

# SPECS BY LOCATION/TRADE with Costs

1/19/2022

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

Case Number: **682-12-008**  
 Project Manager: **RS**  
 Phone: **As revised after review 1/19/22**

Address: **3755 Northampton Road**

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
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> 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	<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.	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>				
	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.				
<b>42</b>	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b>	1.00	EA	\$0.00	\$0.00
	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.				

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

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 6</b>	<b>Concrete &amp; Paving</b>				
<b>980</b>	<b>DRIVEWAY--CONCRETE</b>	144.00	SF	\$9.00	\$1,296.00
	Remove existing driveway. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick driveway with #10 welded wire mesh. New driveway shall equal width as existing driveway or as specified. Install expansion joints from side to side at 10' intervals, and down the middle for the entire length of the driveway. Apply a broom finish surface. Pitch driveway to direct water away from the building, off the edges of the driveway and toward the drain. Existing driveway drains shall be retained and fitted with new 36" long channel 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. Driveways that allow standing water will not be approved. Remove forms. Regrade and seed disturbed areas. REPLACE (9) 4' X 4' DRIVEWAY SQUARES THAT ARE PITCHED TOWARD HOUSE.				

**Trade: 7 Masonry**

<b>1230</b>	<b>MASONRY--REPOINT</b>	40.00	SF	\$6.05	\$242.00
	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.) Porch foundation.				
<b>1330</b>	<b>CHIMNEY--REPOINT</b>	1.00	AL	\$250.00	\$250.00
	Repair chimney by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective				

Location: 2 - Exterior

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7</b>	<b>Masonry</b>				
	materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Pargeing of chimney is not permitted. Includes removal of antenna or satellite dish, if present. Side chimney around curve and base. Rear chimney top.				
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
<b>9707</b>	<b>EXTERIOR: REPLACE PORCH DECK</b> Remove, package and dispose of porch deck. Replace deck using preservative treated 5/4" x 6" radius edge decking. Replace trim as required. Repaint as close to original as possible.	224.00	SF	\$6.00	\$1,344.00
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2265</b>	<b>JOIST--2"X8"</b> Install 2"x 8" preservative treated pine joist, level, crown up. Joists shall be spaced 16" on center and installed with metal joist hangers where new joists abut to beams, headers and ledgers. Framing for porch floors shall have a slope away from structure of not more than 1/4" per foot. Insure solid framing under posts and all bearing points. ALLOWANCE FOR JOIST REPLACEMENT. ACTUAL QUANTITY TO BE DETERMINED AFTER FLOORING IS REMOVED	120.00	LF	\$3.30	\$396.00
<b>2585</b>	<b>SIDING--CLAPBOARD REPLACE</b> Remove damaged siding to the joint over nearest stud. Apply matching pine siding to walls with galvanized nails. Break all seams over studs. Prime ready for top coat.	25.00	SF	\$5.15	\$128.75
<b>2745</b>	<b>SIDING--REPAIR CEMENT SHINGLES</b> Replace all damaged and missing cement shingles with fiberglass-cement shingles with matching edge detail. Use galvanized 6d nails and caulk all seams at openings and trim.  If asbestos is present in shingles being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications. One broken shingle at left rear corner. Replace with fiberglass or cedar painted to match.	1.00	AL	\$20.00	\$20.00
<b>2800</b>	<b>WINDOW SILL &amp; LOWER FRAME</b> Dispose of window sill and install preservative treated pine sill of matching dimensions. Caulk all joints and prime. REPLACE SILL AND LOWER SIDE FRAMES - LEFT SIDE WINDOW OF REAR BAY	1.00	AL	\$125.00	\$125.00
<b>3010</b>	<b>STORM WINDOW--ALUMINUM</b> Field measure, fabricate, caulk and install an enameled, white aluminum, double hung, triple track storm window with fiberglass screen. Storm window meeting rails must align with meeting rails on prime window and weep holes must drain.	5.00	EA	\$150.00	\$750.00

