

# SPECS BY LOCATION/TRADE with Costs

6/7/2024

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

Case Number: 682-12-008  
 Project Manager: J R  
 Phone: \_\_\_\_\_

Address: 3755 Northampton (Revised 4/20/24)

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
3	<b>HAZARD</b> WEAK FRONT PORCH DECK.	1.00	AL	\$0.00	\$0.00
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</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	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	<b>General Requirements</b>				
	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 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
17	<b>HOW TO IDENTIFY LOCATION OF WORK</b> All locations, both exterior and interior, appearing in these specifications are based on looking at the house from the front. Locations will be identified as front, side, rear, center, first floor, second floor, etc. If in doubt as to where a work item is to be performed, ask the project manager.	1.00	AL	\$0.00	\$0.00
31	<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	\$444.00	\$444.00
37	<b>ELECTRICAL PERMIT REQUIRED</b> Prior to the start of work, the contractor shall create all electrical	1.00	EA	\$350.00	\$350.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	<b>General Requirements</b>				
	schematic drawings that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
38	<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	\$350.00	\$350.00
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. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$350.00	\$350.00
42	<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
55	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	<b>NEW MATERIALS REQUIRED</b> All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Land Bank project manager..	1.00	GR	\$0.00	\$0.00
90	<b>1 YEAR GENERAL WARRANTY</b> Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	<b>DEBRIS REMOVAL &amp; FINAL CLEAN</b> Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials,	1.00	DU	\$700.00	\$700.00

**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>				
	tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows.				
<b>2070</b>	<b>ASBESTOS ABATEMENT</b> Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.	1.00	AL	\$0.00	\$0.00

**Trade: 22 Plumbing**

<b>6709</b>	<b>SEWER LINES--SNAKE--NOTE</b> If needed - Power snake sanitary sewer line from the main stack to the street. Blockage that cannot be cleared by the snake and other damage shall be promptly reported to the project manager. Clearing of such blockage and repair of damage is not included in this specification.	1.00	AL	\$0.00	\$0.00
-------------	--	------	----	--------	--------

**Location Total: \$2,194.00****Location: 2 - Exterior**

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 4</b>	<b>Site Work</b>				
<b>460</b>	<b>TRIM ALL OVERGROWTH</b> Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove small trees and shrubs growing against or very near foundation, lattice and fences. Remove all ivy from structures. Remove all debris and rake clean. ALL TREES AND SHRUBS ON PROPERTY. FRONT SHRUBBERY SHALL BE TRIMMED BACK SUBSTANTIALLY OR REMOVED.	1.00	AL	\$200.00	\$200.00
<b>Custom</b>	<b>FRENCH DRAIN SYSTEM--INSTALL</b> Install French drain system along entire right side and rear. Sewer line shall empty below grade into corner downspout drain. INCLUDES BACKFILLING AND COMPACTING OF SOIL AND THE APPLICATION OF PERENNIAL GRASS SEED. SPREAD STRAW OVER SEEDED AREA.	1.00	AL	\$1,500.00	\$1,500.00

**Trade: 6 Concrete & Paving**

<b>980</b>	<b>DRIVEWAY--CONCRETE</b> 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	700.00	SF	\$12.50	\$8,750.00
------------	---	--------	----	---------	------------

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>				
	length of the driveway. If pavement abuts foundation, install backer rod and self leveling silicone caulk between new concrete and foundation. 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 DRIVEWAY FROM LEFT FRONT CORNER OF HOUSE TO LOCATION OF NEW GARAGE. EXISTING DRIVEWAY DRAIN SHALL BE INCORPORATED INTO NEW DRIVEWAY.				
<b>Trade: 7</b>	<b>Masonry</b>				
<b>1330</b>	<b>CHIMNEY--REPOINT</b> Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Pargeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.	2.00	EA	\$500.00	\$1,000.00
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>2265</b>	<b>DECK FRAMING--2"X8"</b> Remove front porch deck. Replace deteriorated framing with 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. TO REPLACE ALL DEFECTIVE FRONT PORCH DECK FRAMING.	1.00	AL	\$500.00	\$500.00
<b>2745</b>	<b>SIDING--REPLACE DAMAGED SHINGLES</b> Replace damaged or missing shingls with fiberglass-cement or cedar shingle to match existing as closely as possible. Use galvanized 6d nails and caulk all seams at openings and trim. SEE ASBESTOS ABATEMENT SECTION OF GENERAL REQUIREMENTS. USING SAFE WORK PRACTICES, REPLACE ALL BROKEN SHINGLES AT VARIOUS LOCATIONS.	1.00	AL	\$300.00	\$300.00
<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,	20.00	EA	\$420.00	\$8,400.00

