

SPECS BY LOCATION/TRADE with Costs

6/7/2024

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

Case Number: 682-22-049
 Project Manager: J R
 Phone: _____

Address: 3926 Delmore 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	STRUCTURAL CHANGES No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
6	POINT OF SALE INSPECTION The Cuyahoga County Land Reutilization Corp. (the Land Bank) will perform progress and final inspections to assure proper completion of all work included in the Land Bank specifications. In addition, the buyer must correct all defects noted in the point of sale inspection in municipalities where such inspections are performed.	1.00	GR	\$0.00	\$0.00
8	PAINTING REQUIREMENTS--INTERIOR THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Push in all drywall nails/screws and spackle smooth. 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 EGGHELL 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.	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				
	http://www.greenseal.org/certification/standards/paints.cfm . All paint colors shall be selected by the owner or project manager.				
10	<p>APPLICANT ACCEPTS SCOPE OF WORK</p> <p>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.</p> <p>x_____ x_____</p> <p>Applicant Date Applicant Date</p>	1.00	DU	\$0.00	\$0.00
17	<p>HOW TO IDENTIFY LOCATION OF WORK</p> <p>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.</p>	1.00	AL	\$0.00	\$0.00
31	<p>CONSTRUCTION DEFINITIONS</p> <p>"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.</p>	1.00	GR	\$0.00	\$0.00
35	<p>VERIFY QUANTITIES/MEASUREMENTS</p> <p>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.</p>	1.00	GR	\$0.00	\$0.00
36	<p>BUILDING PERMIT REQUIRED</p> <p>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.</p>	391.00	EA	\$0.00	\$0.00
37	<p>ELECTRICAL PERMIT REQUIRED</p> <p>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</p>	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	General Requirements				
	documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$350.00	\$350.00
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$350.00	\$350.00
42	CERTIFICATE OF OCCUPANCY/COMPLIANCE Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Land Bank project manager..	1.00	GR	\$0.00	\$0.00
90	1 YEAR GENERAL WARRANTY 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	DEBRIS REMOVAL & FINAL CLEAN Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all	1.00	AL	\$650.00	\$650.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	interior work areas, removing all visible dust, stains, labels and tags. Clean all floors and windows.				
	CONTRACTORS SHALL ASSURE THAT EMPLOYEES OR SUBS DO NOT DISPOSE OF MUD OR OTHER WASTE IN THE DRAIN SYSTEM. SHOULD SUCH DEBRIS BE FOUND TO HAVE COMPROMISED THE DRAIN SYSTEM, ALL COSTS OF REPAIR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.				
2070	ASBESTOS ABATEMENT	1.00	AL	\$0.00	\$0.00
	Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.				

Trade: 22 Plumbing

6709	SEWER LINES--SNAKE--NOTE	1.00	AL	\$0.00	\$0.00
	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.				

Location Total: \$1,700.00**Location: 2 - Exterior**

Approx. Wall SF: 1,862

Ceiling/Floor SF: 600

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
460	TRIM ALL OVERGROWTH	1.00	AL	\$700.00	\$700.00
	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.				
	INCLUDES GRINDING OF STUMP BEHIND GARAGE TO BELOW GRADE.				
Trade: 5	Demolition & Disposal				
Custom	STOCKADE FENCE--REMOVE	1.00	AL	\$800.00	\$800.00
	Remove stockade fence. Backfill post holes.				
	FENCE IS APPROX. 85' LONG. INCLUDES REMOVAL OF SMALL TREES GROWING AGAINST FENCE.				
	ACCEPTABLE ALTERNATIVE IS TO REMOVE THE SMALL TREES GROWING AGAINST THE FENCE AND REPAIR AND PAINT OR STAIN THE FENCE. IF REPAIRED, ALL SEVERELY DETERIORATED BOARDS MUST BE REPLACED AND ALL POSTS MUST BE STRAIGHT.				

