

# SPECS BY LOCATION/TRADE with Costs

3/2/2022

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

Case Number: 673-06-007  
Project Manager: \_\_\_\_\_  
Phone: RS \_\_\_\_\_

Address: 1730 Strathmore 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				
4	<b>STRUCTURAL CHANGES</b> No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
6	<b>POINT OF SALE INSPECTION</b> 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	<b>PAINTING REQUIREMENTS--INTERIOR</b> THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes heat registers and radiators. PAINTS: Use Sherwin-Williams or equivalent best grade paints and primers meeting the Green Seal G-11 Environmental Standard. <a href="http://www.greenseal.org/certification/standards/paints.cfm">http://www.greenseal.org/certification/standards/paints.cfm</a> . All	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				
	paint colors shall be selected by the owner or project manager.				
10	<b>APPLICANT ACCEPTS SCOPE OF WORK</b> 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	<b>CONSTRUCTION DEFINITIONS</b> "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	<b>VERIFY QUANTITIES/MEASUREMENTS</b> All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
36	<b>BUILDING PERMIT REQUIRED</b> Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
37	<b>ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all electrical schematic drawings that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
38	<b>PLUMBING PERMIT REQUIRED</b>	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
<b>Trade: 1</b>	<b>General Requirements</b>				
	Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the 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.				
<b>39</b>	<b>HVAC PERMIT REQUIRED</b> Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
<b>42</b>	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b> Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00

**Location Total: \$0.00****Location: 2 - Exterior**

Approx. Wall SF: 2,600

Ceiling/Floor SF: 660

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
<b>Custom</b>	<b>DEMOLISH REMNANTS OF GARAGE AND STOCKADE FENCE</b> Safely dismantle remnants of wood garage. Pull posts and dismantle remnants of wood stockade fence. Load all debris in a secure transport and dispose at appropriately licensed landfill.	1.00	AL	\$1,250.00	\$1,250.00
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
<b>960</b>	<b>DRIVEWAY--ASPHALT</b> Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat and 1" top coat to create a driveway duplicating the width of existing driveway. Pitch water from building with a 1/8" per foot slope. Existing driveway drains shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain.	1,300.00	SF	\$3.25	\$4,225.00

Location: 2 - Exterior

Approx. Wall SF: 2,600

Ceiling/Floor SF: 660

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7 Masonry</b>					
1125	<b>FOUNDATION VENT--SMALL</b> Install an operable galvanized steel foundation vent protected by heavy gauge steel screening with at least 45 square inches of free open space. South wall	1.00	EA	\$35.00	\$35.00
Custom	<b>REPAIR MASONRY PIER</b> Repair loose bricks and mortar in porch pier. Rear Porch	1.00	AL	\$35.00	\$35.00
<b>Trade: 10 Carpentry</b>					
3515	<b>RAILING REPAIR-WOOD</b> Repair porch and stair rails to include resecuring all loose parts and replacing missing or defective railing, balusters, support posts and trim with same size stock. Repair/Replace 6 balusters - Front Porch	1.00	AL	\$75.00	\$75.00
3550	<b>PORCH LATTICE--REPLACE</b> Frame opening with 1"x 4" pine lumber with crossed members. Spacing of crossed members shall equal the width of strips not to exceed 1-1/2". All lumber shall be exterior grade and all fasteners shall be galvanized. Heavy duty 1/4" galvanized screening shall be installed on the back side of each lattice panel. Panels shall be evenly spaced, flush with outside face of masonry piers and securely fastened to the porch. Panel at driveway side shall be openable, with exterior grade hinges at top, handle and latch. Front	24.00	SF	\$2.25	\$54.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
2565	<b>POWER WASH SIDING</b> Remove stains and dirt from siding using high pressure water and detergent mix. Adjust pressure to eliminate damage to siding. Vinyl siding	2,600.00	SF	\$0.21	\$546.00
5675	<b>PREP &amp; PAINT EXTERIOR TRIM--SF</b> Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss by sanding. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with acrylic latex semi-gloss.	250.00	SF	\$1.10	\$275.00
5785	<b>PREP &amp; PAINT EXTERIOR MASONRY</b> Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.	325.00	SF	\$0.72	\$234.00

Location Total: \$6,729.00

**Location: 3 - Basement**

Approx. Wall SF: 672

Ceiling/Floor SF: 572

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7</b>	<b>Masonry</b>				
<b>1106</b>	<b>PARGETTING AND BOND WALL</b> Prepare surface by: cleaning with brush, removing all loose and deteriorated mortar; resetting loose foundation components and filling voids with masonry cement. Trowel a continuous 3/8" coat of fiberglass reinforced surface bonding mortar per manufacturer's specifications.	650.00	SF	\$1.10	\$715.00