Location: 2 - Exterior

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. New window shall duplicate mullion pattern of window being replaced. Snap-in type mullions are acceptable subject to city approval. TO REPLACE ALL DOUBLE HUNG WINDOWS.				
<b>3185</b>	<b>DOOR--PREHUNG METAL ENTRANCE</b> Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Air seal perimeter and flash sill. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better. SIDE DOOR.	1.00	EA	\$750.00	\$750.00
<b>3210</b>	<b>STORM DOOR--ALUMINUM</b> Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. Storm door locksets shall be on the same side as locksets on the entry door. SIDE DOOR.	1.00	EA	\$350.00	\$350.00
<b>3530</b>	<b>GUARD RAIL--WROUGHT IRON</b> 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. BOTH SIDES OF FRONT STEPS.	6.00	LF	\$80.00	\$480.00
<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. FRONT PORCH. NEW WOOD DECK MUST AGE AT LEAST SIX MONTHS BEFORE IT IS PAINTED.	224.00	SF	\$6.00	\$1,344.00
<b>Custom</b>	<b>REPAIR WALL TRIM</b> Repair wood trim where gutter ends meet rear bedroom bay. Install water proof barrier and runoff protection from gutter ends.	1.00	AL	\$175.00	\$175.00
<b>Trade: 15</b>	<b>Roofing</b>				
<b>4640</b>	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> 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.	40.00	LF	\$10.00	\$400.00

Location: 2 - Exterior

Approx. Wall SF: 1,890

Ceiling/Floor SF: 980

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 15</b>	<b>Roofing</b>				
	ATTACH TO DOWNSPOUTS ON EACH SIDE OF FRONT DORMER. DOWNSPOUTS SHALL EMPTY INTO FRONT PORCH GUTTER.				
<b>4647</b>	<b>GUTTERS--SECURE</b> Rehang and resecure existing gutters as needed. Replace missing nails and straps. Seal seams. Gutters shall be pitched toward downspouts. GUTTERS ON EACH SIDE OF FRONT DORMER. MUST BE PITCHED TOWARD DOWNSPOUTS. (SEE SEPARATE SPECIFICATION FOR DOWNSPOUT INSTALLATION.)	1.00	AL	\$75.00	\$75.00
<b>4735</b>	<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. ALL FLASHING AT FRONT AND SIDES OF FRONT DORMER.	40.00	LF	\$6.00	\$240.00

Trade: 19 Paint &amp; Wallpaper

<b>Custom</b>	<b>PREP &amp; PAINT SIDING &amp; EXTERIOR WOOD.</b> Cover ground with drop cloth. Wet Scrape all loose, cracked, peeling and blistered paint from siding, porch decks, rails and ceilings, and trim. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Spot prime and top coat two colors with premixed acrylic latex. SAND PORCH RAILS PRIOR TO PAINTING. DO NOT PAINT NEW WEATHER RESISTANT WOOD UNTIL IT HAS AGED AT LEAST SIX MONTHS, OR AS RECOMMENDED BY THE MANUFACTURER.	2,400.00	SF	\$2.40	\$5,760.00
---------------	---	----------	----	--------	------------

Location Total: \$30,224.00

Location: 3 - Garage

Approx. Wall SF: 472

Ceiling/Floor SF: 215

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>9781</b>	<b>NEW GARAGE COMPLETE</b> Detached 1-1/2 car garage 15"x20' (OR SIZE DETERMINED BY CLEVELAND HEIGHTS CODE.) - Remove existing garage and slab. - Excavate land and install footer to code. - Excavate land from end of existing drive for new garage. - Install foundation garage pad and driveway tie in to code using wire mesh. Garage pad shall be a minimum of 4" thick. - Curb shall be 4" height and 6" width with a depth of 24". - L shaped rebar from footer to rat wall. - Sill plate shall be pressure treated 2"x4" with nuts and bolts for anchoring, bolted 18" out from each corner. - 2"x4" wall construction/double studs at corners - Walls and roof shall be covered in 1/2" OSB sheathing.	1.00	AL	\$17,500.00	\$17,500.00