Location: 2 - Exterior

Approx. Wall SF: 1,862

Ceiling/Floor SF: 600

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
946	SIDEWALK LEVELING Level concrete or stone walk to eliminate unevenness of 3/4" or more. Lift existing slabs. Remove the top 4" of substrate, including all tree roots. Backfill with gravel and reset slabs. Slabs damaged during this procedure must be replaced. Ramping is not permitted. TO ELIMINATE TRIP HAZARD ON WALK TO FRONT DOOR.	10.00	SF	\$4.00	\$40.00
947	SIDEWALK--INSTALL Excavate sidewalk area. Install a slag or crushed stone base compacted to 90%. Install forms and pour concrete 4" thick. Use 6.5 Sac Mix with 7% air entrainment. All concrete shall slump test at or near 4.5 mm and must exhibit 2200 psi at 28 days. Plain expansion joints shall be cut every 4' and flexcell joints shall be installed at 20' intervals and where new concrete abuts existing concrete. Broom finish surface. Finished area shall drain water and be free of vandalism. Apply a liquid membrane seal with ASTM-309 after initial set. Replacement sidewalks shall be of equal dimensions to sidewalk being replaced. TO REPLACE ONE DETERIORATED SLAB IN PUBLIC SIDEWALK. INCLUDES CUTTING BACK TREE ROOT THAT HAS CAUSED THE DAMAGE. PLEASE NOTE: THE LAND BANK IS NOT REQUIRING A WALK TO THE REAR DECK STAIRS AS THERE ARE ALREADY TWO MEANS OF EGRESS, FRONT AND SIDE, THAT OPEN TO PAVED AREAS. THE CITY OF CLEVELAND MAY OR MAY NOT REQUIRE A WALK TO THE REAR DECK STAIRS. CITY DECISION WILL PREVAIL.	25.00	SF	\$12.50	\$312.50
980	DRIVEWAY--CONCRETE 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. 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.	953.00	SF	\$12.50	\$11,912.50

Location: 2 - Exterior

Approx. Wall SF: 1,862

Ceiling/Floor SF: 600

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	DRIVEWAY SHALL BUTT UP AGAINST THE FOUNDATION ALL THE WAY FROM THE FRONT TO THE REAR OF THE HOUSE, AND SHALL BE SLOPED AWAY FROM THE FOUNDATION. THE REAR PORTION, FROM THE REAR OF THE HOUSE TO THE GARAGE, SHALL BE SLOPED TOWARD THE MIDDLE TO DIRECT WATER DOWN THE DRIVEWAY RATHER THAN TOWARD THE REAR OF THE HOUSE.				
Trade: 10	Carpentry				
2675	VINYL SIDING--REPAIR Secure vinyl siding and trim, and replace all missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed.	1.00	AL	\$300.00	\$300.00
2835	WINDOW WELL Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place corrugated galvanized 37" wide x 24" deep window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. INSTALL IN REAR TO PROTECT BASEMENT WINDOW.	1.00	EA	\$150.00	\$150.00
3065	SECURITY DOOR--REWORK Adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. FRONT AND SIDE SECURITY DOORS. INCLUDES REPLACEMENT OF THE BROKEN GLASS PANEL IN THE SIDE DOOR WITH NEW TEMPERED GLASS.	2.00	EA	\$120.00	\$240.00
3165	DOOR & FRAME--SECURITY WITH GLASS Field measure, fabricate, prime, topcoat and install a barred security door in a steel angle iron frame, and a heavy duty galvanized steel screen, with a single cylinder dead bolt lockset. Use 1/2"x 1/2" steel bars no more than 5" on center. Security door locksets shall be on the same side as locksets on the entry door. Include tempered glass storm panels. FIRST FLOOR REAR.	1.00	EA	\$750.00	\$750.00
Custom	DOOR--REWORK Adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. Install mortise lockset and a single cylinder mortised deadbolt. Locks shall be keyed alike. Provide 2 sets of keys to the owner or project manager. PRODUCT STANDARD: Defiant Hartford, or better. FRONT, SIDE, REAR & SECOND FLOOR REAR DOORS. INCLUDES REPLACEMENT OF FRONT WOOD THRESHOLD.	4.00	EA	\$200.00	\$800.00
Custom	SHUTTER--REINSTALL Reinstall shutter on second floor front. THE SHUTTER IS IN THE LIVING ROOM.	1.00	EA	\$50.00	\$50.00

