

SPECS BY LOCATION/TRADE with Costs

7/15/2024

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

Case Number: 686-14-080
 Project Manager: J R
 Phone: _____

Address: 2185 Rexwood Rd. (Revised 7/14/24)

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.	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>	1.00	EA	\$698.00	\$698.00
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
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
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 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.	1.00	AL	\$1,000.00	\$1,000.00
2070	ASBESTOS ABATEMENT Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.	1.00	AL	\$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				

Trade: 9 Environmental Rehab

Custom	ABATEMENT	1.00	AL	\$600.00	\$600.00
	Using safe work practices, remove all hazardous material from all sections of the attic. HAZARDOUS MATERIAL APPEARS TO BE PIGEON DROPPINGS.				

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: \$3,348.00**Location: 2 - Exterior**

Approx. Wall SF: 2,480

Ceiling/Floor SF: 880

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

Custom	DEMO REAR ADDITION	1.00	AL	\$800.00	\$800.00
	An addition was made to an original part of the structure that projects from the rear of the house. The added part is on the driveway side. This must be completely removed, including piers. Backfill against the foundation to assure positive drainage away from foundation. REPAIRS AFTER REMOVAL ARE INCLUDED IN OTHER SPECIFICATIONS.				

Trade: 6 Concrete & Paving

947	SIDEWALK--INSTALL	100.00	SF	\$12.50	\$1,250.00
	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. WALK FROM DRIVEWAY TO FRONT STEPS AND DETERIORATED SLABS IN PUBLIC SIDEWALK.				
960	DRIVEWAY--ASPHALT	1,250.00	SF	\$7.00	\$8,750.00

Location: 2 - Exterior

Approx. Wall SF: 2,480

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	Level surface by compacting a 4" gravel base over a uniformly graded & compacted subgrade. Form, spread and roll 2" of bituminous base coat and 1" top coat to create a driveway duplicating the width of existing driveway. Pitch water from building with a 1/8" per foot slope. Existing driveway drains shall be retained and fitted with new grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain.				
Trade: 7	Masonry				
1330	CHIMNEY--REPOINT	2.00	EA	\$500.00	\$1,000.00
	Repair chimney above roof area by cutting out mortar at least 1/2", removing all loose material, and repointing using portland cement mortar. Saturate joints with water before applying mortar. Match color as closely as possible. Replace all missing and defective materials with matching materials. Clean mortar and other debris from adjoining surfaces and gutter. Targeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.				
Trade: 10	Carpentry				
2640	SIDING---VINYL	2,150.00	SF	\$8.00	\$17,200.00
	Hang Alside Conquest or equivalent vinyl clapboard siding including all soffits, cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek (or equivalent) vapor/ infiltration barrier. Include backer board. Buyer or project manager's choice of siding color, exposure and texture. Siding must have 50 year minimum warranty.				
2980	WINDOW--VINYL DBL HNG DBL GLZ	15.00	EA	\$400.00	\$6,000.00
	Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen. Windows located in bathrooms must be equipped with obscure glass, not vinyl overlays. Where required by local code, new window shall duplicate mullion pattern, if any, of window being replaced. Mullions shall be located between the two panes of glass or shall be snap-in type.				
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.				
3145	DOOR--EXTERIOR FLUSH	2.00	EA	\$529.00	\$1,058.00
	Install a 1-5/8" solid core, flush panel, exterior wood door with entrance lock set, and mortised dead bolt keyed alike. Include three 3"x4" butt hinges, interlocking threshold, spring metal weatherstripping, and wide peepsight. Prime and topcoat.				