Location: 3 - Garage

Approx. Wall SF: 472

Ceiling/Floor SF: 215

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
	<ul style="list-style-type: none"> <li>- 2"x6" ceiling rafters shall be spaced 16" on center</li> <li>- Exterior shall be vinyl sided to match house as closely as possible.</li> <li>- Roofing shall be 25 year 3-tab shingle or dimensional shingle to match house as closely as possible.</li> <li>- Install man door with passage handle and dead bolt locks.</li> <li>- Install underground electrical, on a separate circuit. Install wall switch to overhead fixture and one GFIC outlet. Install overhead outlet for automatic door opener. All electrical must meet code requirements.</li> <li>- Install new 16'x7' garage door with door opener with 2 remote controls.</li> <li>- Install 5" seamless aluminum gutters and 5" aluminum downspouts to empty onto splash blocks or tied into sewers, if required by City code.</li> <li>- Remove all debris from property.</li> </ul> <p>GARAGE SLAB AND NEW DRIVEWAY SHALL BE SEPARATED BY AN EXPANSION JOINT FITTED WITH "TRIM-A-SLAB" (HOME DEPOT), OR EQUIVALENT.</p>				
<b>Location Total:</b>					<b>\$17,500.00</b>

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	<b>HVAC</b>				
6041	<p><b>FURNACE 92+ GAS - REPLACE</b></p> <p>Remove existing furnace. Seal abandoned flue opening in chimney with bricks and mortar. Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 92% to existing plenum, if useable, and gas line. Rework cold air return if necessary to ensure easy access, good fit &amp; easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Include programable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. New furnace shall be installed on a pad to code. New ductwork installed on exterior walls to have foil back insulation installed. Includes disposal of old furnace and replacement of all damaged, incorrectly sized, or missing: ductwork, registers and cold air return grills that are visible before demo. Size furnace per heat loss analysis of the living area considering any areas which may be added or subtracted from the plan.</p> <p>Furnace installation shall include:</p> <ol style="list-style-type: none"> <li>a. All plumbing and electrical connections to code.</li> <li>b. Properly sized and balanced ducts to assure even heat throughout dwelling unit.</li> <li>c. Programmable thermostat.</li> <li>d. PVC drain line to discharge water from evaporator. (NOTE: If drain line obstructs walkway, an electric pump must be installed, unless the project manager provides a written release allowing</li> </ol>	1.00	EA	\$7,000.00	\$7,000.00



Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	<b>HVAC</b>				
	the drain line to be obstructive). e. Furnace shall be vented with PVC piping per manufacturer's specifications. f. Furnace shall have limited warranties of at least 20 years on heat exchanger, and five years on all other parts. k. PRODUCT STANDARD: Ducane, Goodman, Carrier, Rheem, or equivalent.  See asbestos remediation section of general requirements.				
Trade: 22	<b>Plumbing</b>				
6763	<b>GAS LINE--PRESSURE TEST</b> 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. INCLUDES REPLACEMENT OF DEFECTIVE LINES WITH BLANK IRON TO CODE..	1.00	EA	\$200.00	\$200.00
7085	<b>WATER HEATER--40 GAL. ELECTRIC</b> Install a 40 gallon, high recovery, double element, electric water heater with 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, shut-off valve and electric supply. The first 18" of water lines extending from the top of the tank shall be copper. The use of lead solder is prohibited. Install electrical bond as required by code, and an expansion tank in municipalities where required by code. Dispose of old water heater. A 90+ EFFICIENCY GAS WATER HEATER IS ALSO ACCEPTABLE.	1.00	EA	\$900.00	\$900.00
7190	<b>WATER SUPPLY--1 BATH HOUSE</b> Remove all water supply from meter on. Install PVC or PEX supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service the kitchen, one 3-piece bath and the laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room before and after the water meter, controlling each water supply zone and at each fixture. Valves to kitchen and bathroom fixtures shall be chromed. Air gaps shall be installed as required by code. Supply lines shall be located in interior walls, not exterior. Installation shall include brass freeze proof hose bibbs at former hose bibb locations or the front and rear of the house. INCLUDES REPLACEMENT OF PRESSURE REGULATOR VALVE.	1.00	DU	\$2,700.00	\$2,700.00
7210	<b>DRAIN/WASTE/VENT--1 BATH HSE</b> Replace all drain, waste and wet vent lines with schedule 40 PVC drain, waste and wet vent lines to service one 3-piece bath, kitchen and laundry area. All waste lines shall have a downward pitch to stack and sewer lines. INCLUDES REPLACEMENT OF DAMAGED PORTION OF STACK BELOW BASEMENT FLOOR.	1.00	DU	\$2,265.00	\$2,265.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
7404	<p><b>WHOLE HOUSE REWIRE</b></p> <p>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.</p> <p>SHALL INCLUDE:</p> <p>a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms.</p> <p>b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description.</p> <p>c. Arc-fault breakers are required in all panels.</p> <p>d. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper.</p> <p>e. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced.</p> <p>f. All wiring in basement under 7 ft shall be in conduit.</p> <p>g. All knob &amp; tube wiring throughout shall be removed and replaced with Romex, or equivalent.</p> <p>h. All electrical components that are permanently disconnected shall be removed and disposed of.</p> <p>i. All furnaces and major appliances shall be on separate grounded circuits.</p> <p>j. 220 volt circuits shall be present to serve dryer and kitchen stove.</p> <p>k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.</p> <p>l. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.</p> <p>ml. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.</p> <p>n. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.</p> <p>o. All plaster repair due to electrical installation shall be general contractors responsibility.</p> <p>OUTLET (RECEPTICLE) REQUIREMENTS:</p> <p>a. Sufficient tamper resistant 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.)</p> <p>b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink, within 6 ft of laundry tubs and next to breaker panel. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.</p> <p>c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.</p> <p>d. 20 amp outlets fed by 12 ga Romex (or equivalent) are</p>	1.00	AL	\$7,500.00	\$7,500.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

required in kitchens.

#### LIGHTING REQUIREMENTS:

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

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

- Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.
- One smoke/CO detector is required in the basement near the stairs, and shall be mounted on the bottom of a joist, facing down.
- At least one smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.
- The top of wall mounted detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted detectors shall be located at least 4" away from the nearest wall.
- Detectors shall not be located in kitchens or bathrooms.

GARAGES: Electrical requirements included in specification for new garage.

**Location Total: \$20,565.00**

**Location: 5 - Basement**

Approx. Wall SF: 833

Ceiling/Floor SF: 878

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 7 Masonry</b>					
1230	<b>MASONRY--REPOINT</b> 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. FOUNDATION WALLS.	1.00	AL	\$400.00	\$400.00
<b>Trade: 10 Carpentry</b>					
Custom	<b>REPLACE VENT WINDOW &amp; SCREEN</b> Replace missing vent window in glass block window assembly. Include new screen. REAR.	1.00	AL	\$89.00	\$89.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5755	<b>PREP &amp; PAINT CONCRETE FLOOR</b> Scrape loose paint from entire basement floor. 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. INCLUDES PATCHING A SMALL AREA OF DAMAGED CONCRETE IN FRONT STORAGE ROOM PRIOR TO PAINTING THE FLOOR.	877.00	SF	\$1.50	\$1,315.50
5760	<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 with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts. PAINTING IS SPECIFIED DUE TO CLAY TILE WALLS HAVING BEEN PREVIOUSLY PAINTED.	830.00	SF	\$1.00	\$830.00
<b>Trade: 22 Plumbing</b>					
6706	<b>SEWER GRATE--FLOOR--INSTALL</b> Install metal grate on waste opening in floor.	1.00	EA	\$20.00	\$20.00

**Location Total: \$2,654.50****Location: 6 - Interior (Entire 1st & 2nd floors)**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17 Drywall &amp; Plaster</b>					
5211	<b>PLASTER/DRYWALL REPAIR (AFTER RE-WIRING)</b> After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells, hallways and closets. Includes	1.00	AL	\$800.00	\$800.00