Location: 2 - Exterior

Approx. Wall SF: 1,862

Ceiling/Floor SF: 600

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	BOARDS--REMOVE	1.00	AL	\$1,000.00	\$1,000.00
	Remove all boards from first floor windows and doors. Fill screw holes. Sand and paint casings and sills to match casings and sills on second floor. IF CASINGS AND SILLS CANNOT BE NEATLY RESTORED, THE CASINGS AND SILLS MUST BE RE-WRAPPED WITH ALUMINUM PAINTED TO MATCH SECOND FLOOR CASINGS AND SILLS.				
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES	12.00	SQ	\$550.00	\$6,600.00
	* Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * Replace up to 5 sf of sheathing per 100 sf of roof using pine board or CDX plywood of matching thickness. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present.				
4635	GUTTER--5" SEAMLESS ALUMINUM	48.00	LF	\$10.00	\$480.00
	Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge, white aluminum gutter to service roof. Pitch gutter toward downspout.				
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	60.00	LF	\$10.00	\$600.00
	Dispose of downspout. Install 5", square, seamless, .027 gauge, white aluminum downspout. 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 & Wallpaper				
5680	REAR PORCH & TRIM--STAIN OR PAINT	400.00	SF	\$2.40	\$960.00
	Power wash deck and all related stairs, railings and posts. Allow to dry thoroughly and then apply Thompson's Water Seal, or equivalent. This porch is thoroughly aged, so priming and painting is also acceptable. TWO STORY REAR PORCH AND DECK, AS WELL AS SMALL AREAS OF WOOD TRIM ELSEWHERE ON HOUSE.				

Location: 2 - Exterior

Approx. Wall SF: 1,862

Ceiling/Floor SF: 600

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Location Total:					\$25,695.00

Location: 3 - Garage

Approx. Wall SF: 640

Ceiling/Floor SF: 400

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

9781	NEW GARAGE COMPLETE	1.00	AL	\$16,500.00	\$16,500.00
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- Detached 2 - car garage 20'x20'
- 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.
 - 2"x6" ceiling rafters shall be spaced 16" on center
 - Exterior shall be vinyl sided to match house as closely as possible.
 - Roofing shall be 25 year 3-tab shingle or dimensional shingle to match house as closely as possible.
 - Install man door with passage handle and dead bolt locks.
 - Install underground electrical, on a separate circuit, to code. Install wall switch to overhead fixture and one GFIC outlet. Install overhead outlet for automatic door opener.
 - Install new 16'x7' garage door with door opener with 2 remote controls.
 - Install 5" seamless aluminum gutters and 5" aluminum downspouts to empty onto splash blocks or tied into sewers, if required by City code.
 - Remove all debris from property.

Location Total: \$16,500.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

6041	FURNACE 92+ GAS - REPLACE	1.00	EA	\$5,000.00	\$5,000.00
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- Remove existing furnace. 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 & 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