Location: 2 - Exterior

Approx. Wall SF: 2,480

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	Install a baseboard mounted solid metal doorstop in locations where doorknob may damage wall. SIDE AND REAR.				
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 door.	3.00	EA	\$350.00	\$1,050.00
3560	PORCH--REBUILD Remove deteriorated porch. Pour 12"x18"x12" concrete footers below frost line. Construct 12"x 12" masonry piers, 2"x 10" joists with 1/2" tongue and groove flooring to support child-proof wood railing and 4"x 4" posts for roof. Construct roof structure with 2"x 6" rafters, 1/2" plywood deck, fiberglass shingles, aluminum gutters and downspouts, 1/4" plywood ceiling and lattice. Structural lumber and deck shall be preservative treated. FRONT. EXISTING PIERS MAY BE RETAINED IF FOUND TO BE INTACT AND PLUMB, SUBJECT TO CITY APPROVAL. EXISTING STEPS MAY BE RETAINED, BUT RAILS MUST BE REPLACED TO CODE. ****BIDDERS: PLEASE BID ON REPLACEMENT AS SPECIFIED ABOVE, AND BID ON REPAIRING THE EXISTING PORCH REPLACING ONLY THE COMPONENTS THAT ARE DETERIORATED OR OTHERWISE DAMAGED. WE NEED TO SEE BOTH PRICES.	220.00	SF	\$50.00	\$11,000.00
3590	STEPS/LANDING--REPL EXTERIOR Remove existing steps and landing. Construct a replacement unit with three 2"x 12" preservative treated pine stringers and 5/4" PTP stepping stock treads, on a solid concrete footer. Construct a 48" landing with 2" x 6" framing and preservative treated 5/4" x 6" radius edge decking. Landings more than 30" above grade shall include a wood guardrail. Risers shall be of equal height, maximum 7 3/4". Steps of 3 or more risers shall include a wood handrail on open sides 32" above tread nosing. All fasteners shall be exterior grade. TO REAR DOOR. DRAWINGS THAT MAY BE REQUIRED BY THE CITY OF CLEVELAND HEIGHTS ARE THE RESPONSIBILITY OF THE BUYER.	1.00	EA	\$1,300.00	\$1,300.00
Trade: 15	Roofing				
4564	ROOF--REPAIR Inspect roof to identify defects. All loose shingles shall be blind nailed to sheathing. All deteriorated flashing and stack boots shall be replaced with new aluminum flashing and neoprene boots.	1.00	AL	\$2,000.00	\$2,000.00

Location: 2 - Exterior

Approx. Wall SF: 2,480

Ceiling/Floor SF: 880

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	SLATE ROOF. INCLUDES MAIN ROOF AND ROOF OVER SMALL REAR PROJECTION (THE REAR FOYER) ONLY. THE FRONT PORCH ROOF IS INCLUDED IN THE SPEC FOR FRONT PORCH REPAIR.				
	INCLUDES REPLACEMENT OF SHEATHING ON ROOF OVER REAR FOYER. (NOTE THAT THERE IS AN ADDED PORTION THAT IS OUTSIDE OF THE REAR DOOR. THIS PORTION IS BEING DEMOLISHED, SO DO NOT BID ON REPLACING SHEATHING AND ROOFING ON THIS SMALL AREA.)				
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.	85.00	LF	\$10.00	\$850.00
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.	80.00	LF	\$10.00	\$800.00
4755	FASCIA--REPLACE Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced. GUTTER BOARDS.	80.00	LF	\$9.00	\$720.00

Trade: 19 Paint & Wallpaper

5675	PREP & PAINT EXTERIOR TRIM Cover ground with drop cloth. Scrape loose, cracked, peeling, blistered paint from exterior trim. Dispose of chips properly. Feather edges & dull gloss by sanding. Rinse trim with hose and let dry. Caulk all cracks. Spot prime and top coat with acrylic latex semi-gloss. FRONT DOOR AND ALL EXISTING WOOD TRIM, THRESHOLDS, HOPPER/STAINED GLASS WINDOWS AND RELATED WINDOW COMPONENTS. DO NOT PAINT NEWLY INSTALLED WEATHER TREATED WOOD.	1.00	AL	\$300.00	\$300.00
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Location Total: \$54,203.00

Location: 3 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
9781	NEW GARAGE COMPLETE Detached 1 1/2 - car garage 14"x20' - Remove existing slab. - Excavate land and install footer to code.	1.00	AL	\$16,500.00	\$16,500.00

Location: 3 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

- 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.

GARAGE SIZE AND DESIGN SUBJECT TO CITY APPROVAL.

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 \$8,500.00 \$8,500.00

Remove existing furnace. Seal abandoned flue opening in chimney with bricks and mortar. Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 92% to existing plenum, if useable, and gas line. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Include programable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. New furnace shall be installed on a pad to code. New ductwork installed on exterior walls to have foil back insulation installed. Includes disposal of old furnace and replacement of all damaged, incorrectly sized, or missing: ductwork, registers and cold air return grills that are visible before demo. Size furnace per heat loss analysis of the living area considering any areas which may be added or subtracted from the plan.

