

SPECS BY LOCATION/TRADE with Costs

6/30/2023

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

Case Number: 672-05-078
 Project Manager: J R
 Phone: _____

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
3	HAZARD COLLAPSING FRONT STEPS. LOW HANGING CONDUIT IN BASEMENT.	1.00	AL	\$0.00	\$0.00
4	STRUCTURAL CHANGES No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
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	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				
	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.				
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
17	HOW TO IDENTIFY LOCATION OF WORK All locations, both exterior and interior, appearing in these specifications are based on looking at the house from the front. Locations will be identified as front, side, rear, center, first floor, second floor, etc. If in doubt as to where a work item is to be performed, ask the project manager.	1.00	AL	\$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
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	\$0.00	\$0.00
37	ELECTRICAL PERMIT REQUIRED	1.00	EA	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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.				
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
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	\$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
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 Land Bank project manager..	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 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.	1.00	DU	\$0.00	\$0.00
2070	ASBESTOS ABATEMENT All asbestos found in heating systems, floor tile, or other	1.00	AL	\$0.00	\$0.00

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Unit: Unit 01

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

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.

Trade: 9 Environmental Rehab

9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	DU	\$0.00	\$0.00
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The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments. Some of these include: OSHA 29 CFR 1926 - Construction Industry Standards; 29 CFR 1926.62 - Construction Industry Lead Standard, 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - EPA Regulations; 24 CFR Part 35 - HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance; and HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.

Location Total: \$0.00

Location: 2 - Exterior

Approx. Wall SF: 2,800

Ceiling/Floor SF: 1,144

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

460	TRIM ALL OVERGROWTH	1.00	AL	\$2,000.00	\$2,000.00
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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 small trees and shrubs growing against or very near foundation, lattice and fences. Remove all ivy from structures. Remove all debris and rake clean.

FRONT AND ALL SIDES OF HOUSE AND GARAGE AND FENCE.

Trade: 5 Demolition & Disposal

Location: 2 - Exterior

Approx. Wall SF: 2,800

Ceiling/Floor SF: 1,144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
760	DEMOLISH AND REMOVE Demolish specified portion of structure and dispose of debris from property to code legal dump. DEMO ALUMINUM AWNINGS AND CARPETING ON FRONT PORCH DECK. REMOVE AND DISPOSE OF CHAIN LINK GATE IN DRIVEWAY.	1.00	SF	\$400.00	\$400.00
Trade: 6 Concrete & Paving					
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.	1,095.00	SF	\$7.00	\$7,665.00
Trade: 7 Masonry					
1230	MASONRY--REPOINT Cut out all loose mortar. Rinse out mortar joints with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar dyed to match existing as closely as possible. Reinstall flashing, tool concave joints and clean brick face. FOUNDATION.	1.00	AL	\$100.00	\$100.00
1350	MASONRY CHIMNEY--REBUILD Remove chimney to below roof line and to the nearest solid course. Rebuild chimney to a minimum of 36" above highest point of roof line. Include water table cap, metal chimney cap with screen and aluminum flashing. Top of flashing shall fit 1/2" into saw cut mortar joints and seal with roofing cement. Replace clay liner to at least minimum depth of rebuilt portion. Color of brick shall match existing as closely as possible. TOP FIVE FEET ABOVE ROOF. ALSO INCLUDES MINOR TUCK POINTING OF REMAINDER OF CHIMNEY.	5.00	LF	\$300.00	\$1,500.00
Trade: 10 Carpentry					
2675	SIDING--ALUMINUM OR VINYL REPAIR Secure aluminum or vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed. INCLUDES REPLACEMENT OF MISSING SIDING AT REAR OF HOUSE.	1.00	AL	\$250.00	\$250.00
2883	WINDOW--VINYL DBL GLZ Fixed double glazed vinyl window.	2.00	EA	\$200.00	\$400.00

