

SPECS BY LOCATION/TRADE with Costs

2/27/2024

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

Case Number: **682-33-049**
 Project Manager: **J R**
 Phone: _____

Address: **1211 Yellowstone (Revised 2/126/24**

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	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.	11.00	GR	\$0.00	\$0.00
8	PAINTING REQUIREMENTS--INTERIOR THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes radiators which must be painted the color of the walls in each room . 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	APPLICANT ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x_____ x_____ Applicant Date Applicant Date	1.00	DU	\$0.00	\$0.00
17	HOW TO IDENTIFY LOCATION OF WORK All locations, both exterior and interior, appearing in these specifications are based on looking at the house from the front. Locations will be identified as front, side, rear, center, first floor, second floor, etc. If in doubt as to where a work item is to be performed, ask the project manager.	1.00	AL	\$0.00	\$0.00
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
36	BUILDING PERMIT REQUIRED Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$601.00	\$601.00
37	ELECTRICAL PERMIT REQUIRED 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	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	\$1,500.00	\$1,500.00

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.				
	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	\$1,900.00	\$1,900.00
	Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.				
	ASBESTOS SURVEY AND ABATEMENT.				

Location Total: \$5,051.00**Location: 2 - Exterior**

Approx. Wall SF: 2,508

Ceiling/Floor SF: 1,040

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
744	ANTENNA/DISH REMOVAL	2.00	EA	\$75.00	\$150.00
	Remove antenna or satellite dish from structure and dispose of in code legal dump. Repair all openings or damage to roof or siding. Repairs must be water tight.				
Trade: 6	Concrete & Paving				
946	SIDEWALK LEVELING	2.00	EA	\$100.00	\$200.00
	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.				
	ONE SLAB IN FRONT PUBLIC SIDEWALK AND ONE SLAB IN WALK TO FRONT STEPS.				
980	DRIVEWAY--CONCRETE	900.00	SF	\$12.50	\$11,250.00
	Remove existing driveway. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick driveway with #10 welded wire mesh. New driveway shall equal width as existing driveway or as specified. Install expansion joints from side to side at 10' intervals, and down the middle for the entire length of the driveway. Apply a broom finish surface. Pitch driveway to direct water away from the building, off the edges of the driveway and toward the drain. Existing driveway drains shall be retained and fitted with new 36" long channel grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the				

Location: 2 - Exterior

Approx. Wall SF: 2,508

Ceiling/Floor SF: 1,040

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	drain. Driveways that allow standing water will not be approved. Remove forms. Regrade and seed disturbed areas.				
Trade: 7	Masonry				
1230	MASONRY--REPOINT Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/ 2" lifts using portland cement mortar dyed to match existing as closely as possible. Reinstall flashing, tool concave joints and clean brick face. (Flashing or mortar color matching not required in basements.) FOUNDATION, BRICK WALLS AND ALL CHIMNEYS. INCLUDES REPAIR OF CHIMNEY CAPS.	1.00	AL	\$4,000.00	\$4,000.00
Trade: 10	Carpentry				
2615	SIDING--CEDAR SHINGLE REPAIR Remove damaged and deteriorated shingles. Install 18" #1 cedar shingles using aluminum or galvanized nails. REPLACE ALL DETERIORATED AND DAMAGED CEDAR SHINGLES, INCLUDES CORNER PIECES. MATCH EXISTING SHINGLES AS CLOSELY AS POSSIBLE.	1.00	AL	\$4,000.00	\$4,000.00
2645	TRIM--WRAP WITH VINYL OR ALUMINUM Replace missing or rotten trim with dimensional pine stock. Wrap all exposed trim with vinyl or aluminum, including required starter pieces. Paint to match or appropriately accent house color. ALL WINDOWS.	1.00	AL	\$1,200.00	\$1,200.00
3065	DOOR--REWORK EXTERIOR Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set. FRONT. INCLUDES REPLACING HARDWARE KEYED THE SAME AS NEW SIDE DOOR.	1.00	EA	\$500.00	\$500.00
3185	DOOR--PREHUNG METAL ENTRANCE Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better. SIDE.	1.00	EA	\$750.00	\$750.00
3210	STORM DOOR--ALUMINUM Install an aluminum combination storm and screen door with baked enamel finish (owner's choice of color), handle set, top chain, pneumatic door closer and door sweep. Steel security doors with storm inserts are also acceptable. Storm door locksets shall be on the same side as locksets on the entry	1.00	EA	\$350.00	\$350.00