**Trade: 10 Carpentry**

<b>2520</b>	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	8.00	LF	\$5.50	\$44.00
<b>Custom</b>	<b>REPLACE SHIMS</b> Provide temporary support to keep structures stable. Remove miscellaneous pieces of shim. Install one-piece or laminated solid wood shim appropriately sized. Two places - under bay cantilever and over steel jackpost at floor joist.	1.00	AL	\$200.00	\$200.00

**Trade: 19 Paint & Wallpaper**

<b>5755</b>	<b>PREP &amp; PAINT CONCRETE FLOOR</b> 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.	572.00	SF	\$0.63	\$360.36
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**Trade: 22 Plumbing**

<b>7005</b>	<b>COMMODE--REFURBISH</b> Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.	1.00	EA	\$40.00	\$40.00
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**Location Total: \$1,359.36****Location: 4 - Mechanicals**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21</b>	<b>HVAC</b>				
<b>6037</b>	<b>FURNACE--GAS REPLACE</b> Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 85% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All new installations shall include aluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills.	1.00	EA	\$3,000.00	\$3,000.00

See asbestos abatement requirements under general

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 21</b>	<b>HVAC</b>				
	requirements at the beginning of these specifications if asbestos is present in any portion of the system being removed.				
	HVAC PERMIT IS REQUIRED.				
	Add heat ducts to 3rd floor				
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6763</b>	<b>GAS LINE--PRESSURE TEST</b>	1.00	EA	\$100.00	\$100.00
	Cap all gas lines prior to filling the distribution system with 120 lbs. of compressed air. Maintain pressure for 24 hours. Locate and seal any leaks in the system.				
	Test after removing all abandoned gas lines to upper floors.				
<b>6775</b>	<b>GAS SHUT-OFF VALVE</b>	1.00	EA	\$32.00	\$32.00
	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.				
	Kitchen line.				
<b>7070</b>	<b>WATER HEATER--40 GALLON GAS</b>	1.00	EA	\$664.00	\$664.00
	Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.				
<b>7190</b>	<b>WATER SUPPLY--1 BATH HOUSE</b>	1.00	DU	\$2,700.00	\$2,700.00
	Remove all water supply from meter on, to code legal dump. Install type M copper supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service one 3-piece bath, kitchen & laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room controlling each water supply zone and at each fixture, chromed fixture supply lines & air gaps. Supply lines shall be located in interior walls, not exterior.				
<b>Custom</b>	<b>REMOVE ABANDONED GAS LINES</b>	1.00	AL	\$275.00	\$275.00
	Remove abandoned gas lines to upper floors. In attic, remove gas line in rear room. Properly cap all junctures and ends and pressure test after.				
<b>Trade: 1600</b>	<b>Electrical (CSI)</b>				
<b>7404</b>	<b>WHOLE HOUSE REWIRE</b>	1.00	AL	\$9,200.00	\$9,200.00
	Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list.				
	SHALL INCLUDE:				
	a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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

j. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.kj.

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.

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

m. 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.

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

#### OUTLET (RECEPTICLE) REQUIREMENTS:

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

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

#### LIGHTING REQUIREMENTS:

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

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

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

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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

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

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

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

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

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

TWO FAMILY STRUCTURES: Two family structures shall be wired with separate circuitry for each suite. Basements, common hallways, common stairways, common attics, common entrances and shared garages shall be wired with duplicate lighting and switches connected to the circuitry for each suite subject to code. Breaker panels for each suite shall be located in common areas accessible to both suites or in each individual suite, subject to code.

All existing light fixtures appear to be damaged or missing. Include Replace all fixtures.

Location Total: \$15,971.00

Location: 5 - Stairs to 1st

Approx. Wall SF: 304

Ceiling/Floor SF: 48

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



**Location: 5 - Stairs to 1st**

Approx. Wall SF: 304

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2510</b>	<b>TREAD REPLACEMENT--INTERIOR</b> Chisel out damaged tread. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails.	12.00	EA	\$34.00	\$408.00
<b>3135</b>	<b>DOOR HARDWARE--CUSTOM</b> Exterior Door Side door.	1.00	EA	\$85.00	\$85.00

**Trade: 19 Paint & Wallpaper**

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

<b>5930</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.  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	12.00	SF	\$4.29	\$51.48
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**Location Total: \$624.48****Location: 6 - Kitchen**

Approx. Wall SF: 300

Ceiling/Floor SF: 88

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> 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. One large & one small	2.00	AL	\$350.00	\$700.00