Location: 2 - Exterior

Approx. Wall SF: 2,800

Ceiling/Floor SF: 1,144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	REPLACE FIXED WINDOWS IN PARLOR. WINDOWS NOT INTENDED TO BE OPENABLE.				
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. TO REPLACE ALL EXISTING DOUBLE HUNG WINDOWS AND THE FIXED WINDOW IN THE LIVING ROOM. DOES NOT INCLUDE THE BATHROOM WINDOW, WHICH IS BEING CLOSED-IN.	22.00	EA	\$400.00	\$8,800.00
3065	DOOR--REWORK EXTERIOR Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. FRONT ENTRY DOOR AND FRONT & SIDE SECURITY DOORS. SECURITY DOORS MUST BE EQUIPPED WITH DOOR CLOSERS.	3.00	EA	\$90.00	\$270.00
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 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 AND REAR DOORS.	2.00	EA	\$541.00	\$1,082.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. Storm door locksets shall be on the same side as locksets on the entry door. REAR.	1.00	EA	\$290.00	\$290.00
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. REPLACE PORCH LATTICE AT FRONT AND BACK PORCHES.	222.00	SF	\$2.25	\$499.50

Location: 2 - Exterior

Approx. Wall SF: 2,800

Ceiling/Floor SF: 1,144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
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. REPLACE THE FRONT STEPS AND THE RIGHT SIDE REAR STEPS. REINSTALL THE WROUGHT IRON HANDRAILS ON BOTH UNITS. THEY ARE IN GOOD CONDITION BUT MUST BE PRIMED AND PAINTED PRIOR TO REINSTALLATION. CHECK WITH EAST CLEVELAND BUILDING DEPT. TO SEE IF WOOD STEPS ARE ACCEPTABLE. IF NOT, BID ON REPLACEMENT OF MASONRY STEPS.	9.00	RI	\$100.00	\$900.00
3875	HOUSE NUMBER SET Install 3" high metal or PVC house numbers.	1.00	EA	\$20.00	\$20.00
3885	MAILBOX Install locking black enamel finish, magazine-size mailbox.	1.00	EA	\$40.00	\$40.00
Custom	GUARD RAIL CAPS Replace vinyl guard rail caps REPLACE MISSING VINYL GUARDRAIL BALUSTER CAPS	17.00	EA	\$3.00	\$51.00

Trade: 15 Roofing

4490	ROOF SHEATHING--REPLACE Replace all deteriorated sheathing with CDX (or equivalent) sheathing of equal thickness to adjacent sheathing. Shim, if necessary.	1,100.00	SF	\$1.79	\$1,969.00
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. * 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.	22.50	SQ	\$425.00	\$9,562.50

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 2 - Exterior

Approx. Wall SF: 2,800

Ceiling/Floor SF: 1,144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	* Includes removal of antenna and satellite dish, if present.				
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	147.00	LF	\$6.00	\$882.00
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.	125.00	LF	\$5.00	\$625.00
4755	FASCIA--REPLACE Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced.	147.00	LF	\$4.75	\$698.25
4760	SOFFIT Install 3/8" BCX plywood soffit. RIGHT SIDE.	20.00	LF	\$8.00	\$160.00

Trade: 19 **Paint & Wallpaper**

5654	PREP & PAINT VINYL OR ALUMINUM SIDING Power wash vinyl or aluminum 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. PAINT ALUMINUM SIDING, FRONT DECK, FRONT CEILING, FRONT HANDRAIL REAR PORCH CEILING.	3,300.00	SF	\$1.20	\$3,960.00
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Location Total: \$42,124.25

Location: 3 - Garage (Inspector had no access to in

Approx. Wall SF: 760

Ceiling/Floor SF: 360

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
Custom	NOTE: The specification writer did not have access to the interior of the garage. The buyer will be responsible for repair of all interior damage subject to city approval.	1.00	GR	\$0.00	\$0.00

Trade: 10 **Carpentry**

2640	SIDING---VINYL	2.00	SQ	\$600.00	\$1,200.00
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Location: 3 - Garage (Inspector had no access to in

Approx. Wall SF: 760

Ceiling/Floor SF: 360

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Hang Alside Conquest or equivalent vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek (or equivalent) vapor/ infiltration barrier. Include backer board. Buyer or project manager's choice of siding color, exposure and texture. Siding must have 50 yearminimum warranty. REAR WALL. UPON GAINING ACCESS TO THE GARAGE, IT MAY BE FOUND THAT SOME OF THE REAR WALL FRAMING NEEDS REPAIR OR REPLACEMENT. THIS WILL BE THE BUYER'S RESPONSIBILITY.				
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.	2.00	EA	\$1,222.00	\$2,444.00
Trade: 15	Roofing				
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.	4.00	SQ	\$104.00	\$416.00
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.	20.00	LF	\$6.00	\$120.00
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.	8.00	LF	\$5.00	\$40.00
Trade: 19	Paint & Wallpaper				
5654	PREP & PAINT VINYL OR ALUMINUM SIDING Power wash vinyl or aluminum 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.	760.00	SF	\$1.20	\$912.00