Location: 2 - Exterior

Approx. Wall SF: 2,508

Ceiling/Floor SF: 1,040

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	door. SIDE ENTRANCE				
3550	PORCH LATTICE--REPLACE Frame opening with 1"x 4" pine lumber with crossed members. Spacing of crossed members shall equal the width of strips not to exceed 1-1/2". All lumber shall be exterior grade and all fasteners shall be galvanized. Heavy duty 1/4" galvanized screening shall be installed on the back side of each lattice panel. Panels shall be evenly spaced, flush with outside face of masonry piers and securely fastened to the porch. Panel at driveway side shall be openable, with exterior grade hinges at top, handle and latch. REPLACE LATTICE OF REAR ENCLOSED PORCH	2.00	EA	\$75.00	\$150.00
Custom	MAIL CHUTE DOOR--REPLACE Replace missing mail chute door with new brass door.	1.00	EA	\$65.00	\$65.00
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * 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.	22.00	SQ	\$550.00	\$12,100.00
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	78.00	LF	\$10.00	\$780.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.	105.00	LF	\$10.00	\$1,050.00

Location: 2 - Exterior

Approx. Wall SF: 2,508

Ceiling/Floor SF: 1,040

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				

Trade: 19 Paint & Wallpaper

5655	PREP & PAINT EXTERIOR WOOD	1.00	AL	\$7,200.00	\$7,200.00
	Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding and trim. Remove all deteriorated glazing compound. Feather edges and dull gloss with sandpaper. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Reglaze sash where compound is missing. Spot prime and top coat two colors with exterior stain. Includes wood areas, if any, between prime and storm/screen windows.				
	PAINT CEDAR SHINGLE SIDING COMPLETE.				

Location Total: \$43,745.00

Location: 3 - Garage

Approx. Wall SF: 800

Ceiling/Floor SF: 400

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

550	REGRADE FOUNDATION--GCI	20.00	LF	\$20.00	\$400.00
	Existing soil at the rear of the garage is too high and consequently is rotting out the rear of the T1-11 siding. Remove sufficient soil to bring the surface below the siding and slope to each side of the garage to provide positive drainage. Apply perennial grass seed.				

Trade: 10 Carpentry

2595	SIDING--T1-11 REPLACE	275.00	SF	\$4.10	\$1,127.50
	Install rough sawn fir, 3/8" thick, factory stained, T1-11 siding sheets, including 1"x 3" trim at corners. Use lap flashing on horizontal seams. Flash or install silicone caulking along entire top edge, and under windows and other openings. REAR OF GARAGE.				
3120	DOOR--REPL ENTRANCE HARDWARE	1.00	EA	\$125.00	\$125.00
	Replace an exterior door 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. MAN DOOR. KEY THE SAME AS DOORS TO HOUSE.				