Location: 2 - Exterior

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	Repair or replace storm windows at (5 lites) front picture windows.				
3081	<b>REPLACE WOOD THRESHOLD</b> Replace entry door threshold with new hardwood threshold. Caulk all edges that meet framing and paint or stain to match door jamb. SIDE DOOR. TO INCLUDE LOWER SIDE FRAMES	1.00	AL	\$175.00	\$175.00
3530	<b>GUARD RAIL--WROUGHT IRON</b> Dispose of any existing railing. Install a black, wrought iron railing of bar stock wrought steel with solid twist balusters. Bolt securely in wall and floor with lead shielded lag bolts. Embed in concrete in ground when servicing steps. Touch up paint. Front Stairs	6.00	LF	\$24.00	\$144.00
Custom	<b>REPAIR WALL TRIM</b> Repair wood trim where gutter ends meet (penetrate?) rear bedroom bay. Install water proof barrier and runoff protection from gutter ends.	1.00	AL	\$175.00	\$175.00
Custom	<b>DOOR- PAINT &amp; WEATHERSTRIP - ADJUST STORM</b> Paint and weatherstrip wood door. Adjust aluminum storm door closer. Side Door at Drive	1.00	AL	\$60.00	\$60.00
<b>Trade: 15 Roofing</b>					
4735	<b>ROOF FLASHING--REPAIR</b> Inspect, clean and reinstall copper or aluminum flashing to create a leak free seam. Seal all exposed nails with roofing cement. Flash all of front dormer base, especially front wall.	40.00	LF	\$6.00	\$240.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5655	<b>PREP &amp; PAINT EXTERIOR WOOD</b> Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows. Front Porch and all wood trim. Sand front porch railing prior to prepping and painting.	500.00	SF	\$1.20	\$600.00
Custom	<b>PREP &amp; PAINT ASBESTOS SHINGLE SIDING</b> Cover ground with drop cloth. Wet Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Remove all deteriorated glazing compound. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing.	1,890.00	SF	\$1.50	\$2,835.00

## Location: 2 - Exterior

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

## Trade: 19 Paint &amp; Wallpaper

Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows.

NOTE: The siding shingles contain asbestos which can be hazardous in the form of dust. IN PREPPING ASBESTOS SHINGLES FOR PAINTING, IT IS IMPORTANT TO AVOID GENERATING DUST. Continuously soak all surfaces to be scraped or brushed. Hand tools may be used to remove old paint but DO NOT USE MECHANICAL ABRASION OR CHISELING. DO NOT USE PRESSURE POWER WASHING.

## Trade: 24 Extermination

8305	<b>EXTERMINATE TERMITES &amp; CARPENTER ANTS</b>	1.00	DU	\$2,000.00	\$2,000.00
------	--	------	----	------------	------------

Exterminate for termites, injecting strongest legal insecticide down to footer ever 16". Drill and patch pavement where necessary to maintain interval. Exterminator must be licensed and provide a 5 year guarantee.

Location Total: \$10,780.75

## Location: 3 - Garage

Approx. Wall SF: 472

Ceiling/Floor SF: 215

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

## Trade: 10 Carpentry

Custom	<b>REPLACE GARAGE WOOD TRIM</b>	1.00	AL	\$200.00	\$200.00
--------	---------------------------------	------	----	----------	----------

Replace trim boards at overhead door and corner trim on both sides of garage.

Approx. 40 LF

## Trade: 15 Roofing

4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b>	13.00	LF	\$6.00	\$78.00
------	-------------------------------------	-------	----	--------	---------

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.

4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b>	8.00	LF	\$5.00	\$40.00
------	--	------	----	--------	---------

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.

## Trade: 19 Paint &amp; Wallpaper

5655	<b>PREP &amp; PAINT EXTERIOR WOOD</b>	400.00	SF	\$1.20	\$480.00
------	---------------------------------------	--------	----	--------	----------

Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips

**Location: 3 - Garage**

Approx. Wall SF: 472

Ceiling/Floor SF: 215

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				

properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows.

**Location Total: \$798.00****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>				

**6037 FURNACE--GAS REPLACE**

1.00 EA \$2,400.00 \$2,400.00

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.

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.

Most, if not all, vent grates need to be replaced.