AC UNIT: Install properly sized evaporator in furnace plenum.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

AC unit shall meet or exceed the Seasonal Energy Efficiency Ratio (SEER) of 13. Remove old compressor, if present. Install a condenser compatible with the indoor unit per the manufacturer's instructions. Support unit on a level 4" concrete pad with a minimum of 24" clearance around coil. Includes all required connections between outside condenser and inside furnace. Insulate bare areas of refrigerant piping. Install condenser security cage.

Furnace/AC installation shall include:

- a. All plumbing and electrical connections to code.
- b. Properly sized and balanced ducts to assure even heat/AC throughout dwelling unit.
- c. Programmable thermostat.
- d. PVC drain line to discharge water from evaporator. (NOTE: If drain line obstructs walkway, an electric pump must be installed, unless the project manager provides a written release allowing the drain line to be obstructive).
- e. Furnace shall be vented with PVC piping per manufacturer's specifications.
- f. Furnace shall have limited warranties of at least 20 years on heat exchanger, and five years on all other parts.
- g. AC unit shall be fully charged with freon and tested to assure that it meets manufacturer's specifications.
- h. AC condenser shall be mounted on a level 4" concrete pad with at least 24" of clearance on all four sides.
- i. Install a 16 gauge powder coated condenser security cage securely mounted to the pad. CAGE PRODUCT STANDARD: AC-Guard (with top bar and lockset.) Home Depot model ACGU-Kit, or equivalent.
- j. Install a properly sized refrigerant lock onto refrigerant line.
- k. PRODUCT STANDARD: Ducane, Goodman, Carrier, Rheem, or equivalent.

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.

Trade: 22 **Plumbing**

7071	HWH - 90+ 40 GAL GAS POWER VENTED	1.00	EA	\$1,900.00	\$1,900.00
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Remove existing water heater, if any. Seal abandoned chimney openings with bricks and mortar. Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty on a 2" cinder block pad. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, drain pan, expansion tank to code, owners manual and all duct work to power vent to exterior. The use of lead solder is prohibited. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	the exterior. Recycle the existing water heater. ELECTRIC WATER HEATER ALSO ACCEPTABLE.				
7115	LAUNDRY TUB--SINGLE BOWL 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.	1.00	EA	\$350.00	\$350.00
7190	WATER SUPPLY--1 BATH HOUSE Remove all water supply from meter on. Install PEX supply lines with 3/4" main, 1/2" fixture grouping trunk, and 3/8" individual supply lines to service the kitchen, one 3-piece bath and the laundry area. Installation shall be complete, code compliant, fully usable, and include brass ball-type shut-off valves in the basement or utility room before and after the water meter, controlling each water supply zone and at each fixture. Valves to kitchen and bathroom fixtures shall be chromed. Air gaps shall be installed as required by code. Supply lines shall be located in interior walls, not exterior. Installation shall include brass freeze proof hose bibbs at former hose bibb locations or the front and rear of the house. EXISTING COPPER LINES ARE INCORRECTLY SIZED.	1.00	DU	\$2,700.00	\$2,700.00
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. 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 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.	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)				

- 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.
- ml. 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.
- o. All plaster repair due to electrical installation is separately specified and will be the responsibility of the general contractor.

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. 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.

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
	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. PLEASE NOTE THAT THERE IS A SMALL ADDITION AT THE REAR OF THE HOUSE THAT IS BEING DEMOLISHED. THIS MAY REQUIRE REINSTALLATION OF THE METER BASE AND UTILITY SHUT-OFFS TO MEET CODE.				
				Location Total:	\$21,450.00

Location: 5 - Basement

Approx. Wall SF: 644

Ceiling/Floor SF: 520

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
0.709	DEMO--BASEMENT 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 shower stall, supply lines and waste lines. Seal waste opening with concrete level with adjacent floor.	1.00	RM	\$1,500.00	\$1,500.00
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.	520.00	SF	\$0.80	\$416.00
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. Top coat with dry-lock. Painting of basement walls includes painting	640.00	SF	\$2.00	\$1,280.00

Location: 5 - Basement

Approx. Wall SF: 644

Ceiling/Floor SF: 520

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.				
Trade: 21	HVAC				
6415	DRYER VENT--GCI	1.00	EA	\$100.00	\$100.00
	Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preventer and NO screening. Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Seal all seams in the system with duct mastic or aluminum foil tape, not duct tape. Secure duct and hood to framing.				
Location Total:					\$3,296.00

Location: 6 - Interior (All living areas)