Trade: 15 Roofing

4490	ROOF SHEATHING 1/2"	128.00	SF	\$1.79	\$229.12
	Install 1/2" CDX plywood sheathing at right angles to rafters. Nail every 10" at center and every 6" on edge with 8d common nails.				
4580	TEAR OFF AND REROOF SHINGLES	7.00	SQ	\$550.00	\$3,850.00

Location: 3 - Garage

Approx. Wall SF: 800

Ceiling/Floor SF: 400

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	* Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * CONTACT REHAB INSPECTOR FOR A SHEATHING INSPECTION PRIOR TO INSTALLATION OF ROOFING. * Install 30 lb felt horizontally per manufacturer's specifications. * Install preformed aluminum drip edge, ice guard and vent pipe boots. * Install step flashing and base flashing at all vertical walls. * Install aluminum valley flashing without seams. * Install chimney flashing with top edges fit 1/2 " into saw cut mortar joints and sealed with roofing cement. * Install fiberglass asphalt, dimensional shingles with a 30 year minimum warranty on roof and ridge vent. Provide the warrantee to the owner and a copy to the rehab inspector. * Includes removal of antenna and satellite dish, if present.				
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge, white aluminum gutter to service roof. Pitch gutter toward downspout.	40.00	LF	\$10.00	\$400.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM 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.	20.00	LF	\$10.00	\$200.00

Trade: 19 Paint & Wallpaper

5655	PREP & STAIN EXTERIOR WOOD Cover ground with drop cloth. Scrape all loose, cracked, peeling and blistered paint from siding and trim. Dispose of chips properly. Rinse all surfaces with a hose. Caulk and fill holes. Spot prime and top coat two colors with exterior stain. INCLUDES PAINTING OF OVERHEAD AND MAN DOORS. SIDING AND TRIM COLORS SHALL MATCH HOUSE.	800.00	SF	\$2.40	\$1,920.00
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Location Total: \$8,251.62

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
Custom	STEAM HEATING SYSTEM--REFURBISH Refurbish steam heating system to correct all defects to code and make fully functional. Shall include: a. Test and, if needed, repair boiler including all gauges and controls. b. Repair all leaks in system.	1.00	AL	\$4,000.00	\$4,000.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	c. Examine all radiators. All should be slightly pitched so that the vent is on the high end.				
	d. Replace all radiator vents.				
	e. Repack all radiator valves. Assure that all fully open and close and are free of leaks.				
	f. Replace the missing radiator in the dining room. A leak-free used radiator is acceptable. (Closely matching radiators may be found at Rebuilder's Xchange or Habitat for Humanity ReStores.) The radiator that was removed from the dining room was located in front of the left half of the sliding door to the family room. An attempt should be made to find a better location, but if no other location is practical, it shall be installed where the old one was located.				
	g. No cracked radiators were observed during this spec writer's inspection, but if any are found, they must be replaced.				
	h. Replace thermostat with a new programmable thermostat.				
Trade: 22	Plumbing				
6637	WATER METER--INSTALL NEW	1.00	EA	\$325.00	\$325.00
	Contact water department to schedule installation of a replacement water meter. If required by the water department, 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.				
6709	SEWER LINES--SNAKE	1.00	AL	\$350.00	\$350.00
	Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.				
7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$1,100.00	\$1,100.00
	Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. The use of lead solder is prohibited. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.				
7125	FAUCET--LAUNDRY TUB	1.00	EA	\$100.00	\$100.00
	Install a two handle, brass faucet with hose threading on laundry tub.				
7190	WATER SUPPLY--1 BATH HOUSE	1.00	DU	\$3,500.00	\$3,500.00
	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 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				

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	gaps shall be installed as required by code. Supply lines shall be located in interior walls, not exterior. Installation shall include brass freeze proof hose bibbs at former hose bibb locations or the front and rear of the house.				
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list. SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms. b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description. c. Arc-fault breakers are required in all panels. d. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper. e. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced. f. All wiring in basement under 7 ft shall be in conduit. g. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent. h. All electrical components that are permanently disconnected shall be removed and disposed of. i. All furnaces and major appliances shall be on separate grounded circuits. j. 220 volt circuits shall be present to serve dryer and kitchen stove. k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher. l. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified. m. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable. n. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source. 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	1.00	AL	\$10,000.00	\$10,000.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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. A second fixture mounted above the medicine cabinet or sink is required.

