

# SPECS BY LOCATION/TRADE with Costs

3/7/2024

Pre-Bid Site Visit: \_\_\_\_\_  
 Bidding Open Date: \_\_\_\_\_  
 Bidding Close Date: \_\_\_\_\_  
 Initial: \_\_\_\_\_

Case Number: 782-13-042  
 Project Manager: J R  
 Phone: \_\_\_\_\_

Address: 20608 Hansen Rd. ((revised 1-31-24))

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	<b>STRUCTURAL CHANGES</b> 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	<b>POINT OF SALE INSPECTION</b> 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	<b>PAINTING REQUIREMENTS--INTERIOR</b> 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. <a href="http://www.greenseal.org/certification/standards/paints.cfm">http://www.greenseal.org/certification/standards/paints.cfm</a> . 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	<b>APPLICANT ACCEPTS SCOPE OF WORK</b> 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	<b>HOW TO IDENTIFY LOCATION OF WORK</b> 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	<b>CONSTRUCTION DEFINITIONS</b> "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	<b>VERIFY QUANTITIES/MEASUREMENTS</b> 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	<b>BUILDING PERMIT REQUIRED</b> 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	\$359.00	\$359.00
37	<b>ELECTRICAL PERMIT REQUIRED</b> 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	<b>PLUMBING PERMIT REQUIRED</b> 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	<b>HVAC PERMIT REQUIRED</b> 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	<b>CERTIFICATE OF OCCUPANCY/COMPLIANCE</b> 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	<b>WORK TIMES</b> Contractors and their Subcontractors shall schedule working hours in compliance with local municipal ordinances.	1.00	GR	\$0.00	\$0.00
77	<b>NEW MATERIALS REQUIRED</b> 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	<b>1 YEAR GENERAL WARRANTY</b> 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	<b>DEBRIS REMOVAL &amp; FINAL CLEAN</b> 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	<b>ASBESTOS ABATEMENT</b> Contractor shall comply with all Federal, State and Local laws concerning asbestos abatement.	1.00	AL	\$0.00	\$0.00

Location Total: \$2,059.00

## Location: 2 - Exterior

Approx. Wall SF: 1,920

Ceiling/Floor SF: 1,020

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 4	Site Work				
460	<b>TRIM ALL OVERGROWTH</b> Trim all dead, decaying, damaged and overgrown plants, shrubs and trees, to provide safety and an attractive appearance. Remove 50% of tree limb length that overhangs any structure. Remove small trees and shrubs growing against or very near foundation, lattice and fences. Remove all ivy from structures. Remove all debris and rake clean. INCLUDES REMOVAL OF ALL VEGETATION AT REAR OF LOT.	1.00	AL	\$500.00	\$500.00
550	<b>REGRADE FOUNDATION</b> 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. REAR.	25.00	LF	\$10.00	\$250.00

## Trade: 6 Concrete &amp; Paving

904	<b>CONCRETE SLAB - CRACK REPAIR</b> Pressure wash crack using a masonry cleaning solution. For small cracks, hand trowel a concrete mix that does not contain gravel into the crack. Level surface to be flush with adjacent surfaces. REMOVE VEGETATION FROM CRACKS IN DRIVEWAY AND SEAL ALL CRACKS IN DRIVEWAY AS NEEDED. REPLACE MISSING AREAS OF CONCRETE	1.00	LF	\$1,000.00	\$1,000.00
947	<b>SIDEWALK--INSTALL</b> 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	190.00	SF	\$12.00	\$2,280.00