**Location: 6 - Kitchen**

Approx. Wall SF: 300

Ceiling/Floor SF: 88

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>PAINT CABINETS AND ADD HARDWARE</b> Clean and paint existing base and wall cabinets. Replace door handles and closers as needed.	1.00	AL	\$50.00	\$50.00
<b>Custom</b>	<b>DOOR HARDWARE - CUSTOM</b> Exterior Door Door to Enclosed Porch	1.00	EA	\$85.00	\$85.00

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	388.00	SF	\$0.40	\$155.20
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**Trade: 20 Floor Coverings**

<b>5930</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	88.00	SF	\$4.29	\$377.52
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**Location Total: \$1,367.72****Location: 7 - Enclosed Porch**

Approx. Wall SF: 208

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>REFURBISH SMALL HOPPER WINDOWS</b> Remove sashes from frames and refurbish on bench. Remove all old glazing compound and glass tacks. Clean mullions for new glazing. Re-install old glass or replace with new panes as needed, with new tacks and neat bead of glazing compound. Repaint sashes and re-install in frames.	2.00	EA	\$35.00	\$70.00
<b>Custom</b>	<b>DOOR HARDWARE - CUSTOM</b> EXTERIOR DOOR TO EXTERIOR	1.00	EA	\$85.00	\$85.00

**Location: 7 - Enclosed Porch**

Approx. Wall SF: 208

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5270</b>	<b>DRYWALL--1/2"</b> Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint.	240.00	SF	\$3.50	\$840.00

**Trade: 20 Floor Coverings**

<b>5930</b>	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.	42.00	SF	\$4.29	\$180.18
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**Location Total: \$1,175.18****Location: 8 - Dining Room**

Approx. Wall SF: 424

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> 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.	3.00	EA	\$400.00	\$1,200.00
<b>Custom</b>	<b>SEAL GAP</b> Seal gap between wall and floor at cold air return.	1.00	AL	\$25.00	\$25.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS. Ceiling only	172.00	SF	\$0.40	\$68.80

**Location: 8 - Dining Room**

Approx. Wall SF: 424

Ceiling/Floor SF: 173

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<b>5970</b>	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	172.00	SF	\$4.89	\$841.08

**Location Total: \$2,134.88****Location: 9 - Living Room**

Approx. Wall SF: 408

Ceiling/Floor SF: 162

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> 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.	3.00	EA	\$400.00	\$1,200.00
<b>4005</b>	<b>CROWN MOLDING</b> Install 2-1/4" finger jointed crown molding around the ceiling. Paint or stain. Color choice by owner. Repair or replace 2 pcs crown molding (7 lf total) between window bank and arch to foyer.	7.00	LF	\$4.25	\$29.75

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS. Ceiling only	162.00	SF	\$0.40	\$64.80
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**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	162.00	SF	\$4.89	\$792.18
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**Location: 9 - Living Room**

Approx. Wall SF: 408

Ceiling/Floor SF: 162

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

**Location Total: \$2,086.73****Location: 10 - Foyer**

Approx. Wall SF: 300

Ceiling/Floor SF: 87

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

2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	1.00	EA	\$400.00	\$400.00
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.				

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	375.00	SF	\$0.40	\$150.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS. To include closet				

**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b>	88.00	SF	\$4.89	\$430.32
	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: \$980.32****Location: 11 - Stairs to 2nd**

Approx. Wall SF: 348

Ceiling/Floor SF: 68

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

2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	2.00	EA	\$400.00	\$800.00
	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.				

**Location: 11 - Stairs to 2nd**

Approx. Wall SF: 348

Ceiling/Floor SF: 68

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	Mullions shall be located between the two panes of glass or shall be snap-in type.				
<b>Custom</b>	<b>RENAIL STAIR TREADS</b> Renail all loose stair treads to eliminate movement.	1.00	AL	\$75.00	\$75.00

**Trade: 19 Paint & Wallpaper**

<b>5580</b>	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
<b>Custom</b>	<b>PAINT TREADS &amp; RISERS</b> Paint stair treads & risers using a dark wood tone color.	1.00	AL	\$80.00	\$80.00

**Location Total: \$1,035.00****Location: 12 - Bedroom LFront**

Approx. Wall SF: 328

Ceiling/Floor SF: 105

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	1.00	EA	\$400.00	\$400.00
<b>3260</b>	<b>REWORK INTERIOR DOOR (D.I.E.)</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	2.00	EA	\$37.00	\$74.00

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	430.00	SF	\$0.40	\$172.00
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**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern.	105.00	SF	\$4.89	\$513.45
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**Location: 12 - Bedroom LFront**

Approx. Wall SF: 328

Ceiling/Floor SF: 105

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

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: \$1,159.45****Location: 13 - Bedroom RFront**

Approx. Wall SF: 388

Ceiling/Floor SF: 144

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

2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	3.00	EA	\$400.00	\$1,200.00
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Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.