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.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

GARAGES: All garage wiring, fixtures and equipment shall be brought into compliance with current N.E.C.

Location Total: \$19,375.00

Location: 5 - Basement

Approx. Wall SF: 725

Ceiling/Floor SF: 624

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

709	DEMO--BASEMENT	1.00	RM	\$500.00	\$500.00
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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.

Trade: 19 Paint & Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	624.00	SF	\$0.80	\$499.20
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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.

5760	PREP & PAINT CONCRETE OR MASONRY WALL	725.00	SF	\$2.00	\$1,450.00
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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. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts. INCLUDES PREP AND PAINTING OF LAUNDRY TUB LEGS AND FRAME.

Location Total: \$2,449.20

Location: 6 - Right Rear Bsmt. Storage Room

Approx. Wall SF: 203

Ceiling/Floor SF: 49

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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 tooled joints both sides. If windows are located in basement, at least one window on each side shall be equipped with openable vent and screen. Window nearest laundry location shall be configured to accept a dryer vent, unless a vent already exists. TO REPLACE COAL CHUTE DOOR.

Location: 6 - Right Rear Bsmt. Storage Room

Approx. Wall SF: 203

Ceiling/Floor SF: 49

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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.	49.00	SF	\$0.80	\$39.20
5760	PREP & PAINT CONCRETE OR MASONRY WALL 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.	200.00	SF	\$2.00	\$400.00
Location Total:					\$789.20

Location: 7 - Center Rear Bsmt. Storage Room

Approx. Wall SF: 163

Ceiling/Floor SF: 28

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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.	28.00	SF	\$0.80	\$22.40
5760	PREP & PAINT CONCRETE OR MASONRY WALL 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.	163.00	SF	\$2.00	\$326.00
Location Total:					\$348.40

Location: 8 - Interior (all living areas)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. Texture surfaces to match existing. THERE IS EXTENSIVE DRYWALL/PLASTER REPAIR THROUGHOUT THE HOUSE. ALL IS INCLUDED IN THIS SPECIFICATION INCLUDING COMPLETE DRYWALL INSTALLATION IN THE KITCHEN AND THE REAR FAMILY ROOM.	1.00	AL	\$7,000.00	\$7,000.00
Location Total:					\$7,000.00

Location: 9 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 9 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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. BASEMENT TO LANDING.	7.00	RI	\$6.60	\$46.20
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring and sealing to floor with clear silicone caulk. Installation of ceramic tile, vinyl composition tile (VCT), or waterproof vinyl plank flooring for sheet goods is also acceptable. MIDDLE & TOP LANDINGS.	26.00	SF	\$5.40	\$140.40
5931	UNDERLAY & VINYL SHEET GOODS--STAIRS Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl sheet goods on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl composition tile, laminate, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects. LANDING TO FIRST FLOOR.	4.00	RI	\$25.00	\$100.00

Location Total: \$386.60

Location: 10 - Kitch.(Inc. nook & area @ head of Bsmt

Approx. Wall SF: 450

Ceiling/Floor SF: 205

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
716	DEMO--KITCHEN Remove all cabinets, soffits, soffit framing, sink, built-in appliances, floor covering, wall covering, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition.	1.00	AL	\$600.00	\$600.00