**Trade: 22 Plumbing****6709 SEWER LINES--SNAKE**

1.00 AL \$350.00 \$350.00

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

**6765 GAS LINE**

30.00 LF \$14.65 \$439.50

Hang 3/4" main and 1/2" fixture gas supply lines of schedule 40 black steel pipe with malleable iron screwed fittings. Install brass stop valves at all equipment.  
Furnace & Kitchen

**7070 WATER HEATER--40 GALLON GAS**

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.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
7200	<b>WATER SUPPLY--2 BATH HOUSE</b> 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 two 3-piece baths, one kitchen and one 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, and air gaps. Supply lines shall be located in interior walls, not exterior.	1.00	DU	\$3,600.00	\$3,600.00
7220	<b>DRAIN/WASTE/VENT--2 BATH HSE</b> Replace all drain, waste and wet vent lines with schedule 40 PVC drain, waste and wet vent lines to service two 3-piece bathrooms, kitchen and laundry area from the foundation perimeter to roof vent terminus.	1.00	DU	\$3,100.00	\$3,100.00
Custom	<b>REMOVE ABANDONED PLUMBING</b> Disconnect all water supply, drain and vent lines to the abandoned second floor bathroom. Cap and seal all connections with active lines. Remove abandoned PVC lines.	1.00	AL	\$300.00	\$300.00

Trade: 1600 Electrical (CSI)

7404	<b>WHOLE HOUSE REWIRE</b> Rewire structure to the N.E.C. The contractor is responsible for correcting all code violations whether or not stated in the itemized list.  SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are required in all panels. b. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper. c. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced. d. All wiring in basement under 7 ft shall be in conduit. e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent. f. All electrical components that are permanently disconnected shall be removed and disposed of. g. All furnaces and major appliances shall be on separate grounded circuits. h. 220 volt circuits shall be present to serve dryer and kitchen stove. i. 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	1.00	AL	\$8,000.00	\$8,000.00
------	---	------	----	------------	------------



Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 1600 Electrical (CSI)

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.

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

#### OUTLET (RECEPTACLE) REQUIREMENTS:

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

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

#### 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 provide adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)

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

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

e. 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 detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.

b. One smoke 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 detector shall be located on each level of the unit. On floors with bedrooms, one detector shall be located in the hallway or room outside of the bedrooms, and one detector shall be mounted inside each bedroom.

d. The top of wall mounted smoke detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling

**Location: 4 - Mechanicals**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 1600</b>	<b>Electrical (CSI)</b>				

mounted smoke detectors shall be located at least 4" away from the nearest wall.

e. CO detectors shall be present on every floor with gas fueled appliances and on every floor served by forced air heat. They may be separate CO detectors or combination smoke/CO detectors.

f. 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.

**Location Total: \$18,853.50**

**Location: 5 - Basement**

Approx. Wall SF: 833

Ceiling/Floor SF: 878

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				

**Custom DEMO FIBERBOARD CEILING PANELS**

1.00 AL \$250.00 \$250.00

Remove all fiberboard ceiling panels to allow view of open joist  
Approx. 275 SF

**Trade: 6 Concrete & Paving****920 CONCRETE REPAIR--OVERLAY**

100.00 SF \$4.50 \$450.00

Remove portions of deteriorating concrete to solid surface or 1/2" minimum depth. Clean, acid wash and thoroughly rinse area. Apply a latex bonding agent per the manufacturer's specs. Resurface with a plastic, patching cement mixture. Finish to match surrounding surface.

Fruit cellar left side

**Trade: 7 Masonry****1230 MASONRY--REPOINT**

80.00 SF \$6.05 \$484.00

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.)

**Location: 5 - Basement**

Approx. Wall SF: 833

Ceiling/Floor SF: 878

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Custom</b>	<b>REPLACE VENT WINDOW &amp; SCREEN</b> Replace missing vent window in glass block window assembly. Include new screen.	1.00	AL	\$40.00	\$40.00

**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.	875.00	SF	\$0.63	\$551.25
<b>5760</b>	<b>PREP &amp; PAINT CONCRETE OR MASONRY WALL</b> 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 dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	830.00	SF	\$0.63	\$522.90

**Trade: 22 Plumbing**

<b>Custom</b>	<b>REMOVE SHOWER STALL</b> Disconnect and remove fiberglass shower stall.	1.00	AL	\$125.00	\$125.00
---------------	--	------	----	----------	----------

**Location Total: \$2,423.15****Location: 6 - Stairs**

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<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.	12.00	LF	\$5.50	\$66.00
<b>Custom</b>	<b>REPLACE TREAD NOSES</b> Replace short tread noses with new full length metal noses.	5.00	EA	\$15.00	\$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
-------------	---	------	----	---------	---------

**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.	16.00	SF	\$4.29	\$68.64
-------------	--	-------	----	--------	---------

**Location: 6 - Stairs**

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

**Trade: 20 Floor Coverings**

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 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.