Location: 2 - Exterior

Approx. Wall SF: 1,920

Ceiling/Floor SF: 1,020

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 6	<b>Concrete &amp; Paving</b>				
	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. FRONT PUBLIC SIDEWALK. LEFT 2 SLABS MAY REMAIN.				
1033	<b>MASONRY STEPS &amp; LANDING--REPLACE</b> Remove existing step unit and dispose of properly. Excavate and install footer to code. Install new steps and 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. Risers shall be equal height, maximum 8". Handrails are required on both sides of step units of 3 risers or more. Sandstone treads from steps being replaced may be reused if proper size and undamaged. FRONT.	1.00	AL	\$3,000.00	\$3,000.00
Trade: 7	<b>Masonry</b>				
1350	<b>MASONRY CHIMNEY--REBUILD</b> Remove chimney to below roof line and to the nearest solid course. Rebuild chimney to a minimum of 36" above highest point of roof line. Include water table cap, metal chimney cap with screen and aluminum flashing. Top of flashing shall fit 1/2" into saw cut mortar joints and seal with roofing cement. Replace clay liner to at least minimum depth of rebuilt portion. Color of brick shall match existing as closely as possible. REBUILD TOP ONE FOOT OF CHIMNEY AND TUCKPOINT REMAINDER.	1.00	LF	\$1,500.00	\$1,500.00
Trade: 10	<b>Carpentry</b>				
2675	<b>SIDING--ALUMINUM OR VINYL REPAIR</b> 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. INCLUDES REPLACING ALL MISSING CORNER PIECES.	1.00	AL	\$50.00	\$50.00
2980	<b>WINDOW--VINYL DBL HNG DBL GLZ</b> 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.	13.00	EA	\$400.00	\$5,200.00
3185	<b>DOOR--PREHUNG METAL ENTRANCE</b>	3.00	EA	\$750.00	\$2,250.00

Location: 2 - Exterior

Approx. Wall SF: 1,920

Ceiling/Floor SF: 1,020

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, drip cap, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat. A baseboard mounted solid metal doorstop shall be installed in locations where doorknob may hit wall. HARDWARE PRODUCT STANDARD: Defiant Hartford, or better. FRONT, SIDE & OUTER DOOR TO ENCLOSED REAR PORCH.				
3210	<b>STORM DOOR--ALUMINUM</b> 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. SIDE.	1.00	EA	\$350.00	\$350.00
3595	<b>STEPS--REPLACE EXTERIOR</b> Dispose of existing steps. Using clear preservative treated lumber, construct a stair unit with two 2"x 12" stringers, 5/4"X 6" stepping stock treads and 1"x risers. Risers shall be of equal height, maximum 8". Frame steps to equal width of steps being replaced. Step units of three or more risers, including the final step up to the porch or house, shall be equipped with a wood handrail. Unit shall be placed on a 4" concrete pad supported by a footer to code. TO ENCLOSED REAR PORCH.	3.00	RI	\$200.00	\$600.00
3885	<b>MAILBOX</b> Install locking black enamel finish, magazine-size mailbox.	1.00	EA	\$75.00	\$75.00
<b>Trade: 15 Roofing</b>					
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> 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.	10.00	LF	\$10.00	\$100.00
<b>Trade: 22 Plumbing</b>					
6708	<b>SEWER HUB--REPLACE</b> 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. RIGHT FRONT.	1.00	EA	\$325.00	\$325.00

Location Total: \$17,480.00

## Location: 3 - Garage

Approx. Wall SF: 768

Ceiling/Floor SF: 240

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10      Carpentry</b>					
3195	<b>GARAGE DOOR OPENER--SERVICE</b> Service garage door opener and connect to new overhead door. If no remote is present, supply and program a universal remote. Verify operation of electric eye safety sensors. Repair or replace if not operable.	1.00	EA	\$150.00	\$150.00
3197	<b>OVERHEAD DOOR--ONE CAR--INSTALL</b> 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 and framing to be included. PRODUCT STANDARD: Clopay Classic or equivalent.	1.00	EA	\$1,500.00	\$1,500.00
<b>Trade: 15      Roofing</b>					
4635	<b>GUTTER--5" SEAMLESS ALUMINUM</b> 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. RIGHT SIDE.	20.00	LF	\$10.00	\$200.00
4640	<b>DOWNSPOUT--5" SEAMLESS ALUMINUM</b> 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. RIGHT SIDE.	10.00	LF	\$10.00	\$100.00
4755	<b>FASCIA--REPLACE</b> Replace fascia with #2 pine with bevel cut joints using galvanized finish nails. Caulk over joints, and prime. New fascia shall duplicate dimensions of fascia being replaced. GUTTER BOARD ON RIGHT SIDE.	20.00	LF	\$9.00	\$180.00
<b>Trade: 19      Paint &amp; Wallpaper</b>					
5654	<b>PREP &amp; PAINT SIDING</b> Power wash siding and trim. Caulk and fill holes. Spot prime and top coat two colors with premixed acrylic latex. RIGHT SIDE AND REAR TO MATCH REMAINDER OF GARAGE.	380.00	SF	\$2.40	\$912.00