Location: 6 - Interior (Entire 1st &amp; 2nd floors)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 17</b>	<b>Drywall &amp; Plaster</b>				
	walls and ceilings disturbed during electrical and/or plumbing work as well as existing damage throughout. Water resistant drywall (green board) shall be used in bathrooms and behind kitchen sinks. Texture surfaces to match existing. PAY PARTICULAR ATTENTION TO DAMAGE THAT MAY RESULT AFTER LOOSE PAINT OR PAPER IS REMOVED FROM WALLS AND CEILINGS, AND INCLUDE REPAIR OF THE PLASTER DAMAGE INSIDE THE BATHROOM VANITY. NEW DRYWALL IN DEMOLISHED 2ND FLOOR BATHROOM IS SEPARATELY SPECIFIED.				
<b>Location Total:</b>					<b>\$800.00</b>

Location: 7 - Bsmt./Side Door 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>2533</b>	<b>OPEN BASEMENT HANDRAIL</b> Place 2"x4" newels flat against stringers @ 4'-0" o.c. with top cut @ stair slope. Run a continuous 2" x 4" on end and flush with newels @ top. Place an additional 2" x 4" flat on top of newels. Rail height to be +35" off of nosing. OPEN SIDE OF BASEMENT STAIRS.	1.00	AL	\$100.00	\$100.00
<b>Custom</b>	<b>REPLACE TREAD NOSES</b> Replace short tread noses with new full length metal noses. FROM LANDING TO KITCHEN.	5.00	EA	\$15.00	\$75.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5551</b>	<b>STAIRS--PREP &amp; PAINT</b> Rough sand, clean and paint stair treads, risers, stringers and rails with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements.	7.00	RI	\$10.00	\$70.00
<b>5580</b>	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
<b>Trade: 20</b>	<b>Floor Coverings</b>				
<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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods, without seams, per manufacturer's instructions. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around	16.00	SF	\$5.40	\$86.40

## Location: 7 - Bsmt./Side Door Stairs

Approx. Wall SF: 288

Ceiling/Floor SF: 45

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	<b>Floor Coverings</b>				
	perimeter. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable. SIDE DOOR LANDING.				
Custom	<b>STAIR TREAD COVERS--INSTALL</b> Install stair tread covers. PRODUCT STANDARD: Pin dot Toffee 9 in. x 24 in. (Home Depot), or equivalent. FROM BASEMENT TO LANDING.	7.00	EA	\$9.50	\$66.50
<b>Location Total:</b>					<b>\$477.90</b>

## Location: 8 - Kitchen

Approx. Wall SF: 336

Ceiling/Floor SF: 104

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00
3715	<b>BASE CABINET</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.	10.24	LF	\$150.00	\$1,536.00
3725	<b>CABINET--WOOD WALL</b> Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles. Reworking of existing wall cabinets is also acceptable.	6.00	LF	\$140.00	\$840.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b> Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	10.25	LF	\$50.00	\$512.50

**Location: 8 - Kitchen**

Approx. Wall SF: 336

Ceiling/Floor SF: 104

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	420.00	SF	\$0.80	\$336.00
<b>Trade: 20 Floor Coverings</b>					
5930	<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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.	100.00	SF	\$5.40	\$540.00
<b>Trade: 22 Plumbing</b>					
6766	<b>GAS LINE--CAP OR PLUG</b> Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.	1.00	AL	\$10.00	\$10.00
6835	<b>SINK--DOUBLE BOWL COMPLETE</b> Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
<b>Location Total:</b>					<b>\$4,293.50</b>

**Location: 9 - Dining Room**

Approx. Wall SF: 397

Ceiling/Floor SF: 153

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
2350	<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. CARPETING IS ALSO ACCEPTABLE.	150.00	SF	\$7.50	\$1,125.00
Custom	<b>ADJUST CHINA CABINET DOORS</b> Adjust cabinet doors to operate and close properly.	2.00	EA	\$25.00	\$50.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b>	500.00	SF	\$0.80	\$400.00