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)	1.00	AL	\$4,000.00	\$4,000.00
	After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells. Includes walls and ceilings disturbed during electrical and/or plumbing work, as well as repair of existing damage. 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.				
	ALL DAMAGED WALLS AND CEILINGS ON THE FIRST AND SECOND FLOOR. WHEN BIDDING, PLEASE NOTE THAT ALL WALLS AND CEILINGS IN THE KITCHEN AND BATHROOM WILL REQUIRE REPLACEMENT.				
	DRYWALL LAMINATION OF SPECIFIC CEILINGS IS SEPARATELY SPECIFIED.				
Location Total:					\$4,000.00

Location: 7 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2510	TREAD REPLACEMENT--INTERIOR	1.00	EA	\$50.00	\$50.00
	Chisel out damaged tread. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails.				
2520	HANDRAIL-- INTERIOR--INSTALL	5.00	LF	\$10.00	\$50.00

Location: 7 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.
BOTTOM FLIGHT.

Trade: 19 Paint & Wallpaper

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

5930	UNDERLAY & VINYL SHEET GOODS	15.00	SF	\$5.40	\$81.00
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Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods without seams, per manufacturer's instructions. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.
LANDING.

5931	UNDERLAY & VINYL SHEET GOODS--STAIRS	12.00	RI	\$25.00	\$300.00
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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, laminate flooring, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects.

Location Total: \$561.00**Location: 8 - Rear Foyer**

Approx. Wall SF: 116

Ceiling/Floor SF: 12

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

Custom	CABINET DOORS--REWORK Rework cabinet doors to close and latch. Replace latches as needed.	1.00	AL	\$35.00	\$35.00
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Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	100.00	SF	\$0.80	\$80.00
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Location: 8 - Rear Fooyer

Approx. Wall SF: 116

Ceiling/Floor SF: 12

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

Trade: 20 Floor Coverings

5930	UNDERLAY & VINYL SHEET GOODS	12.50	SF	\$5.40	\$67.50
	Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.				

Location Total: \$182.50**Location: 9 - Kitchen**

Approx. Wall SF: 394

Ceiling/Floor SF: 126

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

716	DEMO--KITCHEN	1.00	AL	\$700.00	\$700.00
	Cover all registers and grills prior to demo. 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. See asbestos abatement requirements under general requirements at the beginning of these specifications.				

Trade: 10 Carpentry

3715	CABINET--WOOD BASE	12.50	LF	\$150.00	\$1,875.00
	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.				
3725	CABINET--WOOD WALL	6.50	LF	\$140.00	\$910.00
	Replace wall cabinets. Field measure and screw to studs, level and plumb, kitchen wall cabinet. Door to have solid wood stiles				

Location: 9 - Kitchen

Approx. Wall SF: 394

Ceiling/Floor SF: 126

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	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 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.	12.50	LF	\$50.00	\$625.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.80	\$400.00
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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.	120.00	SF	\$5.40	\$648.00
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, laminate flooring, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects.	3.00	RI	\$25.00	\$75.00
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

Location Total: \$5,552.00

Location: 10 - Dining Room

Approx. Wall SF: 481

Ceiling/Floor SF: 186

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer. WALLS. EXISTING CEILING COVERING MAY BE RETAINED AT BUYER'S OPTION.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	620.00	SF	\$0.80	\$496.00
Custom	WINDOW SEAT--FINISH OR PAINT Remove vinyl covering from window seat. Repair any damage that may be found. Sand and paint or finish with shellac or polyurethane.	1.00	AL	\$100.00	\$100.00

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.	162.00	SF	\$6.50	\$1,053.00
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Location Total: \$1,749.00**Location: 11 - Living Room (Inc. Closet)**

Approx. Wall SF: 569

Ceiling/Floor SF: 242

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2986	WINDOW--VINYL HOPPER Field measure, order and install a vinyl, double glazed, single lite hopper window with latch and chain. Prime and top coat wood trim. 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 WINDOW NEAR FRONT DOOR. REPAIR OR REPLACEMENT OF THE FRAME FOR THE EXISTING WINDOW IS ALSO ACCEPTABLE.	1.00	EA	\$200.00	\$200.00

Trade: 19 Paint & Wallpaper

5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster.	1.00	RM	\$150.00	\$150.00
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Location: 11 - Living Room (Inc. Closet)

Approx. Wall SF: 569

Ceiling/Floor SF: 242

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
	Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	770.00	SF	\$0.80	\$616.00
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.	569.00	SF	\$6.50	\$3,698.50
Location Total:					\$4,664.50