Stair landing approx. 4' x 4'

**Location Total: \$289.64****Location: 7 - Kitchen**

Approx. Wall SF: 336

Ceiling/Floor SF: 104

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

**Trade: 5 Demolition & Disposal**

825	<b>FLOOR--CLEAN AND WAX</b> Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	104.00	SF	\$0.50	\$52.00
-----	--	--------	----	--------	---------

**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	\$353.00	\$706.00
3355	<b>DOOR--6 PANEL INT, HOLLOW</b> 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.	1.00	EA	\$200.00	\$200.00
3715	<b>CABINET--WOOD BASE</b> 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.	10.50	LF	\$150.00	\$1,575.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b>	10.00	LF	\$38.00	\$380.00

**Location: 7 - Kitchen**

Approx. Wall SF: 336

Ceiling/Floor SF: 104

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.				
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
<b>5355</b>	<b>PATCH PLASTER</b>	3.00	SF	\$6.82	\$20.46
	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.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	440.00	SF	\$0.40	\$176.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
<b>Trade: 22</b>	<b>Plumbing</b>				
<b>6835</b>	<b>SINK--DOUBLE BOWL COMPLETE (D.I.E.)</b>	1.00	EA	\$295.00	\$295.00
	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.				

**Location Total: \$3,404.46****Location: 8 - Dining Room**

Approx. Wall SF: 397

Ceiling/Floor SF: 153

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7</b>	<b>Masonry</b>				
<b>1325</b>	<b>CHIMNEY CLEANING</b>	1.00	EA	\$175.00	\$175.00
	Provide a specialized subcontractor to inspect and certify condition of chimney and remove build up of soot and creosote. Written certification shall be provided to the house buyer or project manager.				
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2350</b>	<b>FLOOR--REFINISH WOOD</b>	150.00	SF	\$3.50	\$525.00
	Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.				
<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	2.00	EA	\$353.00	\$706.00
	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				

**Location: 8 - Dining Room**

Approx. Wall SF: 397

Ceiling/Floor SF: 153

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	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>Custom</b>	<b>RECONDITION &amp; WEATHERSTRIP PERIOD WINDOWS</b> Verify that each window also has a tight storm window and good caulk glazing. Test and repair for operations (sliding, closing tight with sash lock, pulls and ropes if any). Apply weatherstrip to cure any gaps. Recondition windows on front of house.	2.00	EA	\$100.00	\$200.00
<b>Custom</b>	<b>ADJUST CHINA CABINET DOORS</b> Adjust cabinet doors to operate and close properly.	2.00	EA	\$25.00	\$50.00

**Location Total: \$1,656.00****Location: 9 - Living Room**

Approx. Wall SF: 457

Ceiling/Floor SF: 203

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2350</b>	<b>FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.	200.00	SF	\$3.50	\$700.00
<b>Custom</b>	<b>RECONDITION &amp; WEATHERSTRIP PERIOD WINDOWS</b> Verify that each window also has a tight storm window and good caulk glazing. Test and repair for operations (sliding, closing tight with sash lock, pulls and ropes if any). Apply weatherstrip to cure any gaps. Front picture window with two side lites.	1.00	EA	\$200.00	\$200.00
<b>Custom</b>	<b>ADJUST CABINET DOORS</b> Adjust leaded glass cabinet doors to operated properly.	1.00	EA	\$25.00	\$25.00

**Trade: 17 Drywall & Plaster**

<b>5355</b>	<b>PATCH PLASTER</b> Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable.	2.00	SF	\$6.82	\$13.64
-------------	--	------	----	--------	---------

**Trade: 19 Paint & Wallpaper**

<b>5460</b>	<b>SPACKLE WALLS &amp; CEILING</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster.	8.00	LF	\$5.00	\$40.00
-------------	---	------	----	--------	---------

**Location: 9 - Living Room**

Approx. Wall SF: 457

Ceiling/Floor SF: 203

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
	Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer. Spackle wall & ceiling cracks approx. 8 lf				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	650.00	SF	\$0.40	\$260.00