**Location: 9 - Dining Room**

Approx. Wall SF: 397

Ceiling/Floor SF: 153

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

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

**Location Total: \$1,575.00****Location: 10 - Living Room**

Approx. Wall SF: 457

Ceiling/Floor SF: 203

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	<b>Masonry</b>				

1325	<b>CHIMNEY CLEANING</b> 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.	1.00	EA	\$175.00	\$175.00
------	---	------	----	----------	----------

**Trade: 10 Carpentry**

2350	<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 firmish. CARPETING IS ALSO ACCEPTABLE.	200.00	SF	\$7.50	\$1,500.00
Custom	<b>ADJUST CABINET DOORS</b> Adjust leaded glass cabinet doors to operated properly.	1.00	EA	\$25.00	\$25.00

**Trade: 19 Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	650.00	SF	\$0.80	\$520.00
------	---	--------	----	--------	----------

**Location Total: \$2,220.00****Location: 11 - Hall**

Approx. Wall SF: 264

Ceiling/Floor SF: 46

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

2350	<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 firmish. CARPETING IS ALSO ACCEPTABLE.	45.00	SF	\$7.50	\$337.50
3260	<b>REWORK INTERIOR DOOR</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	1.00	EA	\$75.00	\$75.00



Location: 11 - Hall

Approx. Wall SF: 264

Ceiling/Floor SF: 46

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	wall. CLOSET.				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	300.00	SF	\$0.80	\$240.00
<b>Location Total:</b>					<b>\$652.50</b>

Location: 12 - 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>				
825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	25.00	SF	\$0.50	\$12.50
<b>Trade: 10</b>	<b>Carpentry</b>				
Custom	REPAIR FLOOR Repair gap around toilet escutcheon plate.	1.00	AL	\$154.00	\$154.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	182.00	SF	\$0.80	\$145.60
<b>Trade: 20</b>	<b>Floor Coverings</b>				
Custom	REPLACE FLOORING TRANSITION STRIP Replace metal transition strip at doorway.	1.00	EA	\$25.00	\$25.00
<b>Trade: 22</b>	<b>Plumbing</b>				
6870	FAUCET--LAVATORY DUAL CONTROL Install a washerless, metal bodied, dual control faucet with a 15 year drip-free warranty. Include pop-up stopper and ball-type shut-off valves. Replace trap if required to complete installation. The use of lead solder is prohibited.	1.00	EA	\$150.00	\$150.00
6950	BATHTUB--REGLAZE Etch tub surface and apply a polyester or epoxy surface glaze. Provide 5 year warranty.	1.00	EA	\$475.00	\$475.00
7005	COMMODE--REFURBISH 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: \$1,002.10

## Location: 13 - First Floor Bedroom (Inc. Closet)

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. INCLUDES RE-TACKING LOOSE CORNER OF CARPET.	1.00	RM	\$85.00	\$85.00
<b>Trade: 10 Carpentry</b>					
3260	<b>REWORK INTERIOR DOOR</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	\$75.00	\$150.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer. CLOSET.	1.00	RM	\$100.00	\$100.00
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	465.00	SF	\$0.80	\$372.00
<b>Trade: 21 HVAC</b>					
Custom	<b>REMOVE THERMOSTAT</b> Remove old wall thermostat and close hole.	1.00	AL	\$15.00	\$15.00
<b>Location Total:</b>					<b>\$722.00</b>

## Location: 14 - Dressing Room

Approx. Wall SF: 324

Ceiling/Floor SF: 100

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

**Location: 14 - Dressing Room**

Approx. Wall SF: 324

Ceiling/Floor SF: 100

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
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	\$30.00	\$30.00
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. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)	1.00	EA	\$200.00	\$200.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	380.00	SF	\$0.80	\$304.00
<b>Location Total:</b>					<b>\$599.00</b>

**Location: 15 - Stairs**

Approx. Wall SF: 248

Ceiling/Floor SF: 42

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: 19 Paint &amp; Wallpaper</b>					
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00
<b>Location Total:</b>					<b>\$165.00</b>