Location: 12 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2510	TREAD REPLACEMENT--INTERIOR Chisel out damaged tread. Install nailers on each stringer for replacement tread. Install 5/4" pine stepping stock tread with glue and screw shank nails. BOTTOM TREAD - AT LIVING ROOM. REINSTALL EXISTING HANDRAIL.	1.00	EA	\$85.00	\$85.00
Trade: 19	Paint & Wallpaper				
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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	27.00	SF	\$6.50	\$175.50

Location: 12 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	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. LANDINGS..				
5980	CARPET AND PAD STAIRS Remove existing floor covering and replace broken treads that may be found after removal. 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.	15.00	RI	\$20.00	\$300.00
Location Total:					\$740.50

Location: 13 - Hall

Approx. Wall SF: 194

Ceiling/Floor SF: 33

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	LATCH--REPLACE Replace latch on cabinet door.	1.00	EA	\$30.00	\$30.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	200.00	SF	\$0.80	\$160.00
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.	33.00	SF	\$6.50	\$214.50
Location Total:					\$404.50

Location: 14 - Bathroom (Inc. Closet)

Approx. Wall SF: 281

Ceiling/Floor SF: 72

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

Location: 14 - Bathroom (Inc. Closet)

Approx. Wall SF: 281

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5 Demolition & Disposal					
717	DEMO--BATHROOM Cover all registers and grills prior to demo. Remove bathtub, tub surround, toilet, sink, vanity, medicine cabinet, wall coverings, floor coverings, suspended ceiling and ceiling tile. Unless otherwise stated, demo shall include removal of all drywall, plaster, lath and nails down to studs and ceiling joists. Restore all electrical and plumbing disturbed during tearout to a code legal condition. See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the bathroom.	1.00	AL	\$750.00	\$750.00
Trade: 10 Carpentry					
3345	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.) CLOSET.	1.00	EA	\$200.00	\$200.00
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 BRUSHED NICKEL Install a brushed nickel finish bathroom accessory set consisting of two towel bars and a toilet paper holder.	1.00	EA	\$150.00	\$150.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	300.00	SF	\$0.80	\$240.00
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. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge	63.00	SF	\$5.40	\$340.20

Location: 14 - Bathroom (Inc. Closet)

Approx. Wall SF: 281

Ceiling/Floor SF: 72

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable.				
Trade: 22	Plumbing				
6900	VANITY--24" COMPLETE	1.00	EA	\$475.00	\$475.00
	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. Product Standards: Counter Top: Stone mark Aspen White (Home Depot), or equivalent. Faucet: Delta Tolve 2-handle faucet in brushed nickle, or equivalent. NOTE: Equivalent products must be approved by the Land Bank project manager.				
6960	BATHTUB/SHOWER--5' FIBERGLASS	1.00	EA	\$1,500.00	\$1,500.00
	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.				
7012	TOILET--REPLACE--1.28 GPF--2008 GCI	1.00	EA	\$250.00	\$250.00
	Install a 1.28 maximum GPF close coupled, white, vitreous china toilet with a molded wood white seat, supply pipe, and quarter turn brass ball-type shut-off valvel. Replace toilet flange, if deteriorated. Install new wax ring to seal toilet to flange Seal commode to floor with clear silicone caulk.				
Location Total:					\$4,025.20

Location: 15 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 396

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
2355	FLOOR--TONGUE AND GROOVE	3.00	SF	\$7.20	\$21.60
	Chisel out damaged flooring, stagger end joints at least 6". Blind nail where possible using tongue and groove wood strip flooring to match original as closely as possible. Apply 3 coats of polyurethane to patched area, unless a floor covering is to be installed.				
3260	REWORK INTERIOR DOOR	1.00	EA	\$75.00	\$75.00

Location: 15 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 396

Ceiling/Floor SF: 144

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	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.				
3345	DOOR--FLUSH INT, HOLLOW CORE Install flush, hollow core door on existing jamb. Include 2 butt hinges and a passage latchset. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.) BEDROOM DOOR.	1.00	EA	\$200.00	\$200.00
Trade: 17 Drywall & Plaster					
5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Push in drywall nails/screws and spackle smooth. Tape, 3-coat finish and sand ready for paint. Cover all registers and grills prior to sanding. Texture surfaces to match existing. CEILING.	138.00	SF	\$2.75	\$379.50
Trade: 19 Paint & Wallpaper					
5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	540.00	SF	\$0.80	\$432.00
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	138.00	SF	\$6.50	\$897.00