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	<p>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"> All plumbing and electrical connections to code. Properly sized and balanced ducts to assure even heat/AC throughout dwelling unit. Programmable thermostat. 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 the drain line to be obstructive). Furnace shall be vented with PVC piping per manufacturer's specifications. Furnace shall have limited warranties of at least 20 years on heat exchanger, and five years on all other parts. PRODUCT STANDARD: Ducane, Goodman, Carrier, Rheem, or equivalent. <p>ASBESTOS REMOVAL: All asbestos that may be found on existing furnace and/or ducts must be removed. See asbestos abatement requirements under "General Requirements" at the beginning of these specifications. ANY ABATEMENT REQUIRED WILL BE DONE BY OWNER.</p> <p>INCLUDES REMOVAL OF CONDENSER AT REAR OF HOUSE. NEW FURNACE DOES NOT INCLUDE A/C, ALTHOUGH BUYER MAY ADD A/C ON HIS OR HER OWN.</p>				
Trade: 22	Plumbing				
6636	WATER METER--REINSTALL EXISTING	1.00	EA	\$60.00	\$60.00
	Reinstall existing water meter and install grounding to code. Install a 3-strand 18-gauge wire from the meter location to the exterior of the house where the remote meter reader is expected to be installed. The use of lead solder is prohibited.				
6715	WASTE LINE--PVC	10.00	LF	\$14.00	\$140.00
	Install schedule 40 PVC pipe and fittings, solvent welded after a dyed cleaning step. WASTE LINE FROM KITCHEN SINK.				
7115	LAUNDRY TUB--SINGLE BOWL	1.00	EA	\$350.00	\$350.00
	Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Secure tub to wall or floor. Connect waste line to tub and provide air gap and floor sink to code.				
7190	WATER SUPPLY--1 BATH HOUSE	1.00	DU	\$2,700.00	\$2,700.00
	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				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	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.				
7210	DRAIN/WASTE/VENT--1 BATH HSE 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 from the foundation perimeter to roof vent terminus.	1.00	DU	\$2,265.00	\$2,265.00
Custom	WATER HEATER--TESTING & CORRECTIONS Test water heater to assure that there are no leaks and that the temperature control, thermocouple and other parts are functional. Inspect gas lines. Correct all leaks and replace all lines not sized to code.	1.00	AL	\$350.00	\$350.00
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list. PLEASE NOTE: THE WIRING IN THIS HOUSE APPEARS TO BE IN GOOD CONDITION. THAT WHICH IS CODE COMPLIANT, INCLUDING EXISTING UNDAMAGED KNOB & TUBE WIRING, MAY REMAIN, SUBJECT TO CITY APPROVAL. PANELS MUST BE REPLACED AND ALL DAMAGED SWITCHES, OUTLETS AND FIXTURES MUST BE REPLACED. SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms. b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description. c. Arc-fault breakers are required in all panels. d. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper. e. Masthead, service mast and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced. Masts with peeling paint must be cleaned and repainted. f. All wiring in basement under 7 ft shall be in conduit. g. All electrical components that are permanently disconnected shall be removed and disgarded.	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)				

- h. All furnaces and major appliances shall be on separate grounded circuits.
- i. 220 volt circuits shall be present to serve dryer and kitchen stove.
- j. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.
- k. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.
- l. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.
- m. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.
- n. All plaster repair due to electrical installation is separately specified and is not part of the rewire specification.

OUTLET (RECEPTACLE) REQUIREMENTS:

- 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.)
- b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink, within 6 ft of laundry tubs and next to breaker panel. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.
- c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.
- d. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.

LIGHTING REQUIREMENTS:

- a. Exterior light fixtures shall be located next to or above all entrances.
- b. Basement lighting shall be provided by a minimum of four pull chain fixtures spaced to provided adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)
- c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)
- d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.
- e. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.
- f. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior.(Fans are not required in bathrooms with openable windows.) A second fixture mounted above the medicine

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

cabinet or sink is required. Fixtures above tubs or showers must be wet rated shower lights.
 g. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)
 h. All light fixtures and electrical equipment shall be supplied and installed by the electrical contractor.

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

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

GARAGE: Garage wiring is included in the specification for a new garage.

Location Total: \$18,865.00

Location: 5 - Basement (Utility side)

Approx. Wall SF: 459

Ceiling/Floor SF: 239

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

0.709	DEMO--BASEMENT	1.00	RM	\$500.00	\$500.00
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Cover all registers and grills prior to demo. Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.

INCLUDES REMOVAL OF PARTITIONS AROUND FORMER TOILET AND STORAGE AREAS AS WELL AS RESTORATION OF THE FLOOR AT LOCATION OF FORMER TOILET DRAIN.