**Location: 16 - 2nd Fl. Bathroom (Demo)**

Approx. Wall SF: 245

Ceiling/Floor SF: 75

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5 Demolition &amp; Disposal</b>					
717	<b>DEMO--BATHROOM</b> Remove bathtub, toilet, sink, vanity, medicine cabinet and floor covering. Remove all supply and waste lines as far back to source as possible and cap. Remove bottom portion of the three walls that were in contact with plumbing fixtures.	1.00	AL	\$600.00	\$600.00

Location: 16 - 2nd Fl. Bathroom (Demo)

Approx. Wall SF: 245

Ceiling/Floor SF: 75

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

Trade: 10 **Carpentry**

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. TO EVE SPACE.	1.00	EA	\$35.00	\$35.00
------	--	------	----	---------	---------

Trade: 17 **Drywall & Plaster**

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. Texture surfaces to match existing. THIS DRYWALL IS TO REPLACE THE PORTION OF WALLS THAT WERE REMOVED DURING BATHROOM DEMO.	96.00	SF	\$3.50	\$336.00
------	---	-------	----	--------	----------

Trade: 19 **Paint & Wallpaper**

5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	320.00	SF	\$0.80	\$256.00
------	---	--------	----	--------	----------

Trade: 20 **Floor Coverings**

5970	<b>CARPET AND PAD</b> Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	75.00	SF	\$7.50	\$562.50
------	--	-------	----	--------	----------

**Location Total: \$1,789.50**

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

Approx. Wall SF: 263

Ceiling/Floor SF: 82

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

3260	<b>REWORK INTERIOR DOOR</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	\$75.00	\$150.00
------	---	------	----	---------	----------

**Location: 17 - Right Center Bedroom (Inc. Closet)**

Approx. Wall SF: 263

Ceiling/Floor SF: 82

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	345.00	SF	\$0.80	\$276.00
<b>Trade: 20</b>	<b>Floor Coverings</b>				
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.	82.00	SF	\$7.50	\$615.00
<b>Location Total:</b>					<b>\$1,041.00</b>

**Location: 18 - Front Center Bedroom (Inc. Closet)**

Approx. Wall SF: 416

Ceiling/Floor SF: 169

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 9</b>	<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 carpet dries at a rate of 1 minute per every 20 SF.	1.00	RM	\$65.00	\$65.00
<b>Trade: 10</b>	<b>Carpentry</b>				
3260	<b>REWORK INTERIOR DOOR</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.	3.00	EA	\$75.00	\$225.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	575.00	SF	\$0.80	\$460.00
<b>Location Total:</b>					<b>\$750.00</b>

Location: 19 - Left Front Room (No Closet)

Approx. Wall SF: 224

Ceiling/Floor SF: 63

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>					
3260	<b>REWORK INTERIOR DOOR</b> Rehang door. Adjust door and latch to operate properly. Replace damaged or missing hardware. If door rubs carpeting or floor, trim bottom of door to provide clearance. LOUVERED FRENCH DOORS.	1.00	PR	\$76.00	\$76.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	300.00	SF	\$0.80	\$240.00
<b>Location Total:</b>					<b>\$381.00</b>

Location: 20 - Left Rear Bedroom (Inc. Closet)

Approx. Wall SF: 308

Ceiling/Floor SF: 105

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>					
3260	<b>REWORK INTERIOR DOOR</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.	1.00	EA	\$75.00	\$75.00
3300	<b>DOOR STOP--BASEBOARD MOUNT</b> Install a baseboard mounted, solid metal door stop. A wall mounted doorknob bumper is also acceptable. DOOR TO FORMER BATHROOM AREA.	1.00	EA	\$6.50	\$6.50
<b>Trade: 19 Paint &amp; Wallpaper</b>					

Location: 20 - Left Rear Bedroom (Inc. Closet)

Approx. Wall SF: 308

Ceiling/Floor SF: 105

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5460	<b>STRIP PAPER, SPACKLE, PRIME</b> Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all unpainted surfaces with white shellac or equivalent primer. PATCH AS NECESSARY.	1.00	RM	\$200.00	\$200.00
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	410.00	SF	\$0.80	\$328.00

**Location Total: \$674.50**

**Unit Total for 3755 Northampton (Revised 4/20/24) , Unit Unit 01: \$90,280.50**

**ss Grand Total for 3755 Northampton (Revised 4/20/24) : \$90,280.50**

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