**Location Total: \$1,238.64****Location: 10 - Hall**

Approx. Wall SF: 264

Ceiling/Floor SF: 46

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2350</b>	<b>FLOOR--REFINISH WOOD</b> Drum sand and edge floor. Counter sink all nails and fill holes. Vacuum and tack rag room. Apply a sanding sealer and three coats of polyurethane finish.	45.00	SF	\$3.50	\$157.50
<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. Closet Door	1.00	EA	\$37.00	\$37.00

**Trade: 17 Drywall & Plaster**

<b>5355</b>	<b>PATCH PLASTER</b> 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.	5.00	SF	\$6.82	\$34.10
-------------	--	------	----	--------	---------

**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.	300.00	SF	\$0.40	\$120.00
-------------	--	--------	----	--------	----------

**Location Total: \$348.60****Location: 11 - Bathroom**

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				

**Location: 11 - Bathroom**

Approx. Wall SF: 192

Ceiling/Floor SF: 35

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
825	<b>FLOOR--CLEAN AND WAX</b> Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	35.00	SF	\$0.50	\$17.50
<b>Trade: 10 Carpentry</b>					
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. Bathroom- obscured glass	1.00	EA	\$353.00	\$353.00
3300	<b>DOOR STOP--BASEBOARD MOUNT</b> Install a baseboard mounted, solid metal door stop. A wall mounted doorknob bumper is also acceptable.	1.00	EA	\$6.50	\$6.50
Custom	<b>REPAIR FLOOR</b> Repair gap around toilet escutcheon plate.	1.00	AL	\$154.00	\$154.00
<b>Trade: 20 Floor Coverings</b>					
Custom	<b>REPLACE FLOORING TRANSITION STRIP</b> Replace metal transition strip at doorway.	1.00	EA	\$25.00	\$25.00
<b>Trade: 22 Plumbing</b>					
7005	<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

**Location Total: \$596.00****Location: 12 - Bedroom Dn**

Approx. Wall SF: 380

Ceiling/Floor SF: 133

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9 Environmental Rehab</b>					
9134	<b>STEAM CLEAN CARPET</b> Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00
<b>Trade: 10 Carpentry</b>					
2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> Field measure, order and install a vinyl, double hung, double	2.00	EA	\$353.00	\$706.00



Location: 12 - Bedroom Dn

Approx. Wall SF: 380

Ceiling/Floor SF: 133

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
	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> 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
<b>Trade: 17      Drywall &amp; Plaster</b>					
5210	<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. Repair wall around window.	5.00	SF	\$5.00	\$25.00
5270	<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. Closet ceiling	6.00	SF	\$3.50	\$21.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	510.00	SF	\$0.40	\$204.00
Custom	<b>SPACKLE WALLS &amp; CEILING</b> Spackle cracks in walls and ceiling and prep for painting.	10.00	LF	\$5.00	\$50.00
<b>Trade: 20      Floor Coverings</b>					
Custom	<b>FLOOR - TACK AND CLEAN CARPET</b> Stretch and tack down loose end of carpet. Steam clean, dry and vacuum carpet. Use stain remover as needed.	132.00	SF	\$1.50	\$198.00
<b>Trade: 21      HVAC</b>					
Custom	<b>REMOVE THERMOSTAT</b> Remove old wall thermostat and close hole.	1.00	AL	\$15.00	\$15.00

Location Total: \$1,321.00

## Location: 13 - Dressing Room

Approx. Wall SF: 324

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

## Trade: 9 Environmental Rehab

9134	<b>STEAM CLEAN CARPET</b> Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck-mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00
------	---	------	----	---------	---------

## 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	\$353.00	\$706.00
3191	<b>ACCESS PANEL--INSTALL</b> Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing. In closet.	1.00	EA	\$25.00	\$25.00
3345	<b>DOOR--FLUSH INT, HOLLOW CORE</b> Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. Closet	1.00	EA	\$130.00	\$130.00

## Trade: 19 Paint &amp; Wallpaper

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	425.00	SF	\$0.40	\$170.00
------	--	--------	----	--------	----------

Location Total: \$1,096.00

## Location: 14 - Stairs

Approx. Wall SF: 248

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

## Trade: 9 Environmental Rehab

9134	<b>STEAM CLEAN CARPET</b> Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck-mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00
------	---	------	----	---------	---------

**Location: 14 - Stairs**

Approx. Wall SF: 248

Ceiling/Floor SF: 42

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

**Location Total: \$145.00****Location: 15 - Abandon Bathroom Up**

Approx. Wall SF: 210

Ceiling/Floor SF: 75

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
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: 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.	20.00	SF	\$2.06	\$41.20
------	--	-------	----	--------	---------

**Trade: 19 Paint & Wallpaper**

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	300.00	SF	\$0.40	\$120.00
------	---	--------	----	--------	----------

**Trade: 20 Floor Coverings**

5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile for sheet goods is an acceptable alternative.	75.00	SF	\$4.29	\$321.75
------	--	-------	----	--------	----------

If asbestos is present in any layer of flooring being removed.