Location: 10 - Kitch.(Inc. nook & area @ head of Bsmt

Approx. Wall SF: 450

Ceiling/Floor SF: 205

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
	See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the kitchen. WALLS AND CEILING IN BREAKFAST NOOK AND SMALL AREA AT HEAD OF BASEMENT STAIRS MAY REMAIN. ENCLOSURE FROM AROUND RADIATOR IN BREAKFAST NOOK MAY BE REMOVED OR MAY BE RESTORED TO A FUNCTIONAL, ATTRACTIVE CONDITION.				
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. BIFOLD DOOR TO REAR CLOSET (IN BREAKFAST NOOK).	1.00	EA	\$70.00	\$70.00
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.	14.50	LF	\$150.00	\$2,175.00
3725	CABINET--WOOD WALL Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles and plywood panels. Frame to have solid wood stiles, 1/4" plywood sides and metal or plastic corner bracing. Cabinet doors shall have routed finger grooves on the sides, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome knobs or handles.	14.50	LF	\$140.00	\$2,030.00
3750	COUNTER TOP--PLASTIC LAMINATE 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.	14.50	LF	\$50.00	\$725.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	450.00	SF	\$0.80	\$360.00
Trade: 20	Floor Coverings				

Location: 10 - Kitch.(Inc. nook & area @ head of Bsmt

Approx. Wall SF: 450

Ceiling/Floor SF: 205

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring and sealing to floor with clear silicone caulk. Installation of ceramic tile, luxury vinyl tile (LVT) composition tile (VCT), or waterproof vinyl plank flooring is also acceptable.	200.00	SF	\$5.40	\$1,080.00

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.	1.00	EA	\$319.00	\$319.00
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Location Total: \$7,359.00

Location: 11 - Rear Family Room

Approx. Wall SF: 356

Ceiling/Floor SF: 141

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
705.1	DEMO TO STUDS Remove all plaster and lath from walls and ceiling. Remove all lath and nails from walls and ceiling using safe work practices. Properly dispose of all debris. REMOVE ALL LUAN PANELING COMPLETE	1.00	AL	\$200.00	\$200.00

Trade: 9 Environmental Rehab

9512	DOOR REPLACE: CUSTOM Remove double sliding glass doors to rear family room and install new double glass doors complete. REMOVE SLIDING DOORS AND REPLACE WITH DOUBLE DOORS WITH GRIDS.	1.00	AL	\$1,000.00	\$1,000.00
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Trade: 10 Carpentry

2410	BASEBOARDS & CASINGS--INSTALL Install pine base with finish nails or tee headed brads. Match baseboards and door and window casings that are in the remainder of house as closely as possible.	75.00	LF	\$4.00	\$300.00
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Location: 11 - Rear Family Room

Approx. Wall SF: 356

Ceiling/Floor SF: 141

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--VINYL DBL HNG DBL GLZ Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.	1.00	EA	\$400.00	\$400.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	450.00	SF	\$0.80	\$360.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	141.00	SF	\$6.50	\$916.50
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Location Total: \$3,176.50

Location: 12 - Dining Room

Approx. Wall SF: 419

Ceiling/Floor SF: 181

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2350	FLOOR--REFINISH WOOD Cover registers and grills. Remove existing floor covering. 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.	181.00	SF	\$7.50	\$1,357.50
3706	CABINETS--BUILT-IN--REPAIR Repair built-in china cabinets and linen cabinets to include removal of all contact paper or other shelf coverings, and carpentry repairs to assure smooth opening and closing of doors and drawers. Repair or replace hardware to assure proper latching of doors. Repair shelving to make level and secure. Replace all cracked or missing glass.	2.00	AL	\$50.00	\$100.00

Trade: 19 Paint & Wallpaper

Location: 12 - Dining Room

Approx. Wall SF: 419

Ceiling/Floor SF: 181

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	560.00	SF	\$0.80	\$448.00

Location Total: \$1,905.50**Location: 13 - Living Room**

Approx. Wall SF: 574

Ceiling/Floor SF: 297

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 FOYER.	1.00	EA	\$75.00	\$75.00

Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	830.00	SF	\$0.80	\$664.00

Trade: 20 Floor Coverings					
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	296.00	SF	\$6.50	\$1,924.00

Location Total: \$2,663.00**Location: 14 - Front Foyer (Inc. Closet)**

Approx. Wall SF: 186

Ceiling/Floor SF: 30

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.	29.00	AL	\$1.75	\$50.75

Location: 14 - Front Foyer (Inc. Closet)