Location Total: \$3,042.00

## Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 21	HVAC				
6041	<b>FURNACE 92+ GAS - REPLACE</b> Remove existing furnace. Seal abandoned flue opening in chimney with bricks and mortar. Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of at least 92% to existing plenum, if useable, and gas line. Rework cold air return if necessary to ensure easy access, good fit & easy replacement of air filter. An exterior return air filter box shall be installed on one side, both sides, or bottom of new furnace. Seal all exposed duct joints as a part of this item with Duct Mastic. Remove all existing cloth duct tape prior to installing mastic. Include programable thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. New furnace shall be installed on a pad to code. Includes disposal of old furnace and replacement of all damaged, incorrectly sized or missing ductwork, registers and cold air return grills. Size furnace per heat loss analysis of the living area considering any areas which may be added or subtracted from the plan. Furnace installation shall include: a. All plumbing and electrical connections to code. b. Properly sized and balanced ducts to assure even heat throughout dwelling unit. c. Programmable thermostat. d. PVC drain line to discharge water from evaporator. (NOTE: If drain line obstructs walkway, an electric pump must be installed, unless the project manager provides a written release allowing the drain line to be obstructive). e. Furnace shall be vented with PVC piping per manufacturer's specifications. f. Furnace shall have limited warranties of at least 20 years on heat exchanger, and five years on all other parts.	1.00	EA	\$4,500.00	\$4,500.00
Trade: 22	Plumbing				
6637	<b>WATER METER--INSTALL NEW</b> Contact water department to schedule installation of a replacement water meter. If required by the water department, install a 3-strand 18-guage wire from the meter location to the exterior of the house where the remote meter reader is expected to be installed.	1.00	EA	\$325.00	\$325.00
6709	<b>SEWER LINES--SNAKE</b> 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.	1.00	AL	\$350.00	\$350.00
7071	<b>HWH - 90+ 40 GAL GAS POWER VENTED</b> Remove existing water heater, if any. Seal abandoned chimney openings with bricks and mortar. Install a 40 gallon, glass lined, 90+ efficient power vented, insulated to R-7, gas water heater with a 10 year warranty on a 2" cinder block pad. Include pressure & temperature relief valve, discharge tube to within 6" of floor, condensate pump, drain pan, expansion tank to code, owners manual and all duct work to power vent to exterior. The	1.00	EA	\$1,900.00	\$1,900.00



Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
	use of lead solder is prohibited. Provide separate electrical circuit & new gas piping from shut-off valve to fixture. If the HWH is located in a basement with a floor drain the discharge tube shall be directed to the drain. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Recycle the existing water heater.				
7115	<b>LAUNDRY TUB--SINGLE BOWL</b> Remove existing laundry tub, if any. Install single bowl, 24" fiberglass laundry tub including a two handle, brass faucet with hose threading. Secure tub to wall or floor. Connect waste line to tub and provide air gap and floor sink to code.	1.00	EA	\$350.00	\$350.00
Trade: 1600	Electrical (CSI)				
7404	<b>WHOLE HOUSE REWIRE</b> Rewire structure to the current National Electric Code (NEC). The contractor is responsible for correcting all code violations whether or not stated in the itemized list.  SHALL INCLUDE: a. 100 AMP minimum service with 12/24 panel with main disconnect is required in dwelling units of less than 2,000 sq. ft. and units of less than 4 bedrooms. b. 200 AMP minimum service is required in dwelling units of 2,000 sq. ft. or more and units of 4 or more bedrooms, including a finished attic. A sub-panel shall be located on the second floor of dwelling units meeting this description. c. Arc-fault breakers are required in all panels. d. Install 8 ft electrode grounding rod. Cold water ground shall be continuous to within 5 ft of water entrance. Grounding shall jump the water meter where water lines are copper. e. Masthead, service drop and meter base shall be securely fastened to structure, damage free and code compliant. Missing, damaged or non-compliant components must be replaced. f. All wiring in basement under 7 ft shall be in conduit. g. All knob & tube wiring throughout shall be removed and replaced with Romex, or equivalent. h. All electrical components that are permanently disconnected shall be removed and disposed of. i. All furnaces and major appliances shall be on separate grounded circuits. j. 220 volt circuits shall be present to serve dryer and kitchen stove. k. A circuit to serve the dishwasher shall be installed in kitchens with a base cabinet opening for a dishwasher. l. Wiring and an outlet to serve a microwave and/or range hood shall be installed in kitchens where a microwave and/or range hood are specified. m. Door bells are required for each unit with buttons next to each entry door. Wireless doorbells are acceptable. n. If an outdoor lamp post is present, it shall be securely mounted and free of defects. Removal of outdoor lamp posts is also acceptable as long as all wiring is removed back to the source.	1.00	AL	\$7,500.00	\$7,500.00

