

SPECS BY LOCATION/TRADE with Costs

2/20/2024

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

Case Number: 762-01-009
Project Manager: J R
Phone: _____

Address: **18104 Garden Ave. (Revised 2/16/24)**

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. 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
17	HOW TO IDENTIFY LOCATION OF WORK All locations, both exterior and interior, appearing in these specifications are based on looking at the house from the front. Locations will be identified as front, side, rear, center, first floor, second floor, etc. If in doubt as to where a work item is to be performed, ask the project manager.	1.00	AL	\$0.00	\$0.00
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	\$0.00	\$0.00
35	VERIFY QUANTITIES/MEASUREMENTS All measurements (i.e SF of Drywall, or those provided w/ drawings) are for the contractor's convenience prior to a mandatory site inspection to verify all dimensions. All quantities (i.e.number of window units) are as stated. No claim for additional funds due to discrepancies in measurements or quantities shall be honored if not submitted at the time of the initial proposal.	1.00	GR	\$0.00	\$0.00
36	BUILDING PERMIT REQUIRED Information regarding permits is provided as guidance only. It is the responsibility of the buyer to obtain all permits required by the building/housing department of the municipality in which the property is located. The buyer, or the buyer through his or her contractor, is responsible for submitting the work specifications to the building/housing department, applying for, paying for and receiving all required permits prior to starting any work covered by each permit. The buyer, or the buyer through his or her contractor, is also responsible for requesting all required permit closeout inspections. A copy of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$508.00	\$508.00
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	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				
	electrical permit on behalf of the owner. A copy of the electrical portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.				
38	PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create all diagrams, including ISO diagrams, that may be required by the municipality in which the work is to be performed, and shall provide all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner. A copy of the plumbing portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$350.00	\$350.00
39	HVAC PERMIT REQUIRED Prior to the start of the heating/cooling work, the contractor shall create a heating distribution layout and perform heat/cooling loss calculations and all other documentation needed to apply for, pay for and receive an HVAC permit on behalf of the owner. A copy of the HVAC portion of the Cuyahoga Land Bank specifications must be included with the permit application. Permits obtained for only a portion of the specified work will not be acceptable to the Land Bank.	1.00	EA	\$350.00	\$350.00
42	CERTIFICATE OF OCCUPANCY/COMPLIANCE Prior to final payment, the contractor shall comply with and complete all items necessary to receive a Certificate of Occupancy/Compliance for the individual dwelling unit.	1.00	EA	\$0.00	\$0.00
55	WORK TIMES Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	NEW MATERIALS REQUIRED All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Land Bank project manager..	1.00	GR	\$0.00	\$0.00
90	1 YEAR GENERAL WARRANTY Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.	1.00	DU	\$0.00	\$0.00
120	DEBRIS REMOVAL & FINAL CLEAN Debris shall not be allowed to accumulate at the job site but shall be disposed of in proper containers and removed from job site on a regular basis. All debris removed from the site shall be disposed of in a code legal dump. All construction materials, tools and debris shall be removed from the site prior to final inspection. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and	1.00	AL	\$650.00	\$650.00

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

Location Total: \$2,208.00**Location: 2 - Exterior**

Approx. Wall SF: 2,016

Ceiling/Floor SF: 860

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 2	Owner Participation				
Custom	STOCKADE FENCE--DEMO	6.00	LF	\$20.00	\$120.00
	Demolish stockade fence.				
	LEFT REAR CORNER OF HOUSE.				
Trade: 6	Concrete & Paving				
947	SIDEWALK--INSTALL	81.00	SF	\$12.00	\$972.00
	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.				
970	DRIVEWAY APRON--CONCRETE	1.00	EA	\$950.00	\$950.00
	Remove existing apron. Excavate, level and compact to 85% subgrade. Form, pour and broom finish a 3000 psi, 3% air entrained concrete apron to local code. Cut expansion joint at center of apron. Cure with sprayable membrane. Remove all forms, regrade and spot seed.				
980	DRIVEWAY--CONCRETE	430.00	SF	\$12.50	\$5,375.00
	Remove existing driveway. Level surface, prepare a 3" gravel base over a uniformly graded & compacted subgrade. Form and pour 3000 psi air entrained concrete, 4" thick driveway with #10 welded wire mesh. New driveway shall equal width as existing driveway or as specified. Install expansion joints from side to side at 10' intervals, and down the middle for the entire length of the driveway. Apply a broom finish surface. Pitch				