Approx. Wall SF: 186

Ceiling/Floor SF: 30

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. CLOSET.	1.00	EA	\$75.00	\$75.00
4010	CLOSET ROD Field measure and install 1-1/2" diameter wood closet rod and sockets. Commercially produced metal rods are also acceptable.	1.00	EA	\$24.00	\$24.00
Custom	MAIL CHUTE DOOR--REPLACE Replace mail chute door.	1.00	EA	\$50.00	\$50.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	216.00	SF	\$0.80	\$172.80
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Location Total: \$372.55**Location: 15 - Stairs to 2nd Fl.**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD 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. LANDING.	17.00	SF	\$6.50	\$110.50
5980	CARPET AND PAD STAIRS Install FHA approved nylon carpet over a 1/2" rebond urethane pad on tack strips at the perimeter of each tread. Owner's choice of color and pile. Includes treads and risers. Refinished hardwood treads in good condition are an acceptable alternative.	14.00	RI	\$19.89	\$278.46

Location: 15 - Stairs to 2nd Fl.

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: \$488.96

Location: 16 - Hall (Inc. Closet)

Approx. Wall SF: 326

Ceiling/Floor SF: 68

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

3260	REWORK INTERIOR DOOR	1.00	EA	\$75.00	\$75.00
	Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	369.00	SF	\$0.80	\$295.20
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	68.00	SF	\$6.50	\$442.00
	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.				

Location Total: \$812.20

Location: 17 - Bathroom

Approx. Wall SF: 221

Ceiling/Floor SF: 50

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

717	DEMO--BATHROOM	1.00	AL	\$1,200.00	\$1,200.00
	Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition.				

Location: 17 - Bathroom

Approx. Wall SF: 221

Ceiling/Floor SF: 50

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Trade: 10	Carpentry				
3830	MEDICINE CABINET--RECESSED Install a recessed metal cabinet with hinged plate glass mirror and two shelves. Cabinet shall be sized to fit existing opening. If installed in a new opening, cabinet shall be 16"x22" .	1.00	EA	\$120.00	\$120.00
3835	ACCESSORY SET--3 PIECE NICKEL FINISH Install a brushed nickel finish bathroom accessory set consisting of one 18" towel bars, a towel ring and a toilet paper holder. PRODUCT STANDARD: Moen Banbury or equivalent.	1.00	EA	\$150.00	\$150.00
Custom	SUBFLOOR-- REPAIR After the bathroom has been demoed, examine the floor. Remove sections of concrete from areas where cement subfloor is collapsing or severely cracked. Perform framing repairs, and then patch concrete to create a level surface for the installation of floor covering.	1.00	AL	\$600.00	\$600.00
Trade: 17	Drywall & Plaster				
5280	DRYWALL--WATER RESISTANT Hang, tape and 3 coat finish 1/2" water resistant drywall in wet area. Apply a 3/8" bead of adhesive to framing member and screw or nail 8" on center. Push in drywall nails/screws and spackle smooth. Wet sand ready for paint. Texture surfaces to match existing.	220.00	SF	\$3.85	\$847.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	226.00	SF	\$0.80	\$180.80
Trade: 20	Floor Coverings				
5930	VINYL SHEET GOODS Install 070" thick, backed vinyl sheet goods without seams per manufacturer's instructions. 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, luxury vinyl tile or waterproof vinyl plank flooring is also acceptable.	40.00	SF	\$5.40	\$216.00
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, overflow opening, dual control, brass bodied, single lever faucet, pop-up stopper, supply risers, brass ball-type shut-off valves and all required waste connectors to complete the installation. The use of lead solder is prohibited. Vanity door shall have routed finger grips or buyer or project manager's choice of bright brass or brushed chrome knob.	1.00	EA	\$475.00	\$475.00