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

## OUTLET (RECEPTICLE) 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 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

Address: 20608 Hansen Rd. ((revised 1-31-24))

Unit: Unit 01

Location: 4 - Mechanicals

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

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: \$14,925.00

Location: 5 - Basement (Utility Side)

Approx. Wall SF: 546

Ceiling/Floor SF: 308

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

709	DEMO--BASEMENT	1.00	RM	\$700.00	\$700.00
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Remove bathroom fixtures, supply lines and waste lines. Seal toilet waste opening with concrete level with adjacent floor.

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.

WALLS MAY REMAIN.

Trade: 19 Paint &amp; Wallpaper

5755	PREP & PAINT CONCRETE FLOOR	308.00	SF	\$0.80	\$246.40
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Sweep clean entire deck. Clean with TSP and rinse thoroughly. Roll out one coat of owner's choice of epoxy concrete floor paint per manufacturer's instructions. Product Standard: Behr Premium Concrete & Garage Floor Paint, or equivalent.

5760	PREP & PAINT CONCRETE OR MASONRY WALL	546.00	SF	\$2.00	\$1,092.00
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Scrape loose, peeling, cracked, blistered paint from concrete or masonry surface. Wash dirt, fungus and dust from surface. Prime with shellac or oil based stain-blocking primer. 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: \$2,038.40

Location: 6 - Interior (All living areas.)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

5211	PLASTER/DRYWALL REPAIR (AFTER RE-WIRING)	1.00	AL	\$2,100.00	\$2,100.00
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After electrical and/or plumbing rough-in approval, replace

Address: 20608 Hansen Rd. ((revised 1-31-24))

Unit: Unit 01

Location: 6 - Interior (All living areas.)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17	<b>Drywall &amp; Plaster</b>				
	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.				
	REPLACE ALL DRYWALL IN BASEMENT REC ROOM. REPLACE OR REPAIR ALL DAMAGED DRYWALL/PLASTER IN STAIRWAYS, AND ENTIRE FIRST AND SECOND FLOORS. INCLUDES REPAIR OF KITCHEN WALL WHERE BACKSPLASH IS BEING REMOVED. INCLUDES BOTH EXISTING DAMAGE AND REPAIR OF AREAS DAMAGED DURING ELECTRICAL AND/OR PLUMBING WORK.				

Location Total: \$2,100.00

Location: 7 - Basement (Rec Room Side)

Approx. Wall SF: 539

Ceiling/Floor SF: 294

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1,217.00	SF	\$0.80	\$973.60
5755	<b>PREP &amp; PAINT CONCRETE FLOOR</b> 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. REMAINING MASTIC ON FLOOR SHALL BE REMOVED WITH CARE AS IT MAY CONTAIN ASBESTOS. DO NOT GRIND OR OTHERWISE RAISE DUST.	294.00	SF	\$0.80	\$235.20

Location Total: \$1,208.80

Location: 8 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	<b>Carpentry</b>				
2520	<b>HANDRAIL-- INTERIOR--INSTALL</b> Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.	10.00	LF	\$10.00	\$100.00
Trade: 19	<b>Paint &amp; Wallpaper</b>				
5580	<b>PAINT STAIRWELL</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$100.00	\$100.00

Trade: 20 **Floor Coverings**

## Location: 8 - Bsmt./Side Door Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 20	Floor Coverings				
5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> 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 without seams, per manufacturer's instructions. Owner/project managers choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring and sealing to floor with clear silicone caulk . Installation of ceramic tile, vinyl composition tile (VCT), or waterproof vinyl plank flooring for sheet goods is also acceptable.  If asbestos is present in any layer of flooring being removed. see asbestos abatement requirements under general requirements at the beginning of these specifications. LANDING.	9.00	SF	\$4.29	\$38.61
5931	<b>UNDERLAY &amp; VINYL SHEET GOODS--STAIRS</b> Remove existing tread covering and underlayment. Install owner/project manager's choice of vinyl sheet goods on treads and risers. Underlayment shall be installed on treads. Aluminum nosing shall be installed on each tread. The substitution of ceramic tile, vinyl composition tile, laminate, or waterproof vinyl plank flooring is also acceptable. Underlayment may be eliminated if treads are perfectly smooth and free of defects.	12.00	RI	\$14.00	\$168.00

Location Total: \$406.61

## Location: 9 - Kitchen

Approx. Wall SF: 324

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 5	Demolition & Disposal				
716	<b>DEMO</b> Remove existing backsplash. REPAIR OF WALL IS INCLUDED IN SPEC FOUND UNDER "INTERIOR (ALL LIVING AREAS)".	1.00	AL	\$80.00	\$80.00
Trade: 10	Carpentry				
3715	<b>CABINET--WOOD BASE</b> 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	6.00	LF	\$150.00	\$900.00

Location: 9 - Kitchen

Approx. Wall SF: 324

Ceiling/Floor SF: 99

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10 Carpentry</b>					
	or handles.				
3725	<b>CABINET--WOOD WALL</b> 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.	10.00	LF	\$140.00	\$1,400.00
3750	<b>COUNTER TOP--PLASTIC LAMINATE</b> 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.	6.00	LF	\$50.00	\$300.00
<b>Trade: 19 Paint &amp; Wallpaper</b>					
5567	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	350.00	SF	\$0.80	\$280.00
<b>Trade: 20 Floor Coverings</b>					
5930	<b>UNDERLAY &amp; VINYL SHEET GOODS</b> Remove existing floor covering and underlayment. Install 1/4" underlayment grade plywood, using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Counter sink screws, nails or staples and apply a patch to make surface smooth and free of nail, screw or staple pops. Install 070" thick, backed vinyl sheet goods with minimal seams (none, if possible), per manufacturer's instructions. Seams, if any, shall be feathered. Owner/project manager's choice of color & pattern. Caulk edges of vinyl w/clear silicone caulk to create positive seal. Install metal edge strips in openings & shoe molding or 4" vinyl base around perimeter. Bathroom installation includes resetting the toilet on a new wax ring. Installation of ceramic tile, vinyl composition tile (VCT), or waterproof vinyl plank flooring for sheet goods is also acceptable.	95.00	SF	\$5.40	\$513.00
5945	<b>VINYL BASE</b> Apply 4" high, .080 gauge vinyl top set, cove base molding with matching end stops and preformed corner units using a low VOC adhesive.	20.00	LF	\$3.99	\$79.80
<b>Trade: 22 Plumbing</b>					
6775	<b>GAS SHUT-OFF VALVE</b> Install brass quarter turn ball gas shut off valve. If nothing is connected to the open end of the valve, a brass plug must be installed.	1.00	EA	\$35.00	\$35.00
6835	<b>SINK--DOUBLE BOWL COMPLETE</b> 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,	1.00	EA	\$319.00	\$319.00

Address: 20608 Hansen Rd. ((revised 1-31-24))

Unit: Unit 01

Location: 9 - Kitchen

Approx. Wall SF: 324

Ceiling/Floor SF: 99

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

trap, supply lines, brass ball-type shut-off valves & escutcheon plates on all supply & drain lines.

Location Total: \$3,906.80

Location: 10 - Dining Room (Rear Room)

Approx. Wall SF: 284

Ceiling/Floor SF: 79

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

3260	REWORK INTERIOR DOOR	1.00	EA	\$75.00	\$75.00
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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.

DOOR TO ENCLOSED PORCH.

Trade: 19 Paint &amp; Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	363.00	SF	\$0.80	\$290.40
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Trade: 20 Floor Coverings

5970	CARPET AND PAD	79.00	SF	\$6.50	\$513.50
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Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition or waterproof vinyl plank flooring are acceptable alternatives. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$878.90

Location: 11 - Enclosed Rear Porch

Approx. Wall SF: 224

Ceiling/Floor SF: 41

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

Custom	WALL--REPAIR	1.00	AL	\$75.00	\$75.00
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Replace missing 12"x12" section of wood siding.

**Location: 11 - Enclosed Rear Porch**

Approx. Wall SF: 224

Ceiling/Floor SF: 41

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5550</b>	<b>PREP &amp; PAINT WOOD FLOOR</b> Rough sand, clean and paint with Glidden Porch and Floor enamel (or equivalent). See page 1 for additional painting requirements.	40.00	SF	\$3.00	\$120.00
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	250.00	SF	\$0.80	\$200.00
<b>Location Total:</b>					<b>\$395.00</b>

**Location: 12 - Hall**

Approx. Wall SF: 164

Ceiling/Floor SF: 26

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	160.00	SF	\$0.80	\$128.00

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b> 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.	26.00	SF	\$6.50	\$169.00
<b>Location Total:</b>					<b>\$297.00</b>

**Location: 13 - Bathroom**

Approx. Wall SF: 200

Ceiling/Floor SF: 39

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 5</b>	<b>Demolition &amp; Disposal</b>				
<b>825</b>	<b>FLOOR--CLEAN AND WAX</b> Remove dirt, paint and wax build-up with TSP or TSP substitute. Rinse well. Apply self polishing floor wax.	1.00	AL	\$50.00	\$50.00
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3260</b>	<b>REWORK INTERIOR DOOR</b> 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	1.00	EA	\$75.00	\$75.00



Address: 20608 Hansen Rd. ((revised 1-31-24))

Unit: Unit 01

Location: 13 - Bathroom

Approx. Wall SF: 200

Ceiling/Floor SF: 39

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
	wall.				
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	193.00	SF	\$0.80	\$154.40
Trade: 20	Floor Coverings				
5945	VINYL BASE Apply 4" high, .080 gauge vinyl top set, cove base molding with matching end stops and preformed corner units using a low VOC adhesive. COMPLETION OF INSTALLATION OF WOOD BASE MOLDING IS ALSO ACCEPTABLE.	20.00	LF	\$3.99	\$79.80
Custom	FLOOR TRIM--INSTALL Install trim at edge of floor covering at the doorway. (Threshold.)	1.00	EA	\$25.00	\$25.00
Trade: 22	Plumbing				
6890	LAVATORY--PEDESTAL COMPLETE Install white, vitreous china, 18"x15" pedestal lavatory with overflow opening, 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. The use of lead solder is prohibited. Smaller lavatories are only permitted if there is not sufficient space for an 18"x15" lavatory.	1.00	EA	\$400.00	\$400.00
Custom	SUPPLY LINE--REPLACE Replace water supply line to toilet.	1.00	AL	\$40.00	\$40.00
Location Total:					\$824.20

Location: 14 - Rear Bedroom (Inc. Closet)

Approx. Wall SF: 376

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3191	ACCESS PANEL--INSTALL Install plywood access panel, clear side out, in existing opening. Surround with 1"x4" framing or install within existing framing. IN CLOSET. PAINT TO MATCH.	1.00	EA	\$50.00	\$50.00
3260	REWORK INTERIOR DOOR Rehang door. Adjust door and lockset to operate properly. Replace damaged or missing locksets. If door rubs carpeting or floor, trim bottom of door to provide clearance. Privacy locksets shall be installed on bedroom and bathroom doors. A baseboard mounted solid metal doorstop or a rubber doorknob bumper shall be installed in locations where doorknob may hit	1.00	EA	\$75.00	\$75.00

**Location: 14 - Rear Bedroom (Inc. Closet)**

Approx. Wall SF: 376

Ceiling/Floor SF: 138

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
	wall. CLOSET.				
<b>3355</b>	<b>DOOR--6 PANEL INT, HOLLOW</b> 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.) BEDROOM DOOR.	1.00	EA	\$200.00	\$200.00

**Trade: 19 Paint & Wallpaper****5567 PREP & PAINT VACANT ROOM & TRIM**

514.00

SF

\$0.80

\$411.20

SEE PAGE 1 FOR PAINTING REQUIREMENTS.

**Trade: 20 Floor Coverings****5970 CARPET AND PAD**

106.50

SF

\$6.50

\$692.25

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.