Location Total: \$5,132.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6037	FURNACE--GAS REPLACE Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 80% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut- off valve. Size furnace per heat loss analysis. All new installations shall include aluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills. (Used registers in good condition may be installed where necessary to match size of registers being replaced.) See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any portion of the system being removed. HVAC PERMIT IS REQUIRED.	1.00	EA	\$4,500.00	\$4,500.00
Trade: 22	Plumbing				
6636	WATER METER--REINSTALL EXISTING Reinstall existing water meter and install grounding to code. Install a 3-strand 18-guage wire from the meter location to the exterior of the house where the remote meter reader is expected to be installed. The use of lead solder is prohibited.	1.00	EA	\$60.00	\$60.00
6715	DRAIN LINE--PVC Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. Install pipe with hangers 3' on center without critical damage to structural members. WASTE LINE FROM KITCHEN SINK.	1.00	LF	\$14.00	\$14.00
7070	WATER HEATER--40 GALLON GAS Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. The use of lead solder is prohibited. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.	1.00	EA	\$800.00	\$800.00
7115	LAUNDRY TUB--SINGLE BOWL Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Secure tub to wall or floor. Connect waste line to tub and provide air gap and floor sink to code.	1.00	EA	\$150.00	\$150.00
7190	WATER SUPPLY--1 BATH HOUSE Remove all water supply 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 the kitchen, one 3-piece bath and the laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off	1.00	DU	\$2,700.00	\$2,700.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	valves in the basement or utility room before and after the water meter, controlling each water supply zone and at each fixture. Valves to kitchen and bathroom fixtures shall be chromed. Air gaps shall be installed as required by code. Supply lines shall be located in interior walls, not exterior. Installation shall include brass freeze proof hose bibbs at former hose bibb locations or the front and rear of the house.				
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list. SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms. b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description. c. Arc-fault breakers are required in all panels. d. 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. e. 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. f. All wiring in basement under 7 ft shall be in conduit. g. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent. h. All electrical components that are permanently disconnected shall be removed and disposed of. i. All furnaces and major appliances shall be on separate grounded circuits. j. 220 volt circuits shall be present to serve dryer and kitchen stove. k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher. l. 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. m. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable. n. 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. o. All plaster repair due to electrical installation shall be general contractors responsibility. OUTLET (RECEPTACLE) REQUIREMENTS: a. Sufficient tamper resistant duplex outlets shall be installed in	1.00	AL	\$8,000.00	\$8,000.00

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

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, within 6 ft of laundry tubs and next to breaker
 panel. 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:

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

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

- Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.
- One smoke/CO detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.
- At least one smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.
- The top of wall mounted detectors shall be located between

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: \$16,224.00

Location: 5 - Basement

Approx. Wall SF: 714

Ceiling/Floor SF: 649

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
709	DEMO--BASEMENT	1.00	RM	\$500.00	\$500.00
	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.				
	INCLUDES REMOVAL OF HAIRDRESSER'S SINK AT REAR OF BASEMENT.				

Trade: 7 Masonry

1186	GLASS BLOCK WINDOW VENT--REPLACE	2.00	EA	\$75.00	\$150.00
	Replace vent in glass block window with openable vent with screen equal in size to vent being replaced. RIGHT AND LEFT SIDE.				
1230	MASONRY--REPOINT	1.00	AL	\$250.00	\$250.00
	Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar dyed to match existing as closely as possible. Reinstall flashing, tool concave joints and clean brick face. (Flashing or mortar color matching not required in basements.) FOUNDATION.				