Location: 2 - Exterior

Approx. Wall SF: 2,016

Ceiling/Floor SF: 860

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	Concrete & Paving				
	driveway to direct water away from the building, off the edges of the driveway and toward the drain. Existing driveway drains shall be retained and fitted with new 36" long channel grate, unless the existing grate is present and undamaged. In installations where driveway leads to a garage and no drain is present, a drain shall be installed to code tied into the storm sewer. Drain shall be centrally located at the widest part of the driveway. Driveway shall be sloped to channel water to the drain. Driveways that allow standing water will not be approved. Remove forms. Regrade and seed disturbed areas. DRIVEWAY MUST TERMINATE AT GARAGE ENTRANCE. IF THERE ARE ANY DIFFERENCES BETWEEN CITY CODE AND THE SPECIFICATIONS STATED ABOVE, CITY CODE TAKES PRECEDENCE.				
Trade: 7	Masonry				
1330	CHIMNEY--REPOINT	1.00	EA	\$500.00	\$500.00
	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. Pargeting of chimney is not permitted. Includes removal of antenna or satellite dish, if present.				
Trade: 10	Carpentry				
2640	SIDING--VINYL	20.00	SQ	\$700.00	\$14,000.00
	Hang Alsie Conquest or equivalent vinyl clapboard siding including all 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. INCLUDES REMOVAL OF EXISTING CEDAR SIDING.				
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. TO REPLACE ALL EXISTING DOUBLE HUNG WINDOWS.				
3185	DOOR--PREHUNG METAL ENTRANCE	3.00	EA	\$750.00	\$2,250.00
	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				

Location: 2 - Exterior

Approx. Wall SF: 2,016

Ceiling/Floor SF: 860

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	threshold, one entrance and one mortised deadbolt keyed alike. Air seal perimeter and flash sill. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better.				
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
Trade: 15	Roofing				
4490	ROOF SHEATHING & FRAMING Remove all deteriorated sheathing. Replace or sister all deteriorated or sagging framing with new 2"x6" framing. Instal CDX plywood or solid board pressure treated pine sheathing at right angles to rafters. Nail every 10" at center and every 6" on edge with 8d common nails. Sheathing shall equal thickness of adjacent sheathing or shall be shimmed to match thickness. BEFORE INSTALLING NEW SHEATHING, CONTACT REHAB INSPECTOR FOR A FRAMING AND SHEATHING INSPECTION.	1.00	AL	\$1,200.00	\$1,200.00
4580	TEAR OFF AND REROOF SHINGLES * Remove and dispose of all existing roofing, flashing, boots and defective sheathing. * Cut Ridge vent 1" per side without ridge board or 1 3/4" with ridge board. * Stop Ridge vent 6" from end walls or rakes & 12" from hips, ridge intersections & Chimneys. * 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. SHEATHING REPLACEMENT IS SEPARATELY SPECIFIED.	16.00	SQ	\$550.00	\$8,800.00
4635	GUTTER--5" SEAMLESS ALUMINUM Dispose of existing gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. Pitch gutter toward downspout. White or brown color choice by owner or project manager.	86.00	LF	\$10.00	\$860.00
4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	60.00	LF	\$10.00	\$600.00

Location: 2 - Exterior

Approx. Wall SF: 2,016

Ceiling/Floor SF: 860

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 15	Roofing				
	Dispose of downspout. Install 5", square, seamless, .027 gauge, aluminum downspout. Owner or project manager shall choose white or brown color. Strap at least 3' on center. Seal downspout into sewer hub with cement. If no sewer hub exists, a splash block shall be installed at bottom of downspout.				

Trade: 19 **Paint & Wallpaper**

5785	PREP & PAINT EXTERIOR MASONRY	200.00	SF	\$3.50	\$700.00
	Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.				
	FOUNDATION AND FRONT AND REAR STEPS AND LANDINGS.				

Location Total: \$43,377.00

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	1.00	AL	\$16,500.00	\$16,500.00
	Detached 1 1/2 - car garage 16'x20'				
	- Remove existing garage and slab.				
	- Excavate land and install footer to code.				
	- Excavate land from end of existing drive for new garage.				
	- Install foundation garage pad and driveway tie in to code using wire mesh. Garage pad shall be a minimum of 4" thick.				
	- Curb shall be 4" height and 6" width with a depth of 24".				
	- L shaped rebar from footer to rat wall.				
	- Sill plate shall be pressure treated 2"x4" with nuts and bolts for anchoring, bolted 18" out from each corner.				
	- 2"x4" wall construction/double studs at corners				
	- Walls and roof shall be covered in 1/2" OSB sheathing.				
	- 2"x6" ceiling rafters shall be spaced 16" on center				
	- Exterior shall be vinyl sided to match house as closely as possible.				
	- Roofing shall be 25 year 3-tab shingle or dimensional shingle to match house as closely as possible.				
	- Install man door with passage handle and dead bolt locks.				
	- Install underground electrical, on a separate circuit, to code.				
	Install wall switch to overhead fixture and one GFIC outlet.				
	Install overhead outlet for automatic door opener.				
	- Install new 16'x7' garage door with door opener with 2 remote controls.				
	- Install 5" seamless aluminum gutters and 5" aluminum downspouts to empty onto splash blocks or tied into sewers, if required by City code.				
	- Remove all debris from property.				

Location: 3 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

GARAGE MUST COMPLY WITH SECTION 1133.12 OF WARRENSVILLE HEIGHTS CODE. SPECIFICATIONS LISTED ABOVE ARE FOR GUIDANCE ONLY. CITY CODE TAKES PRECEDENCE.

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				

6037 FURNACE--GAS REPLACE

1.00 EA \$4,500.00 \$4,500.00

Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 80% 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 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. (Used registers in good condition may be installed where necessary to match size of registers being replaced.)

HVAC PERMIT IS REQUIRED.

Trade: 22 Plumbing

6709 SEWER LINES--SNAKE

1.00 AL \$350.00 \$350.00

Power snake sanitary sewer line from the main stack to the street. Power snake each basement floor drain. Power snake sewer line from each sewer hub and storm sewer line to street. Power snake sewer lines from each driveway and garage drain to where they tie into line to street. Power snake foundation drain tile (footer tile) if access exists.

7070 WATER HEATER--40 GALLON GAS

1.00 EA \$1,100.00 \$1,100.00

Install a 40 gallon, high recovery gas water heater with a 6 year warranty. Water heater must meet or exceed ANSI standards. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, dirt leg, brass ball-type shut-off valve and gas piping from shut-off valve to fixture. The first 18" of water lines extending from the top of the tank shall be copper. The use of lead solder is prohibited. Install electrical bond as required by code, and an expansion tank in municipalities where required by code.

7115 LAUNDRY TUB--SINGLE BOWL

1.00 EA \$350.00 \$350.00

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

7190 WATER SUPPLY--1 BATH HOUSE

1.00 DU \$2,700.00 \$2,700.00

Remove all water supply from meter on. Install PVC or PEX

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	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.				
7210	DRAIN/WASTE/VENT--1 BATH HSE Replace all drain, waste and wet vent lines with schedule 40 PVC drain, waste and wet vent lines to service one 3-piece bath, kitchen and laundry area from the foundation perimeter to roof vent terminus.	1.00	DU	\$2,265.00	\$2,265.00
Trade: 1600	Electrical (CSI)				
7404	WHOLE HOUSE REWIRE Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list. SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms. b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description. c. Arc-fault breakers are required in all panels. d. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper. e. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced. f. All wiring in basement under 7 ft shall be in conduit. g. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent. h. All electrical components that are permanently disconnected shall be removed and disposed of. i. All furnaces and major appliances shall be on separate grounded circuits. j. 220 volt circuits shall be present to serve dryer and kitchen stove. k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher. l. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified. ml. Door bells are required for each unit with buttons next to	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)				

each entry door. Wireless doorbells are acceptable.
 n. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.

OUTLET (RECEPTACLE) REQUIREMENTS:

- a. Sufficient tamper resistant duplex outlets shall be installed in all rooms and shall be equally spaced on opposite walls. (Minimum [3] outlets per bedroom, [3] outlets per dining room, [4] outlets per living room with one controlled by a wall switch.)
- b. GFCI outlets shall be installed in bathrooms, within 6 ft of kitchen sink, within 6 ft of laundry tubs and next to breaker 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 provide adequate light to all areas and all utilities. (Very small basements may require fewer fixtures.)
- c. Lighting fixtures controlled by wall switches shall be present in all habitable rooms. (A switch controlled electrical outlet may be substituted for a light fixture in living rooms, unless otherwise specified.)
- d. Lighting shall be present to adequately illuminate all stairways. Three way switches shall be located at each end of hallways of 6' or more in length, and at top and bottom of all stairways, excluding stairways to unfinished basements, which shall be controlled by a switch at the head of stairs, and unfinished attics, which shall be controlled by a switch at the bottom of the stairs.
- e. A ceiling fixture shall be located at approximately the middle of kitchen ceilings and another fixture shall be located above the sink.
- f. Bathroom(s) shall have combination exhaust fan(s) with light fixture. Fans and lights shall be switched together. Vent to exterior. A second fixture mounted above the medicine cabinet or sink is required.
- g. Ceiling fan boxes shall be installed in all bedrooms, living room (if a ceiling fixture is specified), dining room and kitchen. Fan boxes shall be centered in room, unless otherwise specified.)
- h. All light fixtures and electrical equipment shall be supplied and installed by the electrical contractor.

SMOKE/CO (CARBON MONOXIDE) DETECTOR REQUIREMENTS:

- a. Smoke/CO detectors shall be PHOTOELECTRIC, INTERCONNECTED and hard wired with battery backup.
- b. One smoke/CO detector is required in the basement near

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1600	Electrical (CSI)				
	the stairs, and shall be mounted on the bottom of a joist, facing down.				
	c. At least one smoke/CO detector shall be located on each level of the unit. On floors with bedrooms, one smoke/CO detector shall be located in the hallway or room outside of the bedrooms, and one smoke/CO detector shall be mounted inside each bedroom.				
	d. The top of wall mounted detectors shall be located between 4" and 12" below the ceiling. The edge of ceiling mounted detectors shall be located at least 4" away from the nearest wall.				
	e. Detectors shall not be located in kitchens or bathrooms.				
	GARAGE WIRING IS INCLUDED IN THE SPECIFICATION FOR A NEW GARAGE.				

Location Total: \$19,265.00**Location: 5 - Basement**

Approx. Wall SF: 840

Ceiling/Floor SF: 768

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
709	DEMO--BASEMENT	1.00	RM	\$1,200.00	\$1,200.00
	Tear out all non-load bearing partitions, wall paneling, furring strips, ceiling tile, ceiling grid and floor covering. Remove bathroom fixtures, supply lines and waste lines, unless otherwise specified. Seal toilet waste openings with concrete level with adjacent floor. Restore all electrical, plumbing and heating components disturbed during tear out to code legal condition.				
	See asbestos abatement requirements under general requirements at the beginning of these specifications if asbestos is present in any items being removed from the basement.				
Trade: 19	Paint & Wallpaper				
5755	PREP & PAINT CONCRETE FLOOR	767.00	SF	\$0.80	\$613.60
	Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.				
5760	PREP & PAINT CONCRETE OR MASONRY WALL	840.00	SF	\$2.00	\$1,680.00
	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 chimney and posts. Rustoleum, or equivalent, shall be used on metal posts.				

Location Total: \$3,493.60

Location: 6 - Interior (All living spaces)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	Drywall & Plaster				
5211	PLASTER/DRYWALL REPAIR (AFTER RE-WIRING) After electrical and/or plumbing rough-in approval, replace missing and/or damaged plaster and drywall throughout entire interior, including stairwells. 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. Texture surfaces to match existing.	1.00	AL	\$2,000.00	\$2,000.00

Location Total: \$2,000.00

Location: 7 - Basement/Side door stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3522	WOOD STAIR HANDRAIL--REPLACE EXT Install code approved grabable handrail supported by 4"x 4" posts, 4' on center. Rail to be free from cracks, splinters, and rough edges. TO REPLACE RAIL ON OPEN SIDE OF BASEMENT STAIRS.	8.00	LF	\$10.00	\$80.00
3585	TREAD REPLACEMENT Dispose of damaged tread. Install 1-5/8" wood stepping stock with screw shank nails. BOTTOM TREAD OF BASEMENT STAIRS.	1.00	EA	\$22.00	\$22.00

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 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. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Installation of ceramic tile or waterproof vinyl plank flooring is also acceptable. LANDING.	9.00	SF	\$5.40	\$48.60
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.	14.00	RI	\$25.00	\$350.00

Address: 18104 Garden Ave. (Revised 2/16/24)

Unit: Unit 01

Location: 7 - Basement/Side door stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
	Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl composition tile, laminate, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects.				

Location Total: \$580.60

Location: 8 - Hallway (at top of Bsmt. stairs)

Approx. Wall SF: 194

Ceiling/Floor SF: 29

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW	1.00	EA	\$200.00	\$200.00
	Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.) DOOR TO KITCHEN.				

Trade: 19 **Paint & Wallpaper**

5567	PREP & PAINT VACANT ROOM & TRIM	220.00	SF	\$0.80	\$176.00
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				

Trade: 20 **Floor Coverings**

5930	UNDERLAY & VINYL SHEET GOODS	28.50	SF	\$5.40	\$153.90
	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.				

Location Total: \$529.90

Location: 9 - Bathroom

Approx. Wall SF: 210

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
825	FLOOR--CLEAN AND WAX	38.00	SF	\$0.50	\$19.00

Location: 9 - Bathroom

Approx. Wall SF: 210

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
	Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.				
Trade: 10	Carpentry				
3355	DOOR--6 PANEL INT, HOLLOW	1.00	EA	\$200.00	\$200.00
	Install 6-panel, hollow core door with latchset on existing jamb. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or rubber doorknob bumper shall be installed in locations where doorknob may hit wall. (Used doors in good condition may be installed in houses where not all doors are being replaced, provided that they provide a better match to remaining doors.)				
Custom	THRESHOLD--INSTALL	1.00	EA	\$25.00	\$25.00
	Install threshold at door opening to eliminate trip hazard.				
Trade: 18	Ceramic Tile				
5430	CERAMIC TILE--INSTALL	12.00	SF	\$30.00	\$360.00
	Install ceramic wall tile over a sound surface with troweled adhesive. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams. Seal tile and grout with tile sealer.				
	CEILING ABOVE BATHTUB. MATCH SURROUND TILE AS CLOSELY AS POSSIBLE.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM	213.00	SF	\$0.80	\$170.40
	SEE PAGE 1 FOR PAINTING REQUIREMENTS.				
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.				
6930	SHOWER DIVERter--SINGLE CONTROL	1.00	EA	\$280.00	\$280.00
	Install a single lever, metal faucet/shower diverter and Delta 6122, or equivalent, water saving shower head with 15 year drip-free warranty. The use of lead solder is prohibited.				
7012	COMMODO--REPLACE--1.28 GPF--2008 GCI	1.00	EA	\$250.00	\$250.00
	Install a 1.28 maximum GPF close coupled, white, vitreous china commode with a molded wood white seat, supply pipe, quarter turn brass ball-type shut-off valve, and wax seal. Seal commode to floor with clear silicone caulk.				

Location: 9 - Bathroom

Approx. Wall SF: 210

Ceiling/Floor SF: 48

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				

Location Total: \$1,779.40

Location: 10 - Kitchen

Approx. Wall SF: 473

Ceiling/Floor SF: 172

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

825	FLOOR--CLEAN AND WAX Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	160.00	SF	\$0.30	\$48.00
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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.	7.00	LF	\$150.00	\$1,050.00
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.	8.50	LF	\$140.00	\$1,190.00
3750	COUNTER TOP--PLASTIC LAMINATE Dispose of existing counter top, if any. Field measure and screw to base cabinet a laminate counter top with back splash and end trim. Provide cutout for sink.	7.00	LF	\$50.00	\$350.00

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	80.00	SF	\$0.40	\$32.00
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Trade: 22 Plumbing

6766	GAS LINE--CAP OR PLUG Clean end threads on gas line. Apply pipe joint compound. Screw cast iron cap or plug on tightly.	1.00	AL	\$10.00	\$10.00
6835	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,	1.00	EA	\$319.00	\$319.00

Address: 18104 Garden Ave. (Revised 2/16/24)

Unit: Unit 01

Location: 10 - Kitchen

Approx. Wall SF: 473

Ceiling/Floor SF: 172

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	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:					\$2,999.00

Location: 11 - Dining Room (Inc. Closet)

Approx. Wall SF: 468

Ceiling/Floor SF: 163

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
Custom	PLASTIC DOOR--REMOVE Remove plastic door to den.	1.00	AL	\$20.00	\$20.00
Trade: 10	Carpentry				
3375	DOOR--WOOD BIFOLD Hang flush, hollow core, wood bifold doors including overhead track, all hardware and casing, plumb and centered within the opening. CLOSET.	1.00	PR	\$300.00	\$300.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	630.00	SF	\$0.80	\$504.00
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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	162.00	SF	\$6.50	\$1,053.00
Location Total:					\$1,877.00

Location: 12 - Den (No Closet)

Approx. Wall SF: 369

Ceiling/Floor SF: 101

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	PANELING--REINSTALL Reinstall paneling below window.	1.00	AL	\$30.00	\$30.00

Location: 12 - Den (No Closet)

Approx. Wall SF: 369

Ceiling/Floor SF: 101

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	470.00	SF	\$0.80	\$376.00

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 are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	101.00	SF	\$6.50	\$656.50
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Location Total: \$1,062.50**Location: 13 - Living Room**

Approx. Wall SF: 554

Ceiling/Floor SF: 221

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	774.00	SF	\$0.80	\$619.20

Trade: 20 Floor Coverings

5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.	221.00	SF	\$6.50	\$1,436.50
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Location Total: \$2,055.70**Location: 14 - Stairs to 2nd Floor**

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2520	HANDRAIL-- INTERIOR--INSTALL Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail. AT TOP SECTION OF STAIRS.	3.00	LF	\$10.00	\$30.00

Location: 14 - Stairs to 2nd Floor

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall.	1.00	EA	\$75.00	\$75.00
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00
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.	16.00	RI	\$19.89	\$318.24

Location Total: \$523.24

Location: 15 - Hall

Approx. Wall SF: 228

Ceiling/Floor SF: 34

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 with tempered glass, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.	1.00	EA	\$400.00	\$400.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM) SEE PAGE 1 FOR PAINTING REQUIREMENTS.	238.00	SF	\$0.80	\$190.40
Trade: 20	Floor Coverings				
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an	34.00	SF	\$6.50	\$221.00

Location: 15 - Hall

Approx. Wall SF: 228

Ceiling/Floor SF: 34

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

acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$811.40

Location: 16 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 400

Ceiling/Floor SF: 150

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

2986 WINDOW--VINYL HOPPER

3.00 EA \$250.00 \$750.00

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

3260 REWORK INTERIOR DOOR

1.00 EA \$75.00 \$75.00

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

Trade: 19 Paint & Wallpaper

5567 PREP & PAINT VACANT ROOM & TRIM

550.00 SF \$0.80 \$440.00

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970 CARPET AND PAD

150.00 SF \$6.50 \$975.00

Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.
INCLUDES REPAIR OF FLOOR TO PROVIDE ADEQUATE LEVEL SUPPORT FOR CARPETING.

Location Total: \$2,240.00

Location: 17 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 440

Ceiling/Floor SF: 189

Location: 17 - Front Bedroom (Inc. Closet)

Approx. Wall SF: 440

Ceiling/Floor SF: 189

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit wall. BEDROOM DOOR.	1.00	EA	\$75.00	\$75.00
4015	CLOSET SHELF Install 1"x 12" closet shelf of #2 grade pine or better, from wall to wall, supported on three sides by hook strip. If more than 4' span, use center support bracket.	4.50	LF	\$6.00	\$27.00
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	628.00	SF	\$0.80	\$502.40
Trade: 20 Floor Coverings					
5970	CARPET AND PAD Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified. INCLUDES ALL NEEDED REPAIRS TO SUBFLOOR TO CREATE A SOUND, LEVEL SURFACE.	180.00	SF	\$7.50	\$1,350.00

Location Total: \$1,954.40

Unit Total for 18104 Garden Ave. (Revised 2/16/24) , Unit Unit 01: \$103,256.74

ss Grand Total for 18104 Garden Ave. (Revised 2/16/24) : \$103,256.74

Bidder: _____