3260	<b>REWORK INTERIOR DOOR (D.I.E.)</b>	2.00	EA	\$37.00	\$74.00
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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.

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	525.00	SF	\$0.40	\$210.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

**Trade: 20 Floor Coverings**

5970	<b>CARPET AND PAD</b>	143.00	SF	\$4.89	\$699.27
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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: \$2,183.27****Location: 14 - Bedroom RRear**

Approx. Wall SF: 348

Ceiling/Floor SF: 117

Location: 14 - Bedroom RRear

Approx. Wall SF: 348

Ceiling/Floor SF: 117

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	2.00	EA	\$400.00	\$800.00
3260	<b>REWORK INTERIOR DOOR (D.I.E.)</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	2.00	EA	\$37.00	\$74.00

Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	465.00	SF	\$0.40	\$186.00
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Trade: 20 Floor Coverings

5970	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	117.00	SF	\$4.89	\$572.13
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Location Total: \$1,632.13

Location: 15 - Bathroom

Approx. Wall SF: 228

Ceiling/Floor SF: 50

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



**Location: 15 - Bathroom**

Approx. Wall SF: 228

Ceiling/Floor SF: 50

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	200.00	SF	\$0.40	\$80.00

**Trade: 22 Plumbing**

<b>6951</b>	<b>BATHTUB--RECAULK</b> Remove deteriorated or discolored caulk where bathtub meets tub surround and floor. Include where tub surround meets walls. Replace with new white silicone caulk.	1.00	AL	\$40.00	\$40.00
<b>7005</b>	<b>COMMODE--REFURBISH</b> Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action.	1.00	EA	\$40.00	\$40.00

**Trade: 23 Electric**

<b>Custom</b>	<b>EXHAUST FAN ASSEMBLY</b> Install exhaust fan adequate for windowless bathroom. To be included in Whole House Rewire	1.00	AL	\$1.00	\$1.00
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**Location Total: \$198.00****Location: 16 - Hall**

Approx. Wall SF: 284

Ceiling/Floor SF: 53

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5210</b>	<b>DRYWALL--PATCH</b> Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	3.00	SF	\$5.00	\$15.00

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS. To include closet	330.00	SF	\$0.40	\$132.00
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**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	52.00	SF	\$4.89	\$254.28
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Location: 16 - Hall

Approx. Wall SF: 284

Ceiling/Floor SF: 53

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

Location Total: \$401.28

Location: 17 - Stairs to Attic

Approx. Wall SF: 210

Ceiling/Floor SF: 36

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

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

3260	REWORK INTERIOR DOOR (D.I.E.)	2.00	EA	\$37.00	\$74.00
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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.

Two small cubby/closet doors

Trade: 17 Drywall &amp; Plaster

5270	DRYWALL--1/2"	60.00	SF	\$3.50	\$210.00
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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.

Trade: 19 Paint &amp; Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	250.00	SF	\$0.40	\$100.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$784.00

Location: 18 - Attic Hall

Approx. Wall SF: 144

Ceiling/Floor SF: 25

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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

**Location: 18 - Attic Hall**

Approx. Wall SF: 144

Ceiling/Floor SF: 25

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	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**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	165.00	SF	\$0.40	\$66.00
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**Location Total: \$103.00****Location: 19 - Attic Front**

Approx. Wall SF: 336

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	2.00	EA	\$400.00	\$800.00
<b>3260</b>	<b>REWORK INTERIOR DOOR (D.I.E.)</b> Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	2.00	EA	\$37.00	\$74.00

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	475.00	SF	\$0.40	\$190.00
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**Location Total: \$1,064.00****Location: 20 - Attic Rear**

Approx. Wall SF: 329

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	1.00	EA	\$400.00	\$400.00

Location: 20 - Attic Rear

Approx. Wall SF: 329

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	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.				
<b>3260</b>	<b>REWORK INTERIOR DOOR (D.I.E.)</b>	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 &amp; Plaster

<b>5355</b>	<b>PATCH PLASTER</b>	25.00	SF	\$6.82	\$170.50
	Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable.				

Trade: 19 Paint &amp; Wallpaper

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	490.00	SF	\$0.40	\$196.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Location Total: \$840.50

Unit Total for 1730 Strathmore Avenue, Unit Unit 01: \$41,829.30

Address Grand Total for 1730 Strathmore Avenue: \$41,829.30

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