Location: 17 - Bathroom

Approx. Wall SF: 221

Ceiling/Floor SF: 50

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6960	BATHTUB/SOWER--5' FIBERGLASS Remove existing tub and surround, if any. Install a 5' fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and water saving shower head. The use of lead solder is prohibited. Installation shall include cutting surround to accommodate a window, if present. Edges of cutout shall be caulked with mildew retardant, 100% silicone caulk. A separate tub and surround are also acceptable.	1.00	EA	\$1,000.00	\$1,000.00
7012	COMMODE--REPLACE--1.28 GPF--2008 GCI Install a 1.28 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal. Seal commode to floor with clear silicone caulk.	1.00	EA	\$250.00	\$250.00

Location Total: \$5,038.80

Location: 18 - Rear Enclosed Porch

Approx. Wall SF: 273

Ceiling/Floor SF: 98

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2980	WINDOW--REPLACE Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type. SIX OF THE WINDOWS ARE DOUBLE HUNG. FOUR ARE SINGLE PANE WINDOWS.	10.00	EA	\$400.00	\$4,000.00
3260	REWORK 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

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	250.00	SF	\$0.80	\$200.00
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Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS Remove existing floor covering and underlayment. Install 1/4"	98.00	SF	\$6.50	\$637.00
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Location: 18 - Rear Enclosed Porch

Approx. Wall SF: 273

Ceiling/Floor SF: 98

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring and sealing to floor with clear silicone caulk. Installation of ceramic tile, vinyl composition tile (VCT), or waterproof vinyl plank flooring for sheet goods is also acceptable.				

Location Total: \$4,912.00**Location: 19 - Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 434

Ceiling/Floor SF: 195

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. BEDROOM DOOR.	1.00	EA	\$75.00	\$75.00
3300	DOOR STOP--BASEBOARD MOUNT Install a baseboard mounted, solid metal door stop. A wall mounted doorknob bumper is also acceptable. CLOSET DOOR.	1.00	EA	\$6.50	\$6.50

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	629.00	SF	\$0.80	\$503.20
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless	166.00	SF	\$6.50	\$1,079.00
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Location: 19 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 434

Ceiling/Floor SF: 195

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

Location Total: \$1,663.70**Location: 20 - Left Front Bedroom (Inc. Closet)**

Approx. Wall SF: 465

Ceiling/Floor SF: 223

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR	2.00	EA	\$75.00	\$150.00
	Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.				

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	688.00	SF	\$0.80	\$550.40
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	169.00	SF	\$6.50	\$1,098.50
	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.				

Location Total: \$1,798.90**Location: 21 - Right Front Bedroom (Inc. Closet)**

Approx. Wall SF: 384

Ceiling/Floor SF: 153

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW	2.00	EA	\$200.00	\$400.00
	Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that				

Location: 21 - Right Front Bedroom (Inc. Closet)

Approx. Wall SF: 384

Ceiling/Floor SF: 153

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	they provide a better match to remaining doors. Used doors are available at Rebuilder's Xchange and Habitat for Humanity Restores.)				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	537.00	SF	\$0.80	\$429.60
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.	460.00	SF	\$6.50	\$2,990.00

Location Total: \$3,819.60**Location: 22 - Stairs**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors. Used doors are available at Rebuilder's Xchange and Habitat for Humanity ReStores.)	1.00	EA	\$200.00	\$200.00
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. DO NOT PAINT LANDING.	14.00	RI	\$6.60	\$92.40
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total:

\$372.40

Location:23 - Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1	General Requirements
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Custom	NOTE: NO WORK IS SPECIFIED FOR THE ATTIC.	1.00	RM	\$0.00	\$0.00
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Location Total:

\$0.00

Unit Total for 1211 Yellowstone (Revised 2/126/24 , Unit Unit 01:

\$121,779.13

ss Grand Total for 1211 Yellowstone (Revised 2/126/24 :

\$121,779.13

Bidder: