

SPECS BY LOCATION/TRADE with Costs

5/18/2022

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

Case Number: 711-04-005
Project Manager: J R
Phone: _____

Address: 4824 Anderson Road

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
4	STRUCTURAL CHANGES No changes to the basic building structure shall be made unless specified or approved by the Cuyahoga County Land Reutilization Corp (CCLRC). This includes the removal of garages and other out-buildings, the removal or addition of porches, decks or out-buildings, and the removal or addition of interior partitions and supporting walls. Such changes are also subject to the requirements of the housing or building department of the municipality in which the property is located and may require a permit from such municipality.	1.00	AL	\$0.00	\$0.00
6	POINT OF SALE INSPECTION The Cuyahoga County Land Reutilization Corp. (the Land Bank) will perform progress and final inspections to assure proper completion of all work included in the Land Bank specifications. In addition, the buyer must correct all defects noted in the point of sale inspection in municipalities where such inspections are performed.	1.00	GR	\$0.00	\$0.00
8	PAINTING REQUIREMENTS--INTERIOR THE FOLLOWING REQUIREMENTS APPLY TO ALL PAINTING SPECIFIED FOR THIS ADDRESS: NOTE: Refer To LEAD HAZARD CONTROL SPECIFICATIONS FOR VACANT STRUCTURES # 3507 - TRIM, WALL & CEILING PAINT FILM STABILIZATION: WALL SURFACE PREPARATION: Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, re-secure or remove & replace with drywall patch. Switch and outlet covers shall be removed prior to painting and replaced with new plastic or nylon covers. Existing covers may be reused only if in perfect condition. CEILINGS & WALLS, INCLUDING CLOSETS: Prime to seal stains, raw plaster, etc. Kilz, or an equivalent shellac based primer, shall be applied to water stained areas. Paint flat ceilings two coats in FLAT CEILING WHITE & walls in EGGSHELL OR SATIN finish cut-in neatly to trim & at all corners & edges. Paint textured ceilings with two coats of semi-gloss paint. BATHROOMS, KITCHENS & UTILITY ROOMS: Paint two coats of semi-gloss. TRIM, DOORS, BUILT-IN CABINETS & WINDOW SEATS: Prep by deglossing painted trim prior to finish painting. Apply two coats LATEX SEMI-GLOSS paint to cover completely & uniformly. Trim includes heat registers and radiators. PAINTS: Use Sherwin-Williams or equivalent best grade paints and primers meeting the Green Seal G-11 Environmental Standard. http://www.greenseal.org/certification/standards/paints.cfm . All	1.00	GR	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	paint colors shall be selected by the owner or project manager.				
10	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
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	\$0.00	\$0.00
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 documentation needed to apply for, pay for and receive an electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$0.00	\$0.00
38	PLUMBING PERMIT REQUIRED	1.00	EA	\$0.00	\$0.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
	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.				
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	\$0.00	\$0.00
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 Construction Specialist.	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. Sanitize kitchen and all bathrooms.	1.00	DU	\$0.00	\$0.00
2070	ASBESTOS ABATEMENT All asbestos found in heating systems, floor tile, or other locations shall be abated as follows: 1. All asbestos removal must be performed in compliance with EPA, OSHA and CPSC laws and regulations. Removal must be performed by licensed asbestos abatement contractors. 2. Provide worker protection including whole body coveralls, respirators, & decontamination area. 3. Secure & isolate room, provide protective floor coverings. (Floor coverings not possible when removing floor tile.) 4. Pre-treat surface with wetting agent.	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				
	5. Carefully remove asbestos.				
	6. Dispose of asbestos in clearly identified disposal drums.				
	7. HEPA vacuum entire area.				
	These abatement requirements also apply to siding and/or roofing that contains asbestos if removal of the siding and/or roofing is specified.				

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

Approx. Wall SF: 1,740

Ceiling/Floor SF: 840

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
306	FENCE & GATE--REPAIR	1.00	AL	\$350.00	\$350.00
	Repair damaged sections of wood picket fence. Reset loose posts to a straight position. Replace all broken or deteriorated slats, resecure loose slats and replace damaged hardware on gates. Match existing as closely as possible.				
460	TRIM ALL OVERGROWTH	1.00	AL	\$200.00	\$200.00
	Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove all ivy from structures. Remove all debris and rake clean.				
	PRIMARY AREA OF CONCERN IS BETWEEN THE LEFT SIDE OF THE HOUSE AND THE FENCE. ALL SHRUBS AND TREES SHALL BE REMOVED FROM THIS AREA.				
470	REMOVE VEGETATION FROM PAVEMENT CRACKS	1.00	AL	\$150.60	\$150.60
	Apply an approved weed killer to grass and weeds growing through all paved surfaces. Comply with manufacturer's application instructions.				
550	REGRADE FOUNDATION--GCI	40.00	LF	\$10.00	\$400.00
	Provide and grade topsoil to create at least a 1 to 4 positive drainage away from house extending 4' from foundation or up to property line, whichever is less. Apply grass seed.				
	FRONT AND LEFT SIDE.				

Trade: 6 Concrete & Paving

954	GAP--SEAL	1.00	LF	\$5.00	\$5.00
	Remove all loose caulk, concrete or other deteriorated material from gap between pavement and foundation. Blow out or hose clean all remaining loose debris. Fill gap with 100% Silicone concrete caulk.				
	ALL SECTIONS WHERE PAVEMENT MEETS FOUNDATION.				
1033	MASONRY STEPS & LANDING--REPLACE	1.00	AL	\$2,000.00	\$2,000.00
	Excavate and install footer to code. Install new steps and				

Location: 2 - Exterior

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Ceiling/Floor SF: 840

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	landing to match existing as closely as possible, provided that steps and landing being replaced are code compliant. If not, new steps, landings and handrails must comply with current code. Assembly shall be constructed of brick with tooled mortar joints matching other brick and mortar joints on structure, if any. Treads and landing shall be sandstone. Sandstone from original stair/landing unit may be reused, if undamaged and cleanable. Risers shall be equal height, maximum 8". Handrails are required on both sides of step units of 3 risers or more.				
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 & GARAGE.	45.00	SF	\$6.05	\$272.25
1340	CHIMNEY CAP Replace chimney cap with a stainless steel cap, a precast concrete cap, or an in-place cement cap.	1.00	EA	\$125.00	\$125.00
Trade: 10	Carpentry				
2675	SIDING--ALUMINUM OR VINYL REPAIR Secure aluminum or vinyl siding and trim, and replace missing or damaged siding and trim matching existing as closely as possible. Use pop rivets, if needed. TO INCLUDE: * Rear: Left of patio door. * Front: Living room window, front door trim and left of front door. * Front: Overhead garage door trim.	85.00	SF	\$6.00	\$510.00
2835	WINDOW WELL Using a shovel, excavate area directly adjacent to basement window within 4" of desired depth. Place corrugated galvanized 37" wide x 24" deep window well into ground and press against foundation. Fill excavated area up to window sill with landscaping rock. Place and tamp extra soil against exterior of well. IN AREAS WHERE SPECIFICATIONS CALL FOR SOIL AGAINST FOUNDATION TO BE RE-GRADED.	3.00	EA	\$90.00	\$270.00
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.	2.00	EA	\$541.00	\$1,082.00

Location: 2 - Exterior

Approx. Wall SF: 1,740

Ceiling/Floor SF: 840

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	HARDWARE PRODUCT STANDARD: Defiant Hartford, or better. FRONT DOOR AND GARAGE MAN DOOR. INCLUDES ALL INTERIOR AND EXTERIOR CASING.				
3187	DOOR--SLIDING GLASS UNIT Dispose of existing door and frame. Install a prehung vinyl clad aluminum, insulated, sliding door and jamb unit, including interior and exterior casing, weatherstripping, threshold, and locking hardware. DOOR TO EXTERIOR.	1.00	EA	\$1,100.00	\$1,100.00
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. FRONT.	1.00	EA	\$290.00	\$290.00
Custom	SIDING--REMOVE & REPLACE Remove siding and replace deteriorated surfaces, if any, behind siding. After repairs are made, reinstall or replace aluminum and/or vinyl siding and trim to match existing as closely as possible. Use pop rivets, if necessary. REAR (BEHIND KITCHEN AND GARAGE).	175.00	SF	\$5.00	\$875.00
Trade: 15	Roofing				
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut a 1" wide vent at ridge board. * 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. INCLUDES REMOVAL OF EXISTING VENTS & REPAIR TO HOLES ONCE REMOVED.	16.50	SQ	\$425.00	\$7,012.50
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	\$6.00	\$510.00

Location: 2 - Exterior

Approx. Wall SF: 1,740

Ceiling/Floor SF: 840

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
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.	45.00	LF	\$5.00	\$225.00
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. TO REPLACE DAMAGED OR DETERIORATED FASCIA AT REAR.	20.00	LF	\$4.75	\$95.00

Trade: 19 Paint & Wallpaper

5654	PREP & PAINT VINYL OR ALUMINUM SIDING Power wash vinyl or aluminum siding, awnings, porch ceilings, and trim. Caulk and fill holes. Remove all deteriorated glazing compound. Reglaze sash where compound is missing. Spot prime and top coat two colors with premixed acrylic latex. Includes area between prime and storm/screen windows. Includes prep and painting of all exterior wood, except for weather resistant wood that has not yet reached the recommended aging time.	1,740.00	SF	\$2.00	\$3,480.00
5680	STAIN FENCE Power wash fence. Allow to dry thoroughly and then apply Thompson's Water Seal, or equivalent. BOTH SIDES OF ALL FENCING, INCLUDING POSTS.	1,150.00	SF	\$1.52	\$1,748.00

Trade: 22 Plumbing

6708	SEWER HUB--REPLACE Remove downspout from broken sewer hub. Excavate down far enough to expose entire broken section and replace with PVC hub of same diameter as existing. Cement downspout into new hub. Backfill and compact earth or repave with concrete or asphalt to match existing. ALL SEWER HUBS.	4.00	EA	\$108.00	\$432.00
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Location Total: \$21,132.35**Location: 3 - Mechanicals**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6037	FURNACE--GAS REPLACE Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 85% to existing plenum, if useable, and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All	1.00	EA	\$5,000.00	\$5,000.00

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
	<p>new installations shall include aluminum flex chimney liners. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills.</p> <p>See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any portion of the system being removed.</p> <p>HVAC PERMIT IS REQUIRED.</p> <p>INCLUDES REPLACEMENT OF CLEAN-OUT DOOR ON CHIMNEY.</p>				
Trade: 22	Plumbing				
6610	WATER SUPPLY--INSPECT,REPORT	1.00	AL	\$400.00	\$400.00
	Restore water service to structure. Identify defects and repair defects to bring structure into compliance with current plumbing codes. Repair all leaks and replace all defective shut off valves.				
6643	STOP VALVE--INSTALL	1.00	EA	\$75.00	\$75.00
	Install 3/4" ball type water stop valve after water meter. (The house side of the water meter.)				
6644	MAIN WATER SHUT-OFF VALVE	1.00	EA	\$75.00	\$75.00
	Install a 3/4" lever handle brass ball valve on the water line between the k-line entry to the house and the water meter.				
6704	STACK/WASTE LINES--INSPECT & REPAIR	1.00	AL	\$500.00	\$500.00
	Inspect soil stack and waste lines for leaks and proper venting. Repair defects and replace deteriorated portions of stack and waste lines in compliance with current plumbing code. System must pass pressure test.				
7070	WATER HEATER--40 GALLON GAS	1.00	EA	\$800.00	\$800.00
	Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.				
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE	1.00	AL	\$7,500.00	\$7,500.00
	<p>Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list.</p> <p>SHALL INCLUDE:</p> <p>a. 100 AMP minimum service with 12/24 panel with main disconnect. 200 AMP service is required in houses of more than 2,000 sq. ft. and/or 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of houses meeting this description. Arc-fault breakers are</p>				

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
	<p>required in all panels.</p> <p>b. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper.</p> <p>c. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced.</p> <p>d. All wiring in basement under 7 ft shall be in conduit.</p> <p>e. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent.</p> <p>f. All electrical components that are permanently disconnected shall be removed and disposed of.</p> <p>g. All furnaces and major appliances shall be on separate grounded circuits.</p> <p>h. 220 volt circuits shall be present to serve dryer and kitchen stove.</p> <p>i. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher.</p> <p>j. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified.</p> <p>k. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable.</p> <p>l. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.</p> <p>m. All plaster repair due to installation shall be general contractors responsibility.</p> <p>OUTLET (RECEPTACLE) REQUIREMENTS:</p> <p>a. Sufficient duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)</p> <p>b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink and within 6 ft of laundry tubs. GFCI outlets shall be installed in weather proof enclosures at the front and rear of the house.</p> <p>c. 20 amp outlets fed by 12 ga Romex (or equivalent) shall be installed near washer/dryer location.</p> <p>d. 20 amp outlets fed by 12 ga Romex (or equivalent) are required in kitchens.</p> <p>LIGHTING REQUIREMENTS:</p> <p>a. Exterior light fixtures shall be located next to or above all entrances.</p> <p>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.)</p> <p>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.)</p> <p>d. Lighting shall be present to adequately illuminate all</p>				

Location: 3 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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

e. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.

f. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

a. Smoke/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.

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

Location Total: \$14,350.00

Location: 4 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 784

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				

Custom MOLD REMEDIATION

1.00 AL \$500.00 \$500.00

Perform mold remediation on basement ceiling in compliance with SANSI/520 and EPA standards. Provide documentation of remediation to owner.

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

1.00 AL \$375.00 \$375.00

Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar dyed to match existing as closely

Location: 4 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 784

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7 Masonry					
	as possible. Reinstall flashing, tool concave joints and clean brick face. (Flashing or mortar color matching not required in basements.) INCLUDES REPLACING DETERIORATED CONCRETE AROUND TWO GLASS BLOCK WINDOWS.				
Trade: 10 Carpentry					
2245	JOIST--SISTER 2"x8" Jack joist level and sister 2"x8" joist using a triangulated nailing pattern and cement coated nails, 8" on center. SEVENTH JOIST FROM LEFT WALL.	10.00	LF	\$4.80	\$48.00
Trade: 19 Paint & Wallpaper					
5485	PREP & PAINT SURFACE--FLAT Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of premixed acrylic latex. Replace or uncover hardware, fixtures and accessories. ENTIRE BASEMENT CEILING, INCLUDING JOISTS AND BEAM. PAINT FLAT, BUYER'S CHOICE OF COLOR. MOLD REMEDIATION (SEPARATELY SPECIFIED) MUST BE PERFORMED PRIOR TO PAINTING.	1.00	AL	\$500.00	\$500.00
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.	784.00	SF	\$0.63	\$493.92
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 with dry-lock. Painting of basement walls includes painting chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.	784.00	SF	\$0.63	\$493.92
5810	PREP & PAINT GAS LINE Wire brush all loose, peeling, cracked and blistered paint from metal surface. Remove all rust. Prime bare metal with iron oxide primer. Apply one top coat of full gloss oil based enamel.	1.00	AL	\$50.00	\$50.00
Trade: 21 HVAC					
6415	DRYER VENT--GCI Install 4" rigid aluminum vent tubing from the specified dryer location to a 4" wall mounted dryer vent hood with a back-flow preverter 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	1.00	EA	\$65.00	\$65.00

Location: 4 - Basement

Approx. Wall SF: 784

Ceiling/Floor SF: 784

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

aluminum foil tape, not duct tape. Secure duct and hood to framing.

Trade: 22 Plumbing**7115 LAUNDRY TUB--SINGLE BOWL**

1.00 EA \$140.00 \$140.00

Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Connect waste line and secure tub to wall or floor.

Location Total: \$2,665.84**Location: 5 - Stairs to 1st Floor**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry**2520 HANDRAIL-- INTERIOR--INSTALL**

24.00 LF \$10.00 \$240.00

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

BOTH SIDES OF BASEMENT STAIRS. TOP PORTION SHALL BE MOUNTED ON BRACKETS SCREWED TO STUDS. BOTTOM IS OPEN RAIL WITH BALUSTERS TO CODE.

Trade: 19 Paint & Wallpaper**5460 STRIP PAPER/PAINT, SPACKLE & PRIME**

1.00 RM \$100.00 \$100.00

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.

5551 STAIRS--PREP & PAINT

11.00 RI \$6.60 \$72.60

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.

5580 PAINT STAIRWELL

1.00 RM \$80.00 \$80.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$492.60**Location: 6 - Attached Garage**

Approx. Wall SF: 549

Ceiling/Floor SF: 215

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 5 Demolition & Disposal**735 DEMOLITION--INTERIOR**

1.00 EA \$100.00 \$100.00

Remove plaster and/or drywall from rear wall. Remove shelves,

Location: 6 - Attached Garage

Approx. Wall SF: 549

Ceiling/Floor SF: 215

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
	boards and hooks. Patch holes and finish, ready for painting.				
Trade: 7	Masonry				
1170	BLOCK WALL REPAIR Remove damaged block and patch wall by toothing replacement block of same dimensions into wall.	35.00	SF	\$13.00	\$455.00
Trade: 10	Carpentry				
2470	FRAME BEARING WALL After demo of wall surfaces (separately specified), replace all deteriorated or damaged wall framing and reframe with 2"x4" studs 16" on center and single top and bottom plates. REAR WALL.	7.00	LF	\$26.00	\$182.00
3197	OVERHEAD DOOR--ONE CAR--INSTALL Remove existing garage door and dispose of in code legal dump. Install a raised panel style, hot-dipped galvanized steel front overhead door w/ U-shaped bottom seal, baked on 2 coat polyester finish paint and hot-dipped galvanized stiles. Door shall be sized to fit existing opening. All necessary hardware/framing to be included. PRODUCT STANDARD: Clopay Classic or equivalent.	1.00	EA	\$1,222.00	\$1,222.00
3405	DOOR--20 MIN. FIRE RATED Hang on the existing frame a 6 panel 20 minute fire rated door with hardware, complete with underwriter's tag. Include entrance lockset keyed the same as house entry doors. Install a baseboard mounted solid metal doorstop in locations where doorknob may contact wall. DOOR FROM GARAGE TO HOUSE.	1.00	EA	\$550.00	\$550.00
Trade: 17	Drywall & Plaster				
5270	DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Apply a 3/8 bead of adhesive to each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Wet sand ready for paint. TO REPAIR DAMAGED AREAS OF WALLS & CEILING.	280.00	SF	\$3.50	\$980.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	740.00	SF	\$0.40	\$296.00

Location Total: \$3,785.00

Location: 7 - Kitchen (Inc. eating area)

Approx. Wall SF: 424

Ceiling/Floor SF: 165

Location: 7 - Kitchen (Inc. eating area)

Approx. Wall SF: 424

Ceiling/Floor SF: 165

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3715	CABINET--WOOD BASE Replace base cabinets. Install base cabinet with doors of solid birch or ash stiles and veneered plywood panels. Frame with solid birch or ash stiles, 1/4" veneered plywood sides and metal or plastic corner bracing. Drawers shall be made of wood or composition material. Plastic drawers are prohibited. Drawers and doors shall have routed finger grooves on the sides or bottom, or shall be fitted with buyer or project manager's choice of bright brass or brushed chrome drawer pulls and door knobs or handles.	12.50	LF	\$150.00	\$1,875.00
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.	8.00	LF	\$140.00	\$1,120.00
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of counter top. Field measure and screw to base cabinet a laminate counter top with backsplash. Provide cutout for sink.	12.50	LF	\$38.00	\$475.00
4110	FLOOR ASSEMBLY--KITCHEN Remove all fixtures not built-in. Remove floor covering and underlayment. Repair/ replace subfloor and joists to restore floor to a sound and level condition. Install 5/16" underlayment, vinyl sheet goods and vinyl cove base.	85.00	SF	\$9.00	\$765.00
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. KITCHEN & EATING AREA.	1.00	RM	\$50.00	\$50.00
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	550.00	SF	\$0.40	\$220.00
Trade: 20 Floor Coverings					
5930	UNDERLAY & VINYL SHEET GOODS Remove remaining floor covering. 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. The substitution of ceramic tile, laminate flooring,	165.00	SF	\$4.29	\$707.85

Location: 7 - Kitchen (Inc. eating area)

Approx. Wall SF: 424

Ceiling/Floor SF: 165

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative.				
	If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.				

Trade: 22 Plumbing

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

Location Total: \$5,531.85**Location: 8 - Living Room**

Approx. Wall SF: 472

Ceiling/Floor SF: 216

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 7	Masonry				
6414	FIREPLACE--CLOSE-IN FLUE	1.00	AL	\$75.00	\$75.00
	Remove gas line as far back to source as possible, and cap. Close-in small flue opening with cement. Close-in larger flue openings with brick and mortar.				
Custom	FIREPLACE--REMOVE BRACKETS & FILL HOLES	1.00	AL	\$50.00	\$50.00
	Remove brackets and fill holes with mortar to match existing. INCLUDES REPAIR OF DAMAGED MORTAR JOINTS, IF ANY, INSIDE HEARTH.				

Trade: 19 Paint & Wallpaper

5460	STRIP PAPER, SPACKLE, PRIME	1.00	RM	\$100.00	\$100.00
	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.				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	680.00	SF	\$0.40	\$272.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 Floor Coverings

5970	CARPET AND PAD	216.00	SF	\$4.89	\$1,056.24
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors				

Location: 8 - Living Room

Approx. Wall SF: 472

Ceiling/Floor SF: 216

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

in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,553.24**Location: 9 - Hall (Inc. Closet)**

Approx. Wall SF: 192

Ceiling/Floor SF: 27

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

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	195.00	SF	\$0.40	\$78.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD	27.00	SF	\$4.89	\$132.03
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Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$210.03**Location: 10 - Bathroom (Inc. Closet)**

Approx. Wall SF: 224

Ceiling/Floor SF: 48

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

717	DEMO--BATHROOM	1.00	AL	\$400.00	\$400.00
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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.

EXISTING CEILING MAY BE RETAINED.

Trade: 10 Carpentry

3071	DOOR JAMB--INTERIOR--REPLACE	1.00	EA	\$157.00	\$157.00
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Location: 10 - Bathroom (Inc. Closet)

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
	Replace damaged side of door jamb complete. Includes replacement of stop, strike plate and all damaged related casing. New jamb and casing shall match existing as closely as possible.				
3260	REWORK INTERIOR DOOR (D.I.E.) 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	\$37.00	\$37.00
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	\$72.00	\$72.00
3835	ACCESSORY SET--3 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars and a toilet paper holder.	1.00	EA	\$45.00	\$45.00
Custom	VINYL SHEET--INSTALL Apply translucent vinyl sheet to bottom window pane to create privacy. (Apply carefully to avoid wrinkles or bubbles.)	1.00	AL	\$25.00	\$25.00
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. Wet sand ready for paint. WALLS.	224.00	SF	\$3.85	\$862.40
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS. INCLUDES REMOVAL OF CONTACT PAPER AND PAINTING OF CLOSET SHELVES.	275.00	SF	\$0.40	\$110.00
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	214.00	SF	\$4.29	\$918.06

Location: 10 - Bathroom (Inc. Closet)

Approx. Wall SF: 224

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. The substitution of ceramic tile, laminate flooring, vinyl composition tile, or waterproof vinyl plank flooring for sheet goods is an acceptable alternative. If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications.				

Trade: 22 Plumbing

6890	LAVATORY--PEDESTAL COMPLETE	1.00	EA	\$400.00	\$400.00
	Install white, vitreous china, 18"x15" pedestal lavatory including metal bodied, water saving, 15 year drip-free, single lever faucet, pop-up stopper, trap, water supply lines and brass ball-type shut-off valves. Smaller lavatories are only permitted if there is not sufficient space for and 18"x15" lavatory.				
6960	BATHTUB/SOWER--5' FIBERGLASS	1.00	EA	\$1,000.00	\$1,000.00
	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. 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	COMMODE--REPLACE--1.3 GPF--2008 GCI	1.00	EA	\$200.00	\$200.00
	Install a 1.3 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal.				

Location Total: \$4,226.46**Location: 11 - Front Bedroom (Inc. Closet)**

Approx. Wall SF: 352

Ceiling/Floor SF: 121

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.)	473.00	SF	\$0.40	\$189.20
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
Trade: 20	Floor Coverings				
5970	CARPET AND PAD	120.00	SF	\$4.89	\$586.80
	Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.				

Location: 11 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 352

Ceiling/Floor SF: 121

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

Location Total: \$776.00

Location: 12 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 368

Ceiling/Floor SF: 131

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

3071	DOOR JAMB--INTERIOR--REPLACE	1.00	EA	\$157.00	\$157.00
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Replace damaged side of door jamb complete. Includes replacement of stop, strike plate and all damaged related casing. New jamb and casing shall match existing as closely as possible.

3191	ACCESS PANEL--SECURE	1.00	EA	\$5.00	\$5.00
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Secure existing access panel.

3260	REWORK INTERIOR DOOR (D.I.E.)	1.00	EA	\$37.00	\$37.00
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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.

3355	DOOR--6 PANEL INT, HOLLOW	1.00	EA	\$200.00	\$200.00
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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.
BEDROOM DOOR. MATCH EXISTING DOORS AS CLOSELY AS POSSIBLE.

9515	REMOVE DOOR--CLOSE-IN OPENING--INSTALL WINDOW	1.00	AL	\$475.00	\$475.00
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Remove, package and dispose of door, jamb and casing. Install double glazed, double hung vinyl window in upper portion of opening. Window shall match size and style of other windows in unit as closely as possible. Stud bottom portion of opening with 2 x 4's. Install R-19 batt insulation in voids. Hang, tape and 3 coat, finish, 1/2" gypsum drywall ready for paint. Install base mold and trim to match remainder of room. Finish exterior with CDX plywood sheathing and siding to match existing. Ends of siding panels shall be staggered to avoid the appearance of a patch.

Trade: 17 Drywall & Plaster

5210	DRYWALL/PLASTER--PATCH	1.00	AL	\$50.00	\$50.00
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Cut back defective drywall/plaster to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound

Address: 4824 Anderson Road**Unit: Unit 01****Location: 12 - Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 368

Ceiling/Floor SF: 131

Spec # Spec**Quantity Units Unit Price Total Price****Trade: 17 Drywall & Plaster**

feathered out at least 8". Wet sand ready for paint.

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.40	\$200.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	130.00	SF	\$4.89	\$635.70
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Location Total: \$1,759.70**Location: 13 - Stairs to 2nd Floor**

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.	3.00	EA	\$34.00	\$102.00
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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

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.	13.00	RI	\$19.89	\$258.57
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Location Total: \$440.57**Location: 14 - Room (at top of stairs)**

Approx. Wall SF: 351

Ceiling/Floor SF: 181

Location: 14 - Room (at top of stairs)

Approx. Wall SF: 351

Ceiling/Floor SF: 181

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
3261	REWORK ACCESS DOOR Rehang door. . Replace lockset and hinges. Adjust door and lockset to open, close and latch smoothly. If door rubs carpeting or floor, trim bottom of door to provide clearance. ACCESS TO EVE SPACE.	1.00	EA	\$25.00	\$25.00
3420	ATTIC ACCESS Cut and frame an access door of 3/8" plywood at least 74"x24". Trim with casing to match room, prime topcoat, weatherstrip with closed cell foam and insulate with 1" closed cell polystyrene. FRONT WALL.	1.00	EA	\$100.00	\$100.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	500.00	SF	\$0.40	\$200.00
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Trade: 20 Floor Coverings

5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebound pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	181.00	SF	\$4.89	\$885.09
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Location Total: \$1,610.09

Location: 15 - Second Floor Bedroom (Inc. Closet)

Approx. Wall SF: 403

Ceiling/Floor SF: 239

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	2.00	EA	\$300.00	\$600.00

Location: 15 - Second Floor Bedroom (Inc. Closet)

Approx. Wall SF: 403

Ceiling/Floor SF: 239

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	doorknob bumper shall be installed in locations where doorknob may hit wall. MATCH OTHER DOORS AS CLOSELY AS POSSIBLE. THESE DOORWAYS ARE UNDERSIZED AND MAY REQUIRE SOLID CORE DOORS THAT CAN BE CUT DOWN. FLUSH DOORS MAY BE INSTALLED IF 6-PANEL DOORS CANNOT BE FOUND THAT CAN BE CUT DOWN.				
Trade: 17	Drywall & Plaster				
5210	DRYWALL--PATCH Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.	2.00	SF	\$12.00	\$24.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM (D.I.E.) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	630.00	SF	\$0.40	\$252.00
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad w/ a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Includes removal of existing carpet. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	230.00	SF	\$4.89	\$1,124.70

Location Total: \$2,000.70

Unit Total for 4824 Anderson Road, Unit Unit 01: \$60,534.43

Address Grand Total for 4824 Anderson Road: \$60,534.43

Bidder: _____