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	649.00	SF	\$0.63	\$408.87
	Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint				

Address: 1223 Rozelle Avenue		Unit: Unit 01			
Location: 5 - Basement		Approx. Wall SF: 714		Ceiling/Floor SF: 649	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5760	<p>per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.</p> <p>PREP & PAINT CONCRETE OR MASONRY WALL</p> <p>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.</p>	714.00	SF	\$0.63	\$449.82
Trade: 700	Moisture Protection (CSI)				
7001	<p>INTERIOR WATERPROOFING</p> <p>Install an interior waterproofing system to include interior drain tile and sump pump. Sump pump to discharge into storm sewer line.</p>	108.00	LF	\$55.00	\$5,940.00
Location Total:					\$7,698.69
Location: 6 - Stairs to First Floor		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	<p>HANDRAIL-- INTERIOR--INSTALL</p> <p>Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.</p> <p>(2) 4 Ft. HANDRAILS. TOP AND BOTTOM STAIR SECTIONS.</p>	8.00	LF	\$5.50	\$44.00
3355	<p>DOOR--6 PANEL INT, HOLLOW</p> <p>Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)</p>	1.00	EA	\$200.00	\$200.00
Trade: 17	Drywall & Plaster				
5360	<p>SKIM COAT PLASTER</p> <p>Scrape to remove all loose plaster. Cut out cracks 1/4" deep in a vee joint. Wet wall and steel trowel a lime putty finish coat to level and smooth surface. Texture surfaces to match existing. INCLUDES REMOVAL OF LOOSE WALL COVERING.</p>	110.00	SF	\$1.45	\$159.50
Trade: 19	Paint & Wallpaper				
5580	<p>PAINT STAIRWELL</p> <p>SEE PAGE 1 FOR PAINTING REQUIREMENTS.</p>	1.00	RM	\$80.00	\$80.00

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 6 - Stairs to First Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Trade: 20	Floor Coverings				
5920	UNDERLAY AND VINYL TILE (VCT) 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.	17.50	SF	\$5.40	\$94.50
5931	UNDERLAY & VINYL TILE--STAIRS Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl sheet goods on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl composition tile, laminate, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	12.00	RI	\$14.00	\$168.00

Location Total: \$746.00

Location: 7 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 121

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

716	DEMO--KITCHEN Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition. See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the kitchen.	1.00	AL	\$400.00	\$400.00
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Location: 7 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 121

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Trade: 10	Carpentry				
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.	12.00	LF	\$150.00	\$1,800.00
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 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.	12.50	LF	\$140.00	\$1,750.00
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.	12.00	LF	\$38.00	\$456.00
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. Texture surfaces to match existing. WALLS AND CEILING.	495.00	SF	\$3.50	\$1,732.50
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	495.00	SF	\$0.40	\$198.00
Trade: 20	Floor Coverings				
5920	UNDERLAY AND VINYL TILE 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	121.00	SF	\$5.40	\$653.40

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 7 - Kitchen

Approx. Wall SF: 374

Ceiling/Floor SF: 121

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	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.				
Trade: 22	Plumbing				
6766	GAS LINE--CAP OR PLUG Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.	1.00	AL	\$10.00	\$10.00
6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
Location Total:					\$7,318.90

Location: 8 - Dining Room

Approx. Wall SF: 524

Ceiling/Floor SF: 221

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Tape, 3-coat finish and sand ready for paint. Texture surfaces to match existing. CEILING.	221.00	SF	\$1.25	\$276.25
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	700.00	SF	\$0.40	\$280.00
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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	221.00	SF	\$4.89	\$1,080.69

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 8 - Dining Room

Approx. Wall SF: 524

Ceiling/Floor SF: 221

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

Location Total: \$1,636.94

Location: 9 - Living Room

Approx. Wall SF: 531

Ceiling/Floor SF: 240

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

5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. Texture surfaces to match existing. CEILING.	240.00	SF	\$3.50	\$840.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	700.00	SF	\$0.40	\$280.00
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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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	240.00	SF	\$4.89	\$1,173.60
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Location Total: \$2,293.60

Location: 10 - Parlor/Foyer

Approx. Wall SF: 400

Ceiling/Floor SF: 138

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

6414	FIREPLACE--CLOSE-IN FLUE Close-in small flue opening with cement. Close-in larger flue openings with brick and mortar.	1.00	AL	\$75.00	\$75.00
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Trade: 17 Drywall & Plaster

5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat,	5.00	SF	\$6.82	\$34.10
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Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 10 - Parlor/Foyer

Approx. Wall SF: 400

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
	allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Use of drywall as a base for the patch is acceptable. NEAR BOTTOM OF STAIRS.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	500.00	SF	\$0.40	\$200.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	138.00	SF	\$4.89	\$674.82
	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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. INCLUDES AREA AT BOTTOM OF STAIRS.				

Location Total: \$983.92

Location: 11 - Stairs to Second Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	HANDRAIL-- INTERIOR--INSTALL	6.00	LF	\$5.50	\$33.00
	Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. UPPER FLIGHT.				
Custom	NEWEL CAP--REPLACE TRIM	1.00	AL	\$30.00	\$30.00
	Replace trim on newel cap.				

Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2"	210.00	SF	\$3.50	\$735.00
	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. Texture surfaces to match existing. REMOVE PLYWOOD PANELING AND INSTALL DRYWALL.				
5355	PATCH PLASTER	12.00	SF	\$6.82	\$81.84
	Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib				

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 11 - Stairs to Second Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
	metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Use of drywall as a base for the patch is acceptable. PATCH DAMAGED AREA AT BOTTOM OF STAIRS				
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS. PAINT STAIRWELL AND HANDRAILS AND BALUSTERS. REPAIR POST.	1.00	RM	\$80.00	\$80.00
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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. LANDING.	10.00	SF	\$4.89	\$48.90
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. REPAIR OF EXISTING PANELING IS ALSO ACCEPTABLE.	16.00	RI	\$19.89	\$318.24
Location Total:					\$1,326.98

Location: 12 - Hall / Second Floor

Approx. Wall SF: 260

Ceiling/Floor SF: 61

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3706	CABINETS--BUILT-IN--REPAIR Repair built-in china cabinets and linen cabinets to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass.	1.00	AL	\$75.00	\$75.00

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 12 - Hall / Second Floor

Approx. Wall SF: 260

Ceiling/Floor SF: 61

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS. CEILING. paneled walls may be painted if desired. REPLACEMENT OF PANELING WITH 1/2" DRYWALL IS ALSO ACCEPTABLE.	61.00	SF	\$0.40	\$24.40
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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	61.00	SF	\$4.89	\$298.29
Location Total:					\$397.69

Location: 13 - Bathroom

Approx. Wall SF: 231

Ceiling/Floor SF: 49

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
717	DEMO--BATHROOM Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition. See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the bathroom.	1.00	AL	\$500.00	\$500.00
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00
3835	ACCESSORY SET--3 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00

Location: 13 - Bathroom

Approx. Wall SF: 231

Ceiling/Floor SF: 49

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
9487	WINDOW--REMOVE & FILL IN OPENING Remove all interior and exterior window components. Stud opening with 2"x4", insulate to R-13 and install interior and exterior finishes matching adjacent surfaces as closely as possible. Prime and top coat new material with premium acrylic latex paint.	1.00	AL	\$345.00	\$345.00
Trade: 17 Drywall & Plaster					
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Wet sand ready for paint. Texture surfaces to match existing.	273.00	SF	\$3.85	\$1,051.05
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	235.00	SF	\$0.40	\$94.00
Trade: 20 Floor Coverings					
5920	UNDERLAY AND VINYL TILE (VCT) 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.	39.00	SF	\$5.40	\$210.60
Trade: 22 Plumbing					
6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. The use of lead solder is prohibited. 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
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	1.00	EA	\$1,000.00	\$1,000.00

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 13 - Bathroom

Approx. Wall SF: 231

Ceiling/Floor SF: 49

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	rod and water saving shower head. The use of lead solder is prohibited. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with mildew retardant, 100% silicone caulk. A separate tub and surround are also acceptable.				
7012	COMMODE--REPLACE--1.28 GPF--2008 GCI	1.00	EA	\$200.00	\$200.00
	Install a 1.28 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. Seal commode to floor with clear silicone caulk.				
Location Total:					\$4,120.65

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

Approx. Wall SF: 425

Ceiling/Floor SF: 166

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR	2.00	EA	\$37.00	\$74.00
	Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.				
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2"	165.00	SF	\$3.50	\$577.50
	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. Texture surfaces to match existing. CEILING.				
5355	PATCH PLASTER	10.00	SF	\$6.82	\$68.20
	Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Use of drywall as a base for the patch is acceptable. WALLS.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM	590.00	SF	\$0.40	\$236.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS. REMOVE WALL COVERING FROM CLOSET.				

