.00
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. WATER HEATER.	1.00	EA	\$35.00	\$35.00
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE Rewire structure to the current National Electric Code (NEC).	1.00	AL	\$8,000.00	\$8,000.00

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

The contractor is responsible for correcting all code violations whether or not stated in the itemized list.

SHALL INCLUDE:

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

OUTLET (RECEPTACLE) REQUIREMENTS:

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

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

entrances.

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

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

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

e. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.

f. Bathroom(s) shall have have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.

g. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

a. Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.

b. One smoke/CO detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.

c. At least one smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.

d. The top of wall mounted detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted detectors shall be located at least 4" away from the nearest wall.

e. Detectors shall not be located in kitchens or bathrooms.

GARAGES: All garage wiring, fixtures and equipment shall be brought into compliance with current N.E.C. (Wiring will not be needed if garage is demolished.)

Location Total: \$8,925.00

Address: 325 E 232 Street

Unit: Unit 01

Location: 5 - Basement

Approx. Wall SF: 819

Ceiling/Floor SF: 798

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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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.

PANELING ADJACENT TO STAIRS SHALL BE RETAINED.

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	798.00	SF	\$0.63	\$502.74
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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.

5760	PREP & PAINT CONCRETE OR MASONRY WALL	819.00	SF	\$0.63	\$515.97
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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.

Trade: 22 Plumbing

7115	LAUNDRY TUB--SINGLE BOWL	1.00	EA	\$140.00	\$140.00
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Remove existing laundry tub. 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: \$1,658.71

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	1.00	RM	\$80.00	\$80.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5920	UNDERLAY AND VINYL TILE (VCT)	14.00	SF	\$5.40	\$75.60
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Address: 325 E 232 Street

Unit: Unit 01

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: 20 Floor Coverings

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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable

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

5931	UNDERLAY & VINYL TILE (VCT)--STAIRS	10.00	RI	\$16.00	\$160.00
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Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl tile (VCT) on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl sheet goods, 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. BASEMENT TO LANDING.

Location Total: \$315.60

Location: 7 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

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

716	DEMO--KITCHEN	1.00	AL	\$400.00	\$400.00
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Remove all cabinets, soffits, soffit framing, sink, built-in appliances, underlayment, floor covering and wall covering. Restore all electrical and plumbing disturbed during tearout to a code legal condition.

See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the kitchen.

Trade: 10 Carpentry

3715	CABINET--WOOD BASE	11.50	LF	\$150.00	\$1,725.00
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Replace base cabinets. Install base cabinet with doors of solid

Location: 7 - Kitchen

Approx. Wall SF: 304

Ceiling/Floor SF: 90

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	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.				
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.	10.00	LF	\$140.00	\$1,400.00
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	11.50	LF	\$38.00	\$437.00
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. EXISTING WALLS MAY BE RETAINED IF THEY ARE REPAIRED AFTER CABINET REMOVAL.	152.00	SF	\$3.50	\$532.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	380.00	SF	\$0.40	\$152.00
Trade: 20 Floor Coverings					
5920	UNDERLAY AND VINYL TILE (VCT) 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. Lay 12"x12"x1/8" vinyl composition tile per manufacturer's instructions. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner or project manager's choice of color. PRODUCT STANDARD: Armstrong, Azrock, or equivalent. Laminate flooring, waterproof vinyl plank flooring or ceramic tile is also acceptable If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	90.00	SF	\$5.20	\$468.00

Address: 325 E 232 Street **Unit: Unit 01**

Location: 7 - Kitchen Approx. Wall SF: 304 Ceiling/Floor SF: 90

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

Trade: 22 **Plumbing**

6766	GAS LINE--CAP OR PLUG Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.	1.00	AL	\$10.00	\$10.00
6835	SINK--DOUBLE BOWL COMPLETE (D.I.E.) 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: \$5,443.00

Location: 8 - Dining Room (Inc. Closet) Approx. Wall SF: 340 Ceiling/Floor SF: 106

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

5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	512.00	SF	\$0.40	\$204.80

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.	78.00	SF	\$4.89	\$381.42
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Location Total: \$686.22

Location: 9 - Living Room Approx. Wall SF: 472 Ceiling/Floor SF: 210

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

5460	STRIP PAPER, SPACKLE, PRIME	1.00	RM	\$100.00	\$100.00
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Address: 325 E 232 Street **Unit: Unit 01**

Location: 9 - Living Room Approx. Wall SF: 472 Ceiling/Floor SF: 210

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

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.