Location: 15 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 396

Ceiling/Floor SF: 144

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

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: \$2,105.10**Location: 16 - Left Front Bedroom (Inc. Closet)**

Approx. Wall SF: 441

Ceiling/Floor SF: 177

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

3280	LOCKSET--BEDROOM Install a back set, brass plated privacy lock set. BEDROOM DOOR.	1.00	EA	\$28.00	\$28.00
3375	DOOR--WOOD BIFOLD Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening.	1.00	PR	\$210.00	\$210.00

Trade: 17 Drywall & Plaster

5235	LAMINATE 3/8" DRYWALL Hang 3/8" gypsum over wall or ceiling surface with screws 8" on center and a bead of construction adhesive 20" on center. Butt drywall to door and window casing and apply J channel molding. Remove top molding from 3-piece base and reinstall after surface is paint-ready. Push in drywall nails/screws and spackle smooth. Tape, 3-coat finish and sand ready for paint. Cover all registers and grills prior to sanding. Texture surfaces to match existing. CEILING.	147.50	SF	\$2.75	\$405.63
5355	PATCH PLASTER Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Texture surfaces to match existing. Cover all registers and grills prior to any sanding. Use of drywall as a base for the patch is acceptable.	20.00	SF	\$6.82	\$136.40

Trade: 19 Paint & Wallpaper

5460	STRIP PAPER, SPACKLE, PRIME Strip wallpaper and peeling paint from all surfaces in room. Repair scratches and holes with spackle or patching plaster. Wet sand smooth to taper edges. Spot prime all painted surfaces with white shellac or equivalent primer.	1.00	RM	\$100.00	\$100.00
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	618.00	SF	\$0.80	\$494.40

Location: 16 - Left Front Bedroom (Inc. Closet)

Approx. Wall SF: 441

Ceiling/Floor SF: 177

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	147.50	SF	\$6.50	\$958.75
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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.

SAVE ENOUGH PARQUET FLOOR TILES TO USE FOR REPAIR IN RIGHT FRONT BEDROOM.

Location Total: \$2,333.18

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

Approx. Wall SF: 363

Ceiling/Floor SF: 121

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

3275	PASSAGE LATCH SET	1.00	EA	\$30.00	\$30.00
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Install a brass plated, 2-1/2" back set door knob set. CLOSET DOOR.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	483.00	SF	\$0.80	\$386.40
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SEE PAGE 1 FOR PAINTING REQUIREMENTS. INCLUDES PAINTING OF PANELING.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	100.50	SF	\$6.50	\$653.25
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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.

REPAIR OF PARQUET FLOOR IS ALSO ACCEPTABLE.

Location Total: \$1,069.65

Location: 18 - Attic Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Custom	INSULATION--REMOVE Remove torn insulation from the back side of door to attic stairs. REPLACEMENT OF INSULATION IS NOT REQUIRED. BUYER HAS THE OPTION TO REPLACE IT.	1.00	AL	\$10.00	\$10.00

Trade: 19 Paint & Wallpaper

5550	PREP & PAINT WOOD FLOOR Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements. LANDING.	1.00	RM	\$20.00	\$20.00
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.	14.00	RI	\$10.00	\$140.00
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00

Location Total: \$250.00**Location: 19 - Attic Front Room (Inc. Closet)**

Approx. Wall SF: 378

Ceiling/Floor SF: 180

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	PANELING--SECURE Secure all loose sections of paneling. ATTIC INTENDED FOR STORAGE. A FINISHED APPEARANCE IS NOT REQUIRED. BUYER MAY FINISH THE ATTIC AS HE OR SHE PLEASES AFTER AT A LATER TIME.	1.00	AL	\$20.00	\$20.00

Location Total: \$20.00**Location: 20 - Attic Rear Room**

Approx. Wall SF: 260

Ceiling/Floor SF: 93

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Custom	INSULATION--SECURE OR REMOVE Remove all torn and falling insulation. REPLACEMENT OF INSULATION IS NOT REQUIRED. INSTALLATION OF NEW INSULATION IS OPTIONAL.	1.00	AL	\$50.00	\$50.00

Location Total: \$50.00

Unit Total for 2185 Rexwood Rd. (Revised 7/14/24) , Unit Unit 01: \$126,504.13

ss Grand Total for 2185 Rexwood Rd. (Revised 7/14/24) : \$126,504.13

Bidder: _____