**Location Total: \$1,428.45****Location: 15 - Front Bedroom (Inc. 2 closets)**

Approx. Wall SF: 380

Ceiling/Floor SF: 141

Spec #	Spec	Quantity	Units	Unit Price	Total Price
<b>Trade: 10</b>	<b>Carpentry</b>				
<b>3260</b>	<b>REWORK INTERIOR DOOR</b> 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.	3.00	EA	\$75.00	\$225.00
<b>Trade: 19</b>	<b>Paint &amp; Wallpaper</b>				
<b>5567</b>	<b>PREP &amp; PAINT VACANT ROOM &amp; TRIM</b> SEE PAGE 1 FOR PAINTING REQUIREMENTS.	521.00	SF	\$0.80	\$416.80

Address: 20608 Hansen Rd. ((revised 1-31-24))

Unit: Unit 01

Location: 15 - Front Bedroom (Inc. 2 closets)

Approx. Wall SF: 380

Ceiling/Floor SF: 141

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

Trade: 20 Floor Coverings

5970	CARPET AND PAD	112.50	SF	\$6.50	\$731.25
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Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

Location Total: \$1,373.05

Location: 16 - Living Room (Inc. Closet)

Approx. Wall SF: 488

Ceiling/Floor SF: 219

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

3260	REWORK INTERIOR DOOR	1.00	EA	\$75.00	\$75.00
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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.

Trade: 19 Paint &amp; Wallpaper

5567	PREP & PAINT VACANT ROOM & TRIM	700.00	SF	\$0.80	\$560.00
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SEE PAGE 1 FOR PAINTING REQUIREMENTS.

Location Total: \$635.00

Location: 17 - Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520	HANDRAIL-- INTERIOR--INSTALL	10.00	LF	\$10.00	\$100.00
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Install new or replace existing handrail with 2" round hardwood handrail with brackets screwed to studs and rail.  
LEFT SIDE GOING UP.

Trade: 19 Paint &amp; Wallpaper

Address: 20608 Hansen Rd. ((revised 1-31-24))			Unit: Unit 01		
Location: 17 - Stairs			Approx. Wall SF: 0		Ceiling/Floor SF: 0
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5580	PAINT STAIRWELL SEE PAGE 1 FOR PAINTING REQUIREMENTS.	1.00	RM	\$80.00	\$80.00
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.	13.00	RI	\$25.00	\$325.00
Location Total:					\$505.00
Location: 18 - 2nd Floor Hall			Approx. Wall SF: 343		Ceiling/Floor SF: 150
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM SEE PAGE 1 FOR PAINTING REQUIREMENTS.	490.00	SF	\$0.80	\$392.00
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.	88.00	SF	\$6.50	\$572.00
Location Total:					\$964.00
Location: 19 - 2nd Floor Bedroom (Inc. Closet)			Approx. Wall SF: 490		Ceiling/Floor SF: 301
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
Custom	DOOR--REPLACE Replace small closet door with new door constructed with 3/4" plywood, both sides clear. Paint to match trim in room. Install two metal hinges and latch.	1.00	EA	\$150.00	\$150.00
Trade: 19	Paint & Wallpaper				
5567	PREP & PAINT VACANT ROOM & TRIM	790.00	SF	\$0.80	\$632.00

**Address: 20608 Hansen Rd. ((revised 1-31-24))****Unit: Unit 01****Location: 19 - 2nd Floor Bedroom (Inc. Closet)**

Approx. Wall SF: 490

Ceiling/Floor SF: 301

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 19	Paint & Wallpaper				
SEE PAGE 1 FOR PAINTING REQUIREMENTS.					

**Trade: 20 Floor Coverings**

<b>5970</b>	<b>CARPET AND PAD</b>	201.00	SF	\$6.50	\$1,306.50
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Remove existing carpet and pad, or other damaged floor covering. Install FHA approved, nylon, plush carpet over a 1/2" medium density rebond pad with a minimum of seams over entire floor. Stretch carpet to eliminate puckers, scallops & ripples. Include tack strips and metal edge strips. Trim doors to clear carpet. Owner or project manager's choice of color and pattern. Refinished hardwood floors in good condition are an acceptable alternative. Closet floors may be carpeted, refinished or painted, unless otherwise specified.

**Location Total: \$2,088.50****Unit Total for 20608 Hansen Rd. ((revised 1-31-24) , Unit Unit 01: \$56,555.71****ss Grand Total for 20608 Hansen Rd. ((revised 1-31-24) : \$56,555.71****Bidder:** \_\_\_\_\_