Address: 1223 Rozelle Avenue

Unit: Unit 01

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

Approx. Wall SF: 425

Ceiling/Floor SF: 166

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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	137.00	SF	\$4.89	\$669.93

Location Total: \$1,625.63

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

Approx. Wall SF: 433

Ceiling/Floor SF: 172

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2420	BASE CAP--INSTALL Install base cap at top of 3-piece baseboard assembly to match original as closely as possible.	8.00	LF	\$4.00	\$32.00
3191	ACCESS PANEL--INSTALL Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing. ACCESS DOOR TO BATHROOM PLUMBING.	1.00	EA	\$25.00	\$25.00
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	\$37.00	\$37.00
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or better, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket.	5.00	LF	\$6.00	\$30.00

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. CEILING.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	171.00	SF	\$0.40	\$68.40

Address: 1223 Rozelle Avenue

Unit: Unit 01

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

Approx. Wall SF: 433

Ceiling/Floor SF: 172

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

CEILING. PAINTING OF PANELED WALLS IS ALSO ACCEPTABLE, OR PANELING MAY BE REPLACED WITH DRYWALL.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	144.00	SF	\$4.89	\$704.16
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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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$996.56

Location: 16 - Left Rear Bedroom (Inc. Closet)

Approx. Wall SF: 408

Ceiling/Floor SF: 151

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

3260	REWORK INTERIOR DOOR	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.
BEDROOM DOOR.

Trade: 17 Drywall & Plaster

5270	DRYWALL--1/2"	151.00	SF	\$3.50	\$528.50
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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. Texture surfaces to match existing.
CEILING.

5355	PATCH PLASTER	20.00	SF	\$6.82	\$136.40
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Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Use of drywall as a base for the patch is acceptable.
WALLS.

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 16 - Left Rear Bedroom (Inc. Closet)

Approx. Wall SF: 408

Ceiling/Floor SF: 151

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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. CLOSET.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS. REMOVE WALL COVERING IN CLOSET.	560.00	SF	\$0.40	\$224.00

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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	127.00	SF	\$4.89	\$621.03
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Location Total: \$1,646.93

Location: 17 - Right Rear Bedroom (Inc. Closet)

Approx. Wall SF: 400

Ceiling/Floor SF: 146

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. BEDROOM DOOR.	1.00	EA	\$37.00	\$37.00

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. Texture surfaces to match existing. DRYWALL WALLS AND CEILING AND CLOSET	545.00	SF	\$3.50	\$1,907.50
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Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 17 - Right Rear Bedroom (Inc. Closet)

Approx. Wall SF: 400

Ceiling/Floor SF: 146

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	545.00	SF	\$0.40	\$218.00

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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	121.00	SF	\$4.89	\$591.69
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Location Total: \$2,754.19

Location: 18 - Stairs / to Third Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. TWO HANDRAILS 7' EA.	14.00	LF	\$5.50	\$77.00
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00

Trade: 19 Paint & Wallpaper

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

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 are an	30.00	SF	\$4.89	\$146.70
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Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 18 - Stairs / to Third Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. LANDING.				
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.	15.00	RI	\$19.89	\$298.35
Location Total:					\$802.05

Location: 19 - Hall / Third Floor

Approx. Wall SF: 191

Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Use of drywall as a base for the patch is acceptable. CEILING ABOVE STAIRS.	5.00	SF	\$6.82	\$34.10
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	200.00	SF	\$0.40	\$80.00

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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	40.00	SF	\$4.89	\$195.60
Location Total:					\$309.70

Location: 20 - 3rd Floor Front Room (Inc. Closet)

Approx. Wall SF: 488

Ceiling/Floor SF: 264

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 20 - 3rd Floor Front Room (Inc. Closet)

Approx. Wall SF: 488

Ceiling/Floor SF: 264

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. ROOM ENTRY DOOR.	1.00	EA	\$37.00	\$37.00

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. INCLUDES CLOSET.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	740.00	SF	\$0.40	\$296.00

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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	206.00	SF	\$4.89	\$1,007.34
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Location Total: \$1,440.34

Location: 21 - 3rd Floor Rear Room (Inc. Closet)

Approx. Wall SF: 469

Ceiling/Floor SF: 243

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00

Address: 1223 Rozelle Avenue

Unit: Unit 01

Location: 21 - 3rd Floor Rear Room (Inc. Closet)

Approx. Wall SF: 469

Ceiling/Floor SF: 243

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Use of drywall as a base for the patch is acceptable.	8.00	SF	\$6.82	\$54.56
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	700.00	SF	\$0.40	\$280.00
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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	181.00	SF	\$4.89	\$885.09

Location Total: \$1,419.65

Unit Total for 1223 Rozelle Avenue, Unit Unit 01: \$100,998.67

Address Grand Total for 1223 Rozelle Avenue: \$100,998.67

Bidder: _____