Trade: 7 Masonry

1185	GLASS BLOCK WINDOW	1.00	EA	\$350.00	\$350.00
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Replace existing window with 6"x 6"x 4" thick glass block with

Location: 5 - Basement (Utility side)

Approx. Wall SF: 459

Ceiling/Floor SF: 239

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				
	tooled joints both sides. SMALL WINDOW ABOVE FORMER TOILET AREA. MAY BE CLOSED-IN WITH GLASS BLOCKS, CONCRETE BLOCKS OR BRICKS.				
Trade: 19	Paint & Wallpaper				
5760	FOUNDATION--SCRAPE	280.00	SF	\$2.00	\$560.00
	Scrape loose, peeling, cracked, blistered paint from clay tile foundation walls. Wash dirt, fungus and dust from surface. DO NOT REPAINT. (CLAY TILE FOUNDATION WALLS NEED TO "BREATHE.")				
Trade: 20	Floor Coverings				
Custom	FLOOR--CLEAN	1.00	RM	\$20.00	\$20.00
	Wash floor with TSP or TSP substitute. Rinse well.				
Location Total:					\$1,430.00

Location: 6 - Basement (Former rec. room)

Approx. Wall SF: 459

Ceiling/Floor SF: 239

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0.709	DEMO--BASEMENT	1.00	RM	\$1,200.00	\$1,200.00
	Cover all registers and grills prior to demo. Tear out all wall paneling, furring strips, ceiling and floor covering. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition. 1. SEE ASBESTOS REMEDIATION UNDER GENERAL REQUIREMENTS NEAR THE BEGINNING OF THESE SPECIFICATIONS. 2. PANELING AND FURRING STRIPS ON FOUNDATION WALLS MUST BE REMOVED. REPLACEMENT OF PANELING IS OPTIONAL. CENTER WALL PANELING MAY REMAIN. 3. THE CONDITION OF FOUNDATION WALLS PREVENTED INSPECTION OF THE MASONRY FOUNDATION WALLS. REPAIR OF WALL DAMAGE WILL BE THE BUYER'S RESPONSIBILITY. 4. REMOVAL OF CEILING IS OPTIONAL, BUT IF IT IS RETAINED IT MUST BE TRIMMED AT EDGES TO CREATE A FINISHED APPEARANCE, AND ALL DAMAGED AREAS MUST BE REPAIRED. IN ADDITION, IF CEILING IS RETAINED, AN ACCESS PANEL MUST BE INSTALLED WHERE PLUMBING IS NOW EXPOSED.				

Location: 6 - Basement (Former rec. room)

Approx. Wall SF: 459

Ceiling/Floor SF: 239

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. DOOR TO UTILITY SIDE OF BASEMENT. REMOVAL OF DOOR IS ALSO ACCEPTABLE.	1.00	EA	\$75.00	\$75.00
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR 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.	236.00	SF	\$0.80	\$188.80
Trade: 27	Fire Protection				
Custom	FIREPLACES & FIREPLACE CHIMNEY BASEMENT AND LIVING ROOM FIREPLACES SHALL BE INSPECTED BY A LICENSED CHIMNEY INSPECTOR. REPORT SHALL BE PROVIDED TO THE PROJECT MANAGER AND THE BUYER.	1.00	AL	\$200.00	\$200.00

Location Total: \$1,663.80

Location: 7 - Interior (all living spaces)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5211	PLASTER/DRYWALL REPAIR (AFTER RE-WIRING) After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells. Water resistant drywall (green board) shall be used in bathrooms and behind kitchen sinks. Push in drywall nails/screws and spackle smooth. Cover all registers and grills prior to any sanding. Texture surfaces to match existing. INCLUDES WALLS AND CEILINGS DISTURBED DURING ELECTRICAL AND /OR PLUMBING WORK, AS WELL AS REPAIR OF EXISTING DAMAGE. EXISTING PLASTER DAMAGE IS MINIMAL, EXCEPT FOR THE KITCHEN WHERE TEAROUT WILL REQUIRE EXTENSIVE WALL AND CEILING REPAIR. (SEE KITCHEN DEMO SPECIFICATION.) DON'T MISS THE SMALL HOLE IN THE SECOND FLOOR HALLWAY CLOSET.	1.00	AL	\$900.00	\$900.00