**Location: 15 - Abandon Bathroom Up**

Approx. Wall SF: 210

Ceiling/Floor SF: 75

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

**Trade: 20 Floor Coverings**

see asbestos abatement requirements under general requirements at the beginning of these specifications.

**Location Total: \$982.95****Location: 16 - Bedroom RF - Remodel to Bathroom**

Approx. Wall SF: 263

Ceiling/Floor SF: 82

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

**Trade: 5 Demolition & Disposal**

<b>Custom</b>	<b>Demo Bedroom for Remodeling</b>	1.00	AL	\$500.00	\$500.00
---------------	------------------------------------	------	----	----------	----------

Demo room down to studs for remodeling into a bathroom.

**Trade: 10 Carpentry**

<b>3355</b>	<b>DOOR--6 PANEL INT, HOLLOW</b>	1.00	EA	\$200.00	\$200.00
-------------	----------------------------------	------	----	----------	----------

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.

<b>3830</b>	<b>MEDICINE CABINET--RECESSED</b>	1.00	EA	\$72.00	\$72.00
-------------	-----------------------------------	------	----	---------	---------

Install a recessed metal cabinet with hinged plate glass mirror and two shelves. Cabinet shall be sized to fit existing opening. If installed in a new opening, cabinet shall be 16"x22"

<b>3835</b>	<b>ACCESSORY SET--3 PIECE CHROME</b>	1.00	EA	\$45.00	\$45.00
-------------	--------------------------------------	------	----	---------	---------

Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.

<b>4150</b>	<b>TUB END WALL</b>	1.00	EA	\$218.00	\$218.00
-------------	---------------------	------	----	----------	----------

Frame a 2"x 4", 30" wide partition at tub end for full ceiling height. Provide blocking for a showerhead fitting and a 2'x 2' access panel. Hang water resistant drywall, tape and finish with 3 coats of drywall compound. Use metal corner bead around access panel opening. Make stops for access panel and use 4 round-headed screws to install panel of 1/2" BCX plywood with smooth, sanded edges.

**Trade: 17 Drywall & Plaster**

<b>5245</b>	<b>DRYWALL--LAMINATE WATER RESIST</b>	350.00	SF	\$1.60	\$560.00
-------------	---------------------------------------	--------	----	--------	----------

Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding.

**Trade: 19 Paint & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	350.00	SF	\$0.40	\$140.00
-------------	---	--------	----	--------	----------

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location: 16 - Bedroom RF - Remodel to Bathroom

Approx. Wall SF: 263

Ceiling/Floor SF: 82

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 19 Paint &amp; Wallpaper

Trade: 20 Floor Coverings

5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b>	70.00	SF	\$4.29	\$300.30
------	---	-------	----	--------	----------

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.

Trade: 22 Plumbing

6901	<b>VANITY--30" COMPLETE</b>	1.00	EA	\$600.00	\$600.00
------	-----------------------------	------	----	----------	----------

Install a 30" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.

6958	<b>BATHTUB/SHOWER--5' FIBERGLASS--COMPLETE--GCI</b>	1.00	EA	\$900.00	\$900.00
------	---	------	----	----------	----------

Install a 5', 4 piece, Sterling Advantage™, 60" x 30" x 72" Product #: 61030126 Tub/Shower - Complete Unit - <http://www.sterlingplumbing.com/home.str1> - fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta Faucet "Monitor" Model 1343 tub/shower faucet - <http://www.deltafaucet.com/> - & a shower head with a maximum 2.0 GPM flow rate.

7012	<b>COMMODE--REPLACE--1.3 GPF--2008 GCI</b>	1.00	EA	\$200.00	\$200.00
------	--	------	----	----------	----------

Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.