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	642.00	SF	\$0.40	\$256.80
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	210.00	SF	\$4.89	\$1,026.90
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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: \$1,383.70

Location: 10 - Foyer (Inc. Closet) Approx. Wall SF: 144 Ceiling/Floor SF: 16

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

825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	16.00	SF	\$0.50	\$8.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	169.00	SF	\$0.40	\$67.60
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Location Total: \$75.60

Location: 11 - Hall Approx. Wall SF: 184 Ceiling/Floor SF: 26

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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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	\$50.00	\$50.00
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5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	190.00	SF	\$0.40	\$76.00
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Address: 325 E 232 Street

Unit: Unit 01

Location: 11 - Hall

Approx. Wall SF: 184

Ceiling/Floor SF: 26

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

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	25.50	SF	\$4.89	\$124.70
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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: \$250.70

Location: 12 - Right Front Bedroom (Inc. Closet)

Approx. Wall SF: 392

Ceiling/Floor SF: 149

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

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

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	540.00	SF	\$0.40	\$216.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	127.00	SF	\$4.89	\$621.03
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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: \$874.03

Location: 13 - Bathroom (Inc. Closet)

Approx. Wall SF: 192

Ceiling/Floor SF: 36

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 18 Ceramic Tile					
5410	CERAMIC TILE--REPAIR Clean caked-on soap off tiles. Carefully remove loose tiles. Level surface below removed tiles and then reset tiles that were removed. Regrout entire surface and apply mildew resistant white silicone caulk to all seams, fixture lips and pipe penetrations. Seal tile and grout with tile sealer. TUB SURROUND.	1.00	SF	\$19.00	\$19.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS. REMOVE CONTACT PAPER FROM CLOSET SHELVES PRIOR TO PAINTING.	183.00	SF	\$0.40	\$73.20
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.	1.00	EA	\$475.00	\$475.00
6930	SHOWER DIVERter--SINGLE CONTROL Install a single lever, metal faucet/shower diverter and Delta 6122, or equivalent, water saving shower head with 15 year drip-free warranty. IT IS ALSO ACCEPTABLE TO REWORK EXISTING SHOWER DIVERter IF IT CAN BE RESTORED TO WORKING CONDITION. IF NOT, A SINGLE HANDLE SCALD RESISTANT DIVERter IS REQUIRED BY CODE, IN WHICH CASE THE EXISTING HOLES FOR TWO FAUCET HANDLES MUST BE COVERED WITH BLANKS OR FILLED WITH MATCHING TILE.	1.00	EA	\$280.00	\$280.00
6950	BATHTUB--REGLAZE Etch tub surface and apply a polyester or epoxy surface glaze. Provide 5 year warranty.	1.00	EA	\$475.00	\$475.00
7012	COMMODOE--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:					\$1,522.20

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

Approx. Wall SF: 368

Ceiling/Floor SF: 132

Address: 325 E 232 Street

Unit: Unit 01

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

Approx. Wall SF: 368

Ceiling/Floor SF: 132

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.	500.00	SF	\$0.40	\$200.00

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.	99.00	SF	\$4.89	\$484.11

Location Total: \$684.11

Location: 15 - Stairs & 2nd Fl. (Inc. stairs & closets)

Approx. Wall SF: 585

Ceiling/Floor SF: 290

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax. ALL FLOORS ON SECOND FLOOR.	1.00	AL	\$100.00	\$100.00

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.	3.00	EA	\$37.00	\$111.00

Trade: 19 Paint & Wallpaper					
5551	STAIRS--PREP & PAINT Remove carpet. Ssand, clean and paint stair treads, risers, stringers and rails with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements. Refinishing, installation of vinyl floor covering or carpeting is also acceptable. Peel & stick floor tiles are not acceptable.	13.00	RI	\$10.00	\$130.00
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	875.00	SF	\$0.40	\$350.00

Address: 325 E 232 Street

Unit: Unit 01

Location: 15 - Stairs & 2nd Fl. (Inc. stairs & closets)

Approx. Wall SF: 585

Ceiling/Floor SF: 290

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

Location Total: \$691.00

Unit Total for 325 E 232 Street, Unit Unit 01: \$50,228.97

Address Grand Total for 325 E 232 Street: \$50,228.97

Bidder: _____