Location Total: \$900.00

Location: 8 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	6.00	LF	\$10.00	\$60.00
Trade: 19 Paint & Wallpaper					
5551	STAIRS--PREP & PAINT 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.	9.00	RI	\$10.00	\$90.00
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total: \$230.00

Location: 9 - Kitchen

Approx. Wall SF: 344

Ceiling/Floor SF: 111

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
716	DEMO--KITCHEN Cover all registers and grills prior to demo. Remove all cabinets, soffits, soffit framing, sink, built-in appliances, ceiling and rear wall down to the studs and ceiling joists. Remove all nails. 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.	1.00	AL	\$600.00	\$600.00
825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax. INCLUDES SIDE DOOR LANDING AND STAIRS BETWEEN LANDING AND KITCHEN.	110.00	SF	\$0.50	\$55.00
Trade: 10 Carpentry					
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	9.50	LF	\$150.00	\$1,425.00
3725	CABINET--WOOD WALL	12.25	LF	\$140.00	\$1,715.00

Location: 9 - Kitchen

Approx. Wall SF: 344

Ceiling/Floor SF: 111

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	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.				
3750	COUNTER TOP--PLASTIC LAMINATE	9.50	LF	\$50.00	\$475.00
	Dispose of existing counter top, if any. Field measure and screw to base cabinet a laminate counter top with back splash and end trim. Provide cutout for sink.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	454.00	SF	\$0.80	\$363.20
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 22 Plumbing

6775	GAS SHUT-OFF VALVE	1.00	EA	\$35.00	\$35.00
	Install brass quarter turn ball gas shut off valve. If nothing is connected to the open end of the valve, a brass plug must be installed.				
6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	\$319.00	\$319.00
	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: \$4,987.20**Location: 10 - Dining Room**

Approx. Wall SF: 348

Ceiling/Floor SF: 118

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9	Environmental Rehab				
9134	STEAM CLEAN CARPET	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: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM	426.00	SF	\$0.80	\$340.80
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
Location Total:					\$405.80

Address: 3926 Delmore Road

Unit: Unit 01

Location: 11 - Living Room

Approx. Wall SF: 500

Ceiling/Floor SF: 227

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9134	STEAM CLEAN CARPET 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: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	685.00	SF	\$0.80	\$548.00
Location Total:					\$613.00

Location: 12 - Stairs (Inc. Closet)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9134	STEAM CLEAN CARPET 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					
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. APPROX. 7 LF ON LOWER FLIGHT AND 3 LF ON UPPER FLIGHT.	10.00	LF	\$10.00	\$100.00
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. CLOSET.	1.00	EA	\$75.00	\$75.00
Trade: 19 Paint & Wallpaper					
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00
Location Total:					\$340.00

Location: 13 - Hall (Inc. Closet)

Approx. Wall SF: 236

Ceiling/Floor SF: 47

Location: 13 - Hall (Inc. Closet)

Approx. Wall SF: 236

Ceiling/Floor SF: 47

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	47.00	SF	\$0.50	\$23.50
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS. INCLUDES STRIPPING PAPER FROM CLOSET WALLS AND SHELVES PRIOR TO PAINTING.	300.00	SF	\$1.50	\$450.00
Location Total:					\$473.50

Location: 14 - Bathroom

Approx. Wall SF: 195

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3825	MEDICINE CABINET--SURF MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate glass mirror and two shelves. Recessed medicine cabinet also acceptable.	1.00	EA	\$120.00	\$120.00
Custom	VENT LATCH--REPLACE Replace missing latch on window vent.	1.00	EA	\$25.00	\$25.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	190.00	SF	\$0.80	\$152.00
Trade: 20	Floor Coverings				
5926	FLOORING--WATERPROOF VINYL PLANK Remove all existing layers of floor covering. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center. Install waterproof vinyl plank flooring, owner/project manager's choice of color and style. Install transition strips at all locations where needed. Install wood base and shoe mold or vinyl cove base. Trim bottom of doors if needed to provide clearance from new flooring. CERAMIC TILE IS ALSO ACCEPTABLE.	41.00	SF	\$12.50	\$512.50
Trade: 22	Plumbing				
6930	SHOWER DIVERTER--SINGLE CONTROL Install a single lever, metal faucet/shower diverter and Delta 6122, or equivalent, water saving shower head with 15 year drip-free warranty. The use of lead solder is prohibited. Use an oversize escutcheon plate if the single lever diverter is replacing a two handle diverter.	1.00	EA	\$280.00	\$280.00