Location Total: \$3,735.30

Location: 17 - Bedroom LF

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec # Spec

Quantity Units Unit Price Total Price

Trade: 9 Environmental Rehab

9134	<b>STEAM CLEAN CARPET</b>	1.00	RM	\$65.00	\$65.00
------	---------------------------	------	----	---------	---------

Location: 17 - Bedroom LF

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	<b>Environmental Rehab</b>				
	Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.				
Trade: 10	<b>Carpentry</b>				
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. Door to Walk-In	1.00	EA	\$37.00	\$37.00
3300	<b>DOOR STOP--BASEBOARD MOUNT</b> Install a baseboard mounted, solid metal door stop. A wall mounted doorknob bumper is also acceptable.	2.00	EA	\$6.50	\$13.00
Custom	<b>RECONDITION AND WEATHERSTRIP PERIOD WINDOWS</b> Verify that each window also has a tight storm window and good caulk glazing. Test and repair for operations (sliding, closing tight with sash lock, pulls and ropes if any). Apply weatherstrip to cure any gaps.	3.00	EA	\$75.00	\$225.00

Trade: 17 **Drywall & Plaster**

5355	<b>PATCH PLASTER</b> Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Use of drywall as a base for the patch is acceptable.	2.00	SF	\$6.82	\$13.64
------	--	------	----	--------	---------

Trade: 19 **Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	575.00	SF	\$0.40	\$230.00
------	--	--------	----	--------	----------

Location Total: **\$583.64**

Location: 18 - Walk-In Closet

Approx. Wall SF: 224

Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	<b>Environmental Rehab</b>				
9134	<b>STEAM CLEAN CARPET</b> Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after	1.00	RM	\$65.00	\$65.00

**Location: 18 - Walk-In Closet**

Approx. Wall SF: 224

Ceiling/Floor SF: 63

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
	carpet dries at a rate of 1 minute per every 20 SF.				

**Trade: 10 Carpentry**

<b>3300</b>	<b>DOOR STOP--BASEBOARD MOUNT</b>	1.00	EA	\$6.50	\$6.50
	Install a baseboard mounted, solid metal door stop. A wall mounted doorknob bumper is also acceptable.				

**Trade: 17 Drywall & Plaster**

<b>5355</b>	<b>PATCH PLASTER</b>	3.00	SF	\$6.82	\$20.46
	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 & Wallpaper**

<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM (D.I.E.)</b>	300.00	SF	\$0.40	\$120.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

**Location Total: \$211.96****Location: 19 - Bedroom LR**

Approx. Wall SF: 308

Ceiling/Floor SF: 105

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9</b>	<b>Environmental Rehab</b>				
<b>9134</b>	<b>STEAM CLEAN CARPET</b>	1.00	RM	\$65.00	\$65.00
	Pre-clean carpet with a HEPA vacuum using a beater bar at 4 min. per 10 SF. Using a truck- mounted steam generator, clean carpet using the steam extraction method. HEPA vacuum after carpet dries at a rate of 1 minute per every 20 SF.				

**Trade: 10 Carpentry**

<b>2980</b>	<b>WINDOW--VINYL DBL HNG DBL GLZ</b>	2.00	EA	\$353.00	\$706.00
	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.				
<b>3300</b>	<b>DOOR STOP--BASEBOARD MOUNT</b>	2.00	EA	\$6.50	\$13.00
	Install a baseboard mounted, solid metal door stop. A wall mounted doorknob bumper is also acceptable.				
<b>3345</b>	<b>DOOR--FLUSH INT, HOLLOW CORE</b>	1.00	EA	\$130.00	\$130.00

**Address: 3755 Northampton Road****Unit: Unit 01****Location: 19 - Bedroom LR**

Approx. Wall SF: 308

Ceiling/Floor SF: 105

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

Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall.  
Door to walk-in closet.

**Trade: 17 Drywall & Plaster****5355 PATCH PLASTER 3.00 SF \$6.82 \$20.46**

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Rerail 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 & Wallpaper****5567 PREP & PAINT VACANT ROOM & TRIM (D.I.E.) 410.00 SF \$0.40 \$164.00**

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

**Location Total: \$1,098.46****Unit Total for 3755 Northampton Road, Unit Unit 01: \$49,563.05****Address Grand Total for 3755 Northampton Road: \$49,563.05****Bidder: \_\_\_\_\_**