Location: 14 - Bathroom

Approx. Wall SF: 195

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
7005	COMMODE--REFURBISH Remove toilet prior to floor replacement. Reinstall on new floor with new closet bend and wax ring. Seal to floor with clear silicone caulk. Install an anti-siphon fill valve. Replace flap valve and adjust water height to effect proper flushing action. IF SUPPLY LINE OR SHUT-OFF ARE FOUND TO BE DEFECTIVE, THEY MUST BE REPLACED.	1.00	EA	\$140.00	\$140.00
Custom	SINK--REMOVE AND REINSTALL Remove pedestal sink prior to floor replacement. Reinstall on new floor. fasten basin securely to wall. Place a small piece of cardboard between the basin and the wall, at the location of the screw attachment, to prevent cracking of the basin. IF SUPPLY LINES, SHUT-OFFS, TRAP AND WASTE LINES ARE FOUND TO BE DEFECTIVE THEY MUST BE REPLACED.	1.00	EA	\$100.00	\$100.00
Trade: 23	Electric				
Custom	NOTE Replacement of the light above the bathtub is covered in the specification for whole house rewire.	1.00	GR	\$0.00	\$0.00

Location Total: \$1,329.50

Location: 15 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 394

Ceiling/Floor SF: 155

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2820	ALUMINUM SCREEN & FRAME Field measure and install an aluminum screen and frame in window opening.	1.00	EA	\$80.00	\$80.00
3191	ACCESS PANEL--INSTALL Install plywood access panel, clear side out. Surround with 1"x4" framing or install within existing framing. IN CLOSET. NEW PANEL SHALL BE LARGER THAN EXISTING TO AFFORD MORE ACCESS TO THE SHOWER DIVERTER.	1.00	EA	\$65.00	\$65.00
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	2.00	EA	\$75.00	\$150.00
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or better, from wall to wall, supported on three sides by hook strip. If more than 4'	3.00	LF	\$6.00	\$18.00

Location: 15 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 394

Ceiling/Floor SF: 155

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	span, use center support bracket.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	549.00	SF	\$0.80	\$439.20
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	121.00	SF	\$6.50	\$786.50
Location Total:					\$1,538.70

Location: 16 - Left Front Bedroom (Inc. 2 Closets)

Approx. Wall SF: 416

Ceiling/Floor SF: 192

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK BEDROOM DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$75.00	\$75.00
3375	DOOR--WOOD BIFOLD Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening.	2.00	PR	\$210.00	\$420.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	608.00	SF	\$0.80	\$486.40
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2"	162.00	SF	\$6.50	\$1,053.00

Location: 16 - Left Front Bedroom (Inc. 2 Closets)

Approx. Wall SF: 416

Ceiling/Floor SF: 192

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

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 or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$2,034.40**Location: 17 - Right Front Bedroom (Inc. Closet)**

Approx. Wall SF: 341

Ceiling/Floor SF: 128

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

825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	127.00	SF	\$0.50	\$63.50
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Trade: 10 Carpentry

2821	REPLACE SCREEN FABRIC Replace fabric in window or door screen sash with fiberglass screen fabric.	1.00	EA	\$50.00	\$50.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	469.00	SF	\$0.80	\$375.20
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Location Total: \$488.70**Unit Total for 3926 Delmore Road, Unit Unit 01: \$79,194.60****Address Grand Total for 3926 Delmore Road: \$79,194.60